

FOR SALE

LaPlace Land Development Opportunity

INTERSTATE 10 & BELLE TERRE BLVD

LaPlace, LA 70068

PRESENTED BY:

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PROPERTY SUMMARY



VIDEO

OFFERING SUMMARY

SALE PRICE:	\$10,500,000
LOT SIZE:	±49.25 Acres
PRICE/ACRE:	±\$213,198
ZONING:	C-1, C-3

PROPERTY DESCRIPTION

Approximately 49.25 acres of fully-entitled commercial land at the southeast interchange of I-10 and Belle Terre Blvd in LaPlace, Louisiana. The property is located along a busy stretch of I-10, with over 49,000 vehicles per day, and is sandwiched between St. Andrews Estates and the Fairfield Inn & Suites by Marriott.

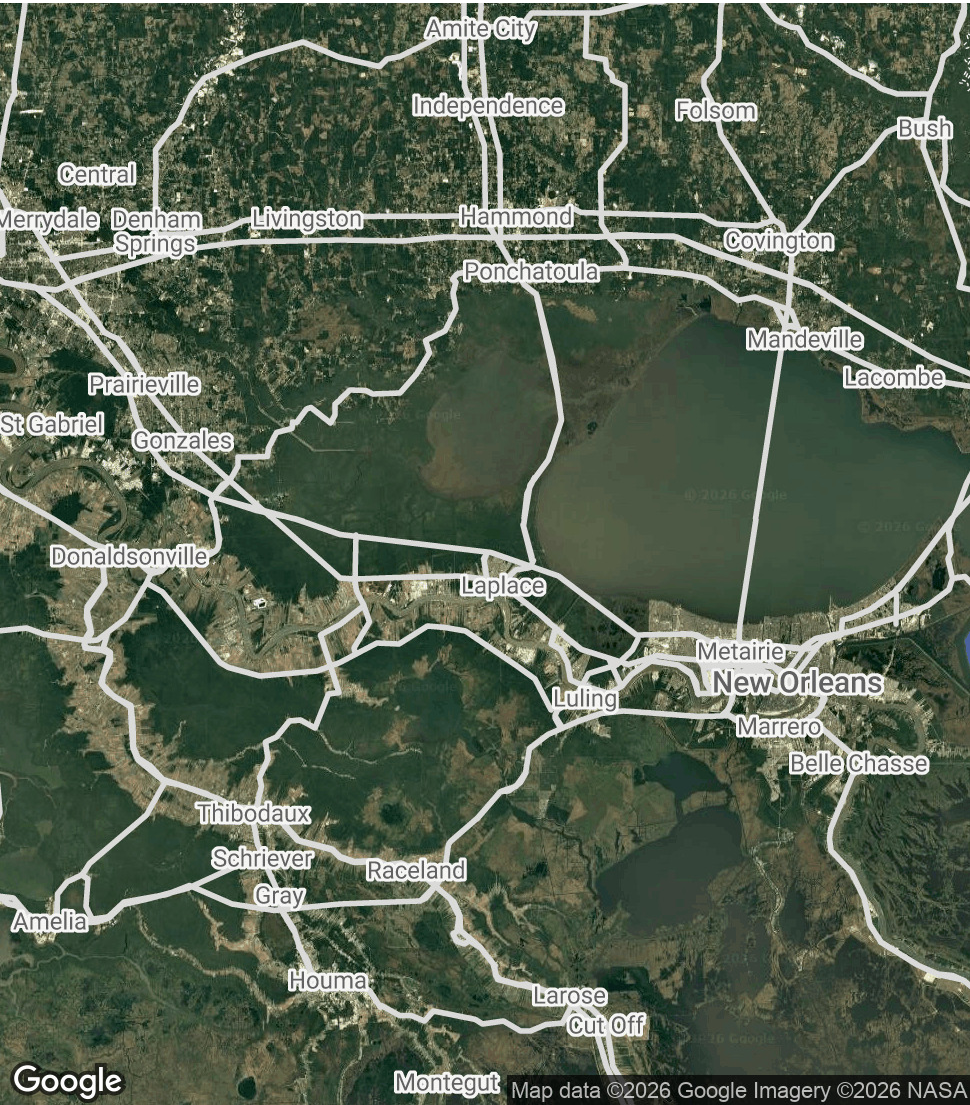
The property zoning is a mix of C-1 and C-3. Parcel B2 is zoned C-3, Parcels B3 and B4 are also zoned C-3 north of Woodland Drive, and C-1 south of Woodland Drive. These lots have existing utilities, and are ready for site development. Woodland Drive is fully designed and permitted by the Parish. The property also has environmental permits and wetlands mitigation that allow for continued development.

Please contact the agent(s) for more information about this listing.

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LOCATION INFORMATION



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LaPlace is located just outside New Orleans MSA and roughly a 25 minute drive from Louis Armstrong New Orleans International Airport (MSY).

The primary economic driver of Laplace and St. John The Baptist Parish is the Port of South Louisiana and the industrial facilities along the river. They are responsible for over 5,300 jobs and \$72.5 Billion of product received. The port consistently ranks above Miami, New York/New Jersey, and Los Angeles in total volume processed. Other industry includes Healthcare, Manufacturing, and Retail Trade. These industries account for just over 40% of the employment in the parish as of 2021.

The West Shore Lake Ponchartrain levee system began construction in 2023, and once complete in 2026, will stretch 17.5 miles from the Bonnet Carre Spillway to Garyville, and will achieve 100-year storm surge risk reduction using levees, flood walls, flood gates, drainage structures, and pumps.

The surrounding area is developed with a mix of commercial and residential uses. Notable nearby locations include country clubs, Ford, Planet Fitness & Anytime Fitness, Ochsner Medical Complex, various QSRs, Home Depot, Walmart and more.

LOCATION DETAILS

PARISH	St John The Baptist
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RETAILER MAP



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LAPLACE LAND DEVELOPMENT OPPORTUNITY | Interstate 10 & Belle Terre Blvd LaPlace, LA 70068

SVN | URBAN PROPERTIES

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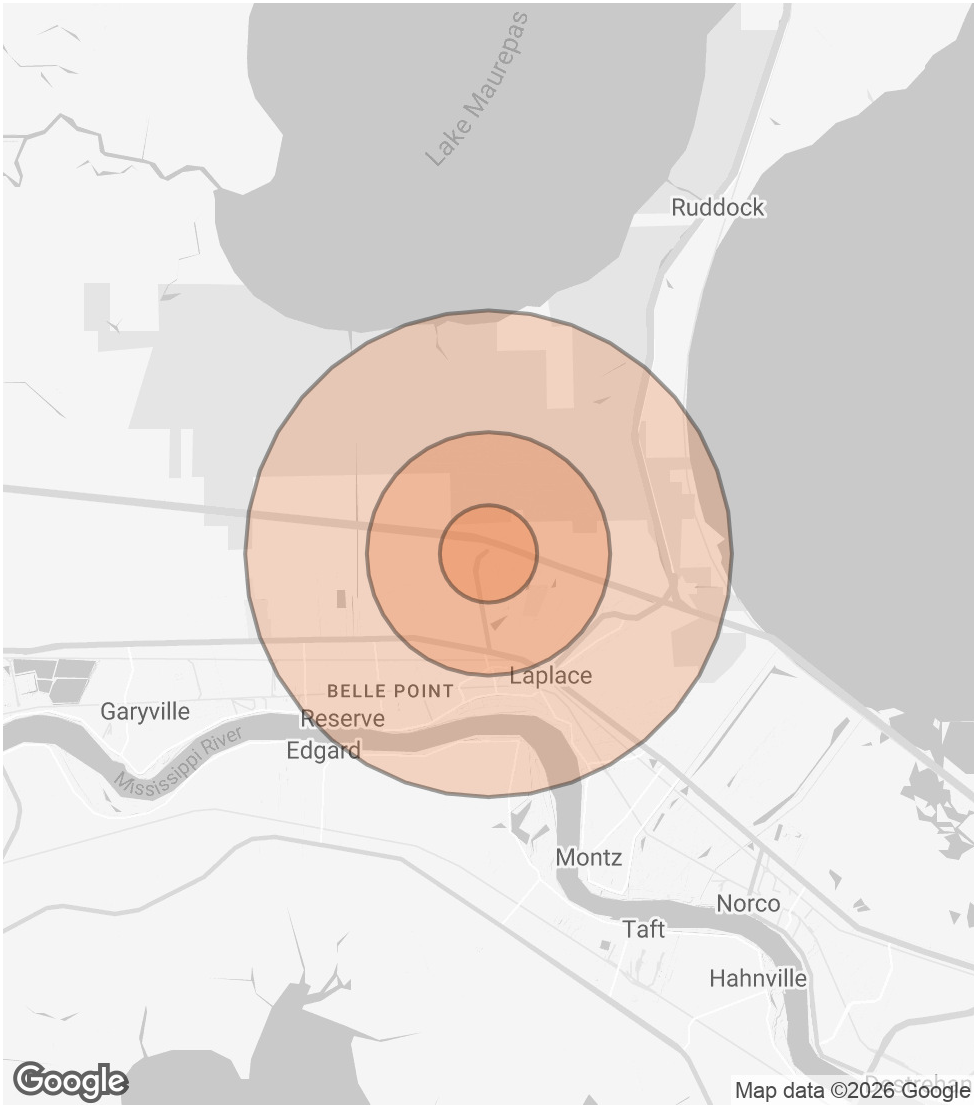
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	2.5 MILES	5 MILES
TOTAL POPULATION	2,952	20,880	34,494
AVERAGE AGE	42.2	36.9	38.1
AVERAGE AGE (MALE)	36.8	35.4	36.4
AVERAGE AGE (FEMALE)	44.8	38.9	40.2

HOUSEHOLDS & INCOME	1 MILE	2.5 MILES	5 MILES
TOTAL HOUSEHOLDS	1,051	7,326	12,524
# OF PERSONS PER HH	2.8	2.9	2.8
AVERAGE HH INCOME	\$107,439	\$83,580	\$80,664
AVERAGE HOUSE VALUE	\$229,840	\$199,605	\$195,923

2023 American Community Survey (ACS)



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MEET THE TEAM



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