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Offering Memorandum

Commercial Acreage

Belle Chasse, Louisiana 70037

**±2.65 Acres at the Corner of
Highway 23 and East Third Street**

***NOT A SURVEY**

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Property Overview

Location:

Highway 23 & East Third Street
Belle Chasse, LA 70037

This ±2.65 acre corner commercial tract in Belle Chasse offers a prime development opportunity along the Highway 23 corridor. It has excellent visibility on Highway 23, frontage on East Third Street, and flexible C-2 zoning for a wide range of uses. With high traffic counts, easy access to Jefferson and Orleans Parishes, and as one of the few remaining large commercial tracts in this area, it represents a rare opportunity.



Total Offering	~115,588 SF of land (~2.65 acres)
Location	Belle Chasse, LA (corner of Highway 23 and East Third St.)
Price	\$1,500,000
Traffic Count (AADT)	42,562 (2024)
Roads	Highway 23, E. Third Street, & E. Second Street (parish right of way)
Rail Adjacent	Railroad between site and Highway 23
Zoning	C-2 Commercial
Flood Zone	X

Offering Details

This ±2.65 acre corner commercial tract is positioned directly on Plaquemines Parish's most heavily traveled corridor. The parcel includes approximately 291 feet of visibility along Highway 23, offering strong exposure to daily traffic volumes of more than 42,000 vehicles.

With 375 feet of frontage along East Third Street (north side) and additional frontage along East Second Street (a parish-dedicated right-of-way), the parcel provides flexible access and excellent site-planning potential.

Zoned C-2 Commercial, the parcel supports a wide range of commercial uses including retail, restaurants, personal services, offices, medical/clinic uses, hospitality, entertainment, automotive sales, warehousing, and related business uses. Also located in Flood Zone X, which provides stable and favorable conditions for commercial development and future insurance costs.

Strategically positioned, the site sits just 0.7 miles from Woodland Highway (LA-406) and 1.4 miles from the new Belle Chasse Bridge, connecting directly to Jefferson Parish, New Orleans, and major regional employers.



Utilities

Utility access in the area is favorable, with multiple nearby connection points. Sewer service is available along East Third Street, supported by a force main located on the north side of the roadway. Water service is not present along East Third Street between Highway 23 and Avenue I; however, water is available at the intersection of East Third Street and Avenue I, located just east of the subject property, with one developed parcel (113 East Third Street office/warehouse) situated between the site and Avenue I.

Additional utility access is available nearby, with both sewer and water present along Avenue G/Croatian Way, providing added flexibility for future site planning and utility routing.

Location

Strategically positioned in the heart of Belle Chasse, this site offers exceptional connectivity throughout the Westbank and the Greater New Orleans region. The property sits just minutes from major commercial hubs including Gretna (Jefferson Parish) and Algiers (Orleans Parish), providing seamless access to the area's strongest retail, industrial, and employment corridors.

Located along Highway 23, one of the primary north-south arteries on the Westbank, the site also benefits from quick linkage to the Westbank Expressway (US-90), enabling efficient travel to the Crescent City Connection and the New Orleans Central Business District. This strategic location places the property within convenient reach of key transportation routes, regional amenities, and both parish centers of activity, making it ideal for users seeking proximity to major population and commerce nodes while remaining anchored in the growing Belle Chasse corridor.

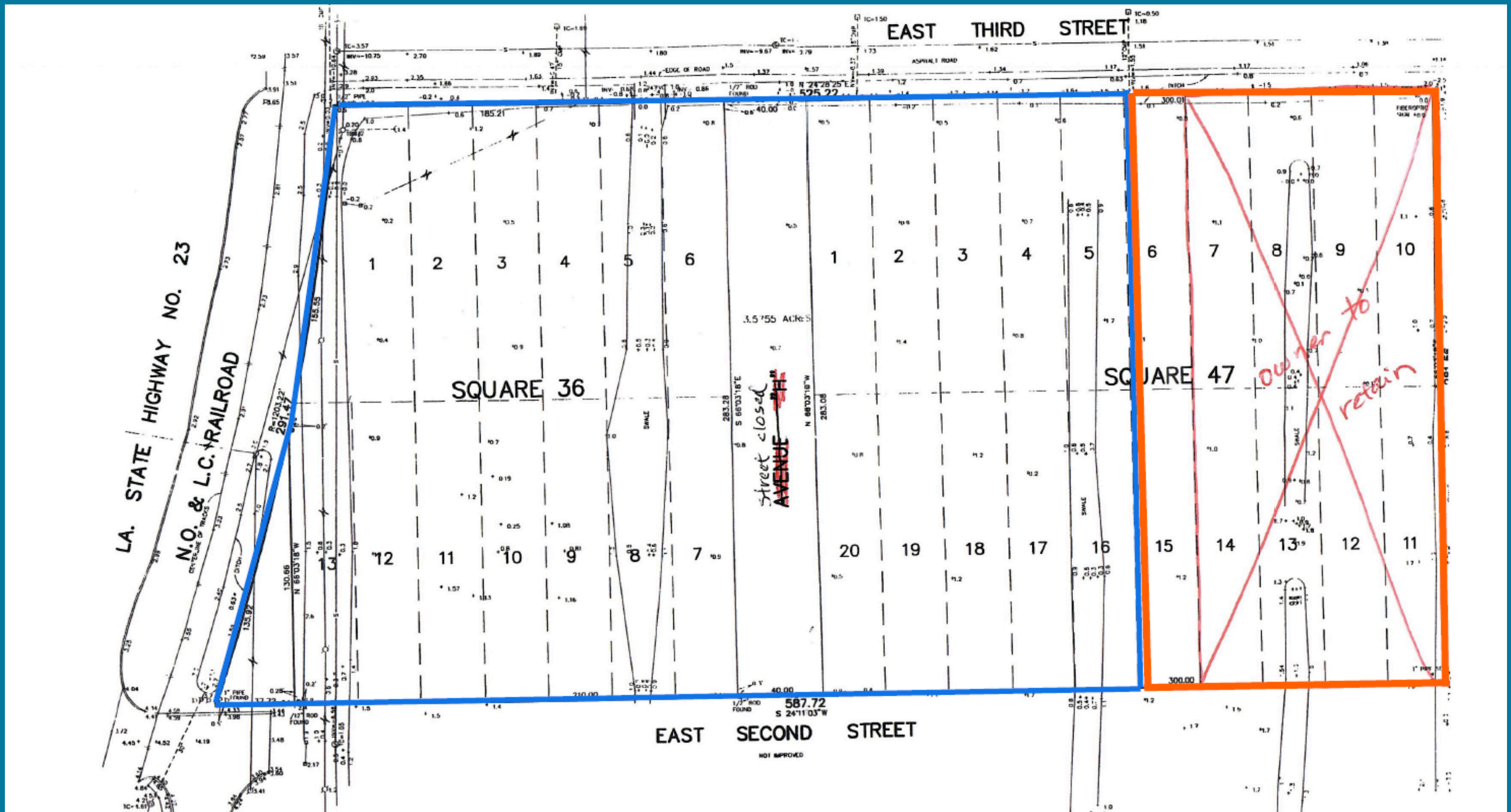
- A** ~5 Minute Drive to Gretna (Jefferson Parish)
- B** ~6 Minute Drive to Algiers (Orleans Parish)
- C** ~10 Minute Drive to Westbank Expy
- D** ~18 Minute Drive to New Orleans downtown



Plat Map

Property outlined in blue is included in the offering (the owner will be retaining the section outlined in red).

- *East Third Street is paved. There is a “curb cut” off of Avenue G/Croatian Way for East Second Street (no improvements).*



Aerial Picture



Aerial Picture



Aerial Picture



Plaquemines Parish Overview

Plaquemines Parish is one of Southeast Louisiana's most culturally rich and naturally abundant coastal regions. Stretching from Belle Chasse to Venice along the Mississippi River Delta, the parish is known for its working waterfronts, commercial fisheries, and a deep-rooted outdoor culture centered around boating, hunting, and some of the most productive inshore and offshore fishing grounds in the Gulf. The parish's extensive network of bays, canals, and marshes—including Barataria Bay, Empire, Buras, and the surrounding estuaries—creates a recreation-driven lifestyle that is central to the identity of the area.

Positioned at the mouth of the Mississippi River with direct access to the Gulf of Mexico, Plaquemines Parish occupies one of the most strategically important coastal corridors in the region. Its geography places it along a globally recognized transportation route where river, highway, and coastal waterways converge, supporting maritime services, energy activity, and commercial movement throughout Southeast Louisiana. The four-lane Highway 23 corridor links coastal communities to New Orleans while providing a vital connection for workforce, logistics, and regional commerce. This unique positioning gives Plaquemines Parish a long-standing role in Louisiana's economic landscape, with natural advantages that continue to support growth and investment across multiple sectors.



Momentum in Plaquemines Parish

Plaquemines Parish is entering a period of renewed economic momentum, driven by its strategic location, coastal access, and expanding commercial activity. A number of proposed projects are poised to enhance long-term growth across the parish. Key proposed projects are included below.

- **Venture Global** has announced plans for a major brownfield expansion of its **Plaquemines LNG facility**, representing an **additional \$18 billion investment** in Southeast Louisiana. The project would add 24 liquefaction trains and further solidify Plaquemines Parish as a significant hub for energy infrastructure and economic growth.

- **Gulfstream LNG** is a proposed 400-acre greenfield **LNG export facility** on the west bank of the Mississippi River, designed with deepwater access, multiple LNG trains, and integrated pipeline connectivity. It is advancing through the FERC permitting process

- **Louisiana Gateway Port** issued a letter of intent to construct a **\$467 million state-of-the-art container terminal** on the west bank of the Mississippi River in Plaquemines Parish

- **The Peters Road Bridge and Extension Project** involves the construction of a new bridge to extend Peters Road over the Gulf Intracoastal Waterway (GIWW) to Walker Road, linking Jefferson and Plaquemines Parishes.

- Various coastal restoration projects



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Disclaimer

This Offering Memorandum (the “Memorandum”) has been prepared solely for the purpose of providing preliminary information to prospective purchasers of the property known as ±2.65 Acres at the Corner of Hwy. 23 and East Third Street (the “Property”). The information contained herein, including but not limited to financial data, property descriptions, zoning, and development potential, has been compiled from sources believed to be reliable. However, neither the Seller, the Broker, nor any of their respective affiliates, agents, or representatives makes any representation or warranty, express or implied, as to the accuracy, completeness, or current status of such information.

Prospective purchasers are strongly advised to conduct their own independent investigations, due diligence, inspections, and verifications of all matters deemed relevant, including but not limited to legal, financial, environmental, and zoning conditions. No legal or financial advice is offered or intended by this Memorandum, and it should not be relied upon as such.

This Memorandum is subject to errors, omissions, changes, or withdrawal without notice. The Seller and Broker expressly reserve the right to negotiate with one or more prospective purchasers at any time and to enter into a definitive agreement without prior notice to any recipient of this Memorandum.

By accepting this Memorandum, the recipient agrees that under no circumstances shall they rely on any information contained herein as a substitute for their own due diligence, and they agree to release and hold harmless the Seller, Broker, and their respective affiliates from any and all liability in connection with this Memorandum.

Date of Offering Memorandum: November 18, 2025