



Blake Murray
Direct:504-377-0784
blakemurray@bellsouth.net

10.48 Acres Available For Sale/ Lease

150 Alpha Drive, Destrehan, LA

[Overview](#)

[Drive Time Map](#)

[Site Plan](#)

[Aerial & Demos](#)

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Undeveloped Land For Sale

Property Description

10.48 Acres For Sale/ or Lease. Located in Plantation Business Campus the facility is located ½ mile from I-310 with approximate drive times of 30 minutes to New Orleans, 1 hour to Baton Rouge, 50 minutes to Hammond.

Site Details

- +/- 456,508.8 S/F (10.48 Acres)
- Zoning: M1 Light Industrial

Sale Price

- \$2,967,307
- \$6.50 S/F
- \$283,139.98/ Acre

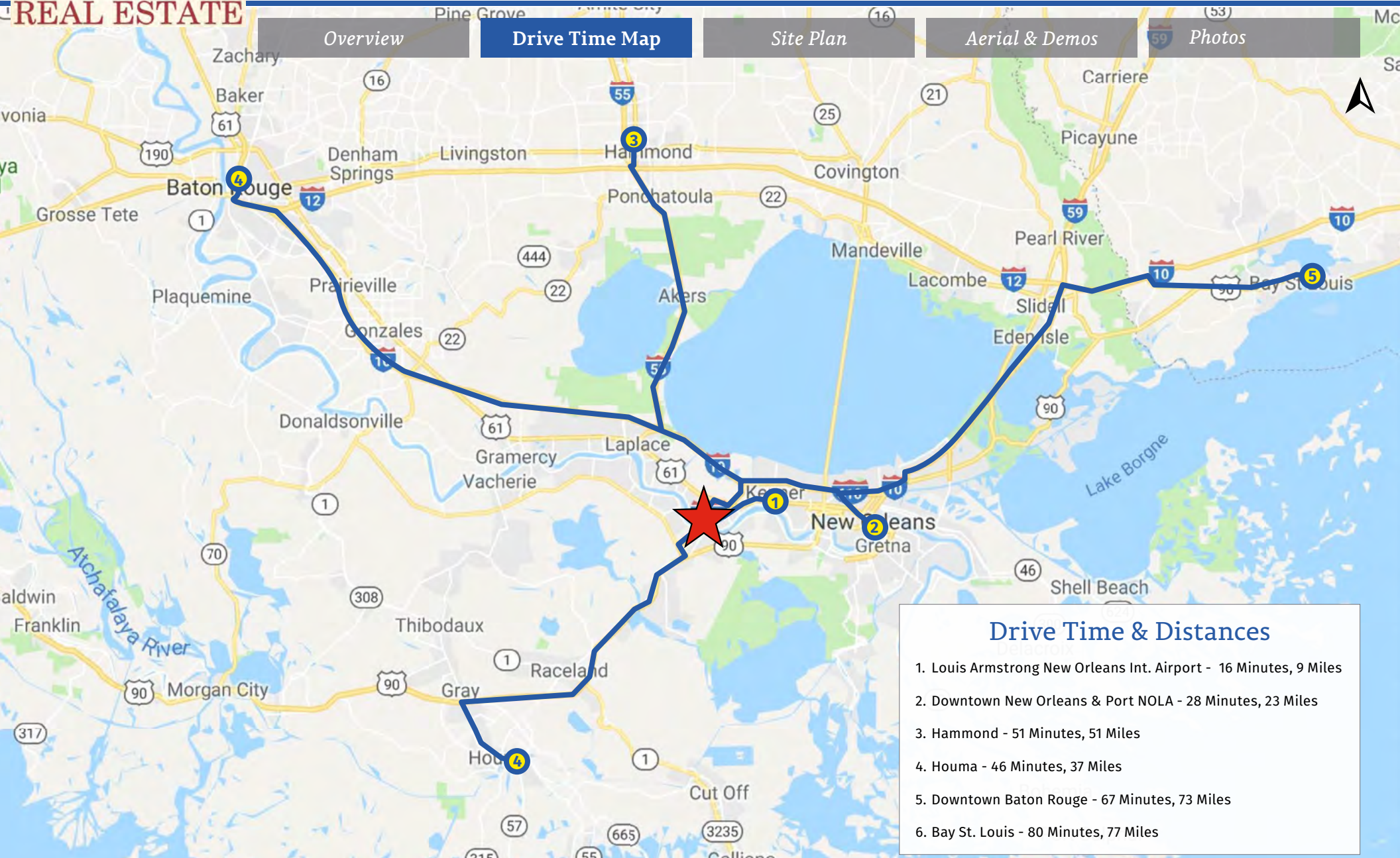
Site Improvements

- Fill & Grade
- Catch Basins, Sub-Surface Drainage

Nearby Landmarks

- Canadian National Railroad
- Hale Boggs Memorial Bridge, connecting Destrehan to Luling
- Mississippi River
- Louis Armstrong New Orleans International Airport
- Interstate 310 & Interstate 10





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SURVEY PLAT AND RESUBDIVISION OF LOT C-1 OF TRACT C OF PLANTATION BUSINESS CAMPUS INTO LOTS HEREIN DESIGNATED AS LOT C-1A, C-1B, C-1C & C-1D OF TRACT C OF PLANTATION BUSINESS CAMPUS

SITUATED IN SECTION 4, T-13-E, R-8-E
DESTREHAN, ST. CHARLES PARISH, LOUISIANA

GORDON STREET (SIDE)

ADM MILLING COMPANY

315°41'22"W 1233.28'

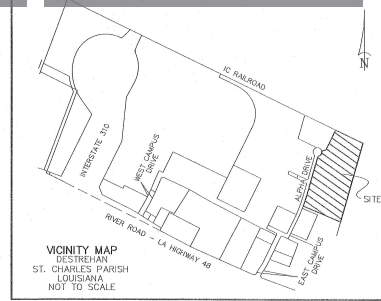
326.78'

282.85'

170.74'

SECTION 5

SECTION 4



OWNER: SOUTHEASTERN FREIGHT LINES, INC.
420 DAVEGA ROAD
LEXINGTON, SC 29073
803-939-3203

APPROVED:

Michelle Jewell
PARISH PRESIDENT

6-10-24

DATE

Stephen P. Flynn
CHAIRMAN, PLANNING & ZONING COMMISSION

6-JUN-2024

DATE

CERTIFICATION: THIS IS TO CERTIFY THAT THIS PLAT IS MADE IN ACCORDANCE WITH LA. REVISED STATUTES 33:5051 ET. SEQ. AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND.

RECORDED IN THE CLERK OF COURT'S OFFICE

ST. CHARLES PARISH ON THE 20th

DAY OF June 2024 IN BOOK

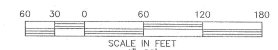
FOLIO ENTRY # 482399

ALL NECESSARY SEWER, WATER AND/OR OTHER UTILITY EXTENSIONS, RELOCATION'S OR MODIFICATIONS SHALL BE MADE BY AND SOLELY AT THE LOT OWNER'S EXPENSE.

SURVEY REFERENCE: 1. SURVEY PLAT AND RESUBDIVISION OF A PORTION OF TRACT C IDENTIFIED AS TRACT 000-4 OF PLANTATION BUSINESS CAMPUS INTO LOTS HEREIN DESIGNATED AS LOT C-1 AND LOT C-2 OF TRACT C OF PLANTATION BUSINESS CAMPUS BY STEPHEN P. FLYNN, P.L.S. DATED JANUARY 21, 2017, REVISED FEBRUARY 16, 2017.
2. SURVEY PLAT TO SHOW A 5' UTILITY SERVICUTE ACROSS LOT C-1 OF TRACT C OF PLANTATION BUSINESS CAMPUS BY STEPHEN P. FLYNN, P.L.S. DATED JULY 16, 2019

BASIS OF BEARING: BEARINGS HEREON ARE ESTABLISHED BY THE LOUISIANA STATE PLANE COORDINATE SYSTEM, LOUISIANA SOUTH ZONE 1702 USING LEICA SMARTNET SOLUTION DATED 1/31/2017 MADS.

SURVEYOR'S NOTES: A. THIS PLAT IS CORRECT AND IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE DIRECTION OF THE UNDERSIGNED AND COMPLES WITH THE REQUIREMENTS OF LOUISIANA'S "STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS" FOR A CLASS B SURVEY.
B. NO TITLE OPINION WAS PROVIDED TO THIS FIRM, THEREFORE NO CERTIFICATION IS GIVEN TO THE EXISTENCE OF OTHER SERVICUTES OR EASEMENTS WHICH MAY EXIST OTHER THAN THOSE SHOWN.
C. NO DITCHES UNDERGROUND LINES OR CONDUITS SHOWN.
D. MINIMUM SETBACK LINES AND SERVICUTES SHOWN ARE BASED ON THE REFERENCED SURVEY PLAT. THE APPROPRIATE PARISH AUTHORITY OR NEIGHBORHOOD REGULATORY BOARD SHOULD BE CONSULTED FOR FINAL DETERMINATION.
E. NO LOT CREATED BY THIS ACT OF SUBDIVISION SHALL BE DIVIDED IN SUCH A WAY THAT ARCHIVES SET INDICATE THE NUMBER OF LOTS OCCURS FOR A PERIOD OF TWO YEARS.



SCALE IN FEET
1"=60'

• 1/2" IRON ROD SET
○ 1/2" IRON ROD FOUND
○ POWER POLE
--- POWER LINE

CURVE TABLE			
CURVE	LENGTH	RADIUS	CHORD
C1	18.96'	18.00'	N45°14'39"E 12.25'
C2	48.12'	62.88'	N54°27'51"E 42.12'
C3	76.32'	2282.00'	N16°38'51"E 76.31'
C4	100.00'	2282.00'	N18°51'39"E 99.99'

AREA TABLE	
LOT	ACRES
C-1A	5.79
C-1B	4.69
C-1C	4.04
C-1D	2.02

THE LOCATIONS OF UNDERGROUND AND OTHER MOVABLE UTILITIES SHOWN HEREON HAVE BEEN DETERMINED FROM DATA EITHER FURNISHED BY THE AGENCIES CONTROLLING SUCH DATA AND/OR EXTRACTED FROM RECORDS MADE

NO.	DATE	REVISION	BY
1	4/30/24	REVISED TO SHOW 5' UTILITY SERVICUTE	KPB

Stephen P. Flynn
STEPHEN P. FLYNN
P.L.S. LA. ST. REG. NO. 4668

RIVERLANDS

STATE OF LOUISIANA

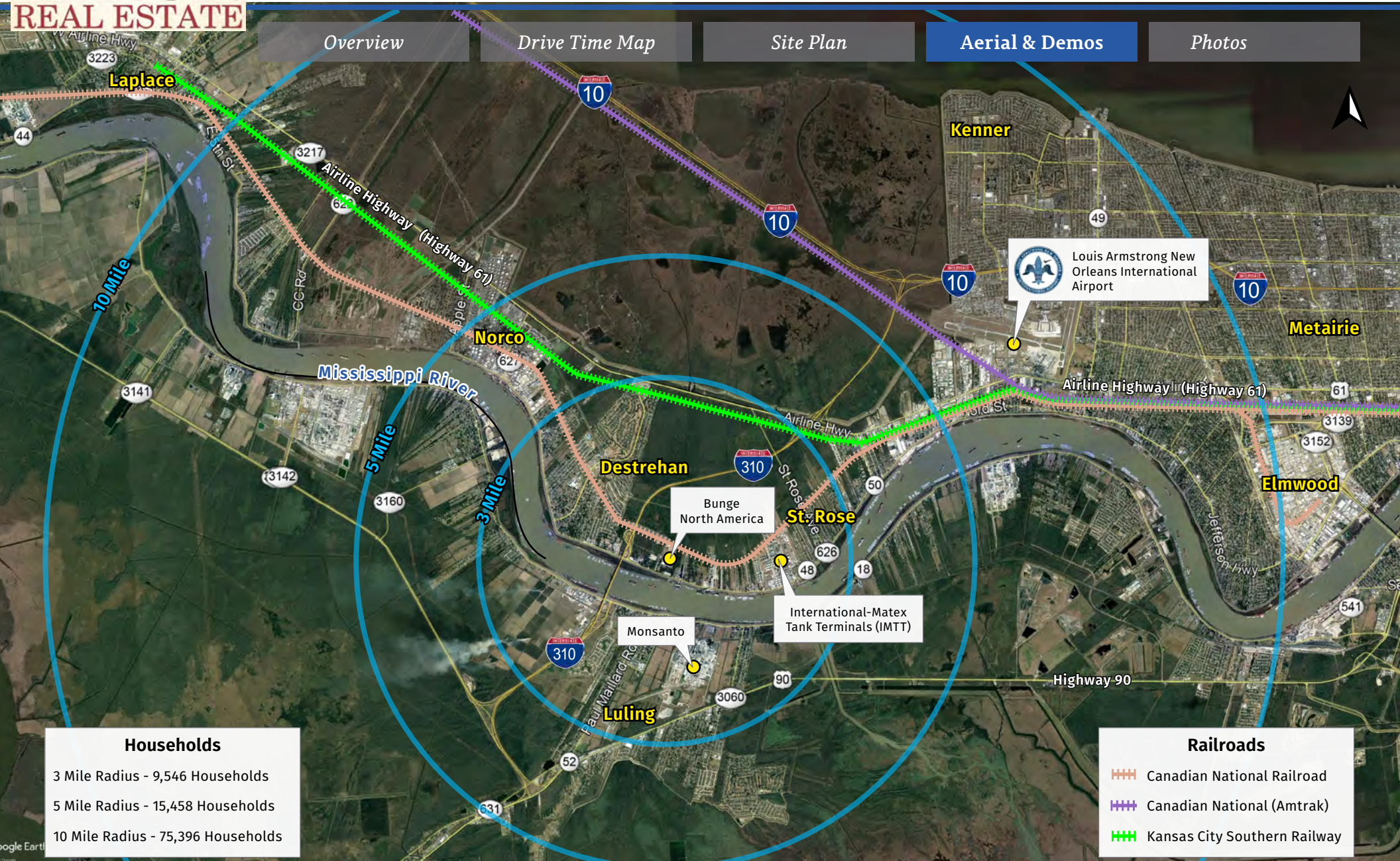
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Households

3 Mile Radius - 9,546 Households
5 Mile Radius - 15,458 Households
10 Mile Radius - 75,396 Households

Railroads

--- Canadian National Railroad
--- Canadian National (Amtrak)
--- Kansas City Southern Railway



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