

LAND AUCTION
ONLINE BIDDING MAY 14th-20th

247+/- ACRES RESIDENTIAL & COMMERCIAL LAND
(4) PARCELS FROM 1.9 ACRES-234 ACRES
I-10 & GOLF COURSE FRONTAGE
BELLE TERRE
LAPLACE, LOUISIANA

SELECTED PARCELS TO BE SOLD TO THE HIGHEST BIDDER AT OR ABOVE LOW STARTING PRICES!

MORE INFO: Dave Gilmore (504) 468-6800, Sam Hurley (504) 408-2285

<https://www.svgilmoreauction.com/auctions>

SVN Gilmore Auction & Realty and SVN Urban Properties are pleased to present this exciting land auction

Belle Terre Land Auction #1 of 4

Belle Terre “Parcel C”, adjacent to I-10, comprises ±150.1549 acres of strategically positioned land, including ±0.7920 acres of four developed, residential lots and ±149.3629 acres of undeveloped, residential and commercial land. The undeveloped land benefits from an attractive zoning mix (Zoned R-1, C-1 & C-3), golf course frontage, a current wetlands delineation, and Parish subdivision approvals in portions, while being served by a variety of existing utilities.

Key Features

- Existing utilities for developed land (4 residential lots) - utility taps on site
- Existing utilities for undeveloped land - located along St. Andrews Blvd. are an 8” waterline, an 8” dia. gravity sewer, 6” sewer force main, natural gas, overhead 3 Phase Power & various cable/phone/internet
- USACE wetlands delineation for entire site. At NW corner, ±14.5 acres of the ±26.13-acre delineated area requires federal/state permitting and mitigation
- Belle Terre Commercial Subdivision, Phase 3, zoned C-1 & C-3, has Parish Conditional Subdivision approval
- Parish is working towards centralized utilities and improvements to the existing drainage system. This parcel is within the Woodland Sewer Assessment District. Seller is in negotiations and working towards extending the sewer capacity associated with the District and improving drainage
- Flood Zone AE (EL 6) & (EL 7). See Parish zoning for more info

Belle Terre “Parcel D” offers ±84.0298 acres of undeveloped, residential and commercial land (Zoned R-1, C-1, C-2, C-3), adjacent to I-10, in Laplace, LA. With Parish subdivision approvals in place, existing and planned utilities, cleared commercial tracts, a current wetlands delineation, environmental permits secured with pending extension, approved roadway servitudes, and installed water and sewer lines.

Key Features

- Existing utilities located within St. Andrews Blvd. ROW. There are existing sewer and water connections from the adjacent residential development(s) that stub into proposed Woodland Drive. Located within a 100' wide servitude (proposed Woodland Drive) is an existing 12" diameter water line and an 18" diameter sewer force main.
- USACE wetlands delineation for entire site. The east side of this Parcel, from the Thibaut Canal to the Vicknair Canal, south of I-10 to the developed River Oaks, Phase 4 subdivision ±22.26 acres of the ±50.25 acre delineated area requires federal/state permitting and mitigation.
- Seller possesses wetland mitigation credits available for purchase, separate from auction.
- Belle Terre Two, River Oaks, Phase 5, zoned C-1 and R-1, has Parish Conditional Subdivision approval
- Parish is working towards centralized utilities and improvements to the existing drainage system. This parcel is within the Woodland Sewer Assessment District. Seller is in negotiations and working towards extending the sewer capacity associated with the District and improving drainage.
- Flood Zone AE (EL 7) & (EL 8). See Parish zoning for more info.

Both sites are positioned for efficient, phased residential and/or commercial development. Parcels C & D are contiguous and will be sold together for a total of 234.1847+/- acres

UNDISCLOSED RESERVE

STARTING BID: \$0.20 cents per square foot/\$8,698 per acre/\$2,036,936.00

Belle Terre Land Auction #2 of 4

Belle Terre One, Parcel A offers a ±1.9095-acre developed, commercial site (Zoned C-2), located south of I-10, north of W Airline Hwy (US-61), and east of Belle Terre Blvd (LA-3188) in Laplace, LA.

Key Features

- Access via Cannes Drive; w/ state highway access (LA-3188)
- Public water and sewer, electric, natural gas, and telecom are adjacent to the site
- Cleared; pad-ready for development
- Adjacent to multi-tenant office developments
- Flood Zone X

DISCLOSED RESERVE

SELLS TO THE HIGHEST BIDDER AT OR ABOVE \$25,000.00

Belle Terre Land Auction #3 of 4

Belle Terre One, Parcel B offers a ±2.2821 acre developed, residential site (Zoned R-1), located south of I-10, north of W Airline Hwy (US-61), and east of Belle Terre Blvd (LA-3188) in Laplace, LA.

Key Features

- Access via Calais Drive; w/ state highway access (LA-3188)
- Public water and sewer, electric, natural gas, and telecom adjacent to site
- Wooded; ready for development once cleared
- Lake frontage
- Adjacent to multi-family/single-family developments

- Flood Zone X

DISCLOSED RESERVE

SELLS TO THE HIGHEST BIDDER AT OR ABOVE \$25,000.00

Belle Terre Land Auction #4 of 4

Belle Terre 2, Phase 2, Parcel A-1 (±2.3613 acres) & St. Andrews Boulevard Extension Subdivision, Parcel X (±4.2774 acres) & Parcel Y (±2.2241 acres) offer a total of ±8.8628 acres of developed, commercial land (Zoned C-2 & C-3), located south of I-10, and east of Belle Terre Blvd (LA-3188), with frontage along Fairway Drive in Laplace, LA.

Key Features

- Direct access to Fairway Drive. ±100 yards from signalized intersection at Belle Terre Blvd & Fairway Drive. ±1,200 LF of Fairway Drive frontage and ±800 LF of golf course frontage
- Public water and sewer, electric, natural gas, and telecom adjacent to site
- Generally cleared; ready for development
- End-user could consider rezoning to single-family residential
- Adjacent and abuts Belle Terre Country Club (Tennis Courts & Hole #9). Single-family and office/retail developments nearby
- Flood Zone X

UNDISCLOSED RESERVE

STARTING BID: \$1.26 per square foot/\$54,886 per acre/\$486,440.00

Location Overview:

LaPlace is the largest community within St. John the Baptist Parish, strategically situated along the Mississippi River between New Orleans and Baton Rouge. The area offers strong regional connectivity, with a roughly 20–25 minute drive to Louis Armstrong New Orleans International Airport (MSY), approximately 30 minutes to downtown New Orleans, and about 45 minutes to Baton Rouge. This central location provides convenient access to major transportation and logistics corridors.

WSLP Project - The area is set to benefit from the projected 2030 completion of the West Shore Lake Pontchartrain project, which will extend approximately 18.5 miles from the Bonnet Carré Spillway to the Mississippi River Levee near Garyville. Once finished, the system is designed to provide 100-year storm surge protection through a system of levees, floodwalls, gates, drainage structures, and pumps.

Notable nearby locations include Belle Terre Country Club, Riverlands Golf & Country Club, Walmart, Winn-Dixie, Aldi, Fairfield Inn by Marriott, Ochsner, Riverland Shopping Center, Home Depot, and more. Major private employers in the Parish include Marathon Petroleum, Denka Performance Elastomer (formerly DuPont), Nalco (Ecolab), Pinnacle Polymers, Louisiana Machinery, among others.

For demographic and economic data, see brochure.

Zoning Overview:

Residential District One (R-1) accommodates low-density single-family residences and accessory uses, as defined by St. John the Baptist Parish, while Commercial District One (C-1), Commercial District Two

(C-2), and Commercial District Three (C-3) allow for a variety of commercial uses. See Parish zoning for more info.

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David E. Gilmore, LA Lic. #447

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See Auction Terms On Auction Site