

OFFERING MEMORANDUM

GRETNA BOULEVARD COMMERCIAL DEVELOPMENT SITE

Between Broadway Avenue and State Avenue | Jefferson Parish, Louisiana



1.15 +/- ACRES | PREDOMINANTLY MUCD | 200' FRONTAGE

Approx. 50,000 SF | Approx. 200' x 250' | Call for pricing

SCOTT G. BRANNON | ASSOCIATE BROKER | COMPASS

Direct 504-908-2543 | Office 504-362-1823

Commercial development opportunity | Jefferson Parish, Louisiana

INVESTMENT OVERVIEW



WEST BANK COMMERCIAL POSITIONING WITH NEW ORLEANS SKYLINE CONTEXT

1.148 +/- AC

LAND AREA

200' +/-

GREтна BLVD FRONTAGE

MUCD & C-1

ZONING

THE OPPORTUNITY

Approximately 1.148 acres / 50,000 +/- square feet positioned along Gretna Boulevard between Broadway Avenue and State Avenue. The offering combines meaningful road frontage, predominant MUCD zoning and proximity to established retail, service, residential and employment uses on the West Bank of Jefferson Parish.

INVESTMENT HIGHLIGHTS

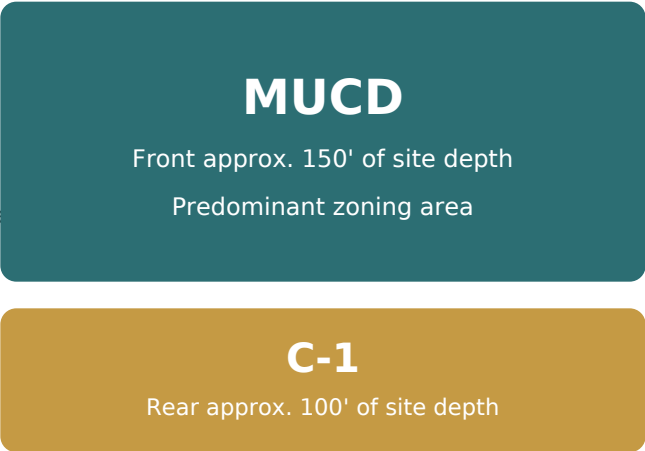
- Approximately 200 feet of frontage along Gretna Boulevard.
- Predominantly MUCD zoning: front approximately 150 feet of site depth; rear approximately 100 feet zoned C-1.
- Commercial corridor context with major retail, lodging, restaurants and neighborhood services nearby.
- Potential for medical, office, retail, daycare, restaurant, personal-service and mixed-use concepts, subject to approval.
- Public water, sewer, natural gas and electricity reported available; buyer to verify capacity and connection requirements.

PROPERTY OVERVIEW & ZONING

SITE DATA

LAND AREA	1.148 +/- acres / 50,000 +/- SF
DIMENSIONS	Approximately 200' x 250' per survey
FRONTAGE	Approximately 200' on Gretna Boulevard
LOCATION	Between Broadway Avenue and State Avenue
PARCELS	0300003504 and 0300009141
LEGAL	Lots 16-35, Square 24
SUBDIVISION	South New Orleans Subdivision
CONDITION	Wooded / undeveloped commercial land

ZONING CONFIGURATION



ZONING POSITION

The front portion of the tract is identified as MUCD - Mixed Use Corridor District, while the rear portion is identified as C-1 - Neighborhood Commercial District. This conceptual zoning-depth summary is based on current property information and is not a substitute for an official zoning determination or survey overlay.

POTENTIAL DEVELOPMENT CONCEPTS

- Medical / dental / healthcare offices
- Professional and business offices
- Retail and neighborhood commercial
- Restaurants / food-service concepts
- Daycare / childcare facilities
- Banks / financial services
- Personal-service or fitness uses
- Mixed commercial / residential concepts

Potential uses are illustrative only and remain subject to Jefferson Parish zoning, site-plan, access, parking, drainage, utility and building approvals.

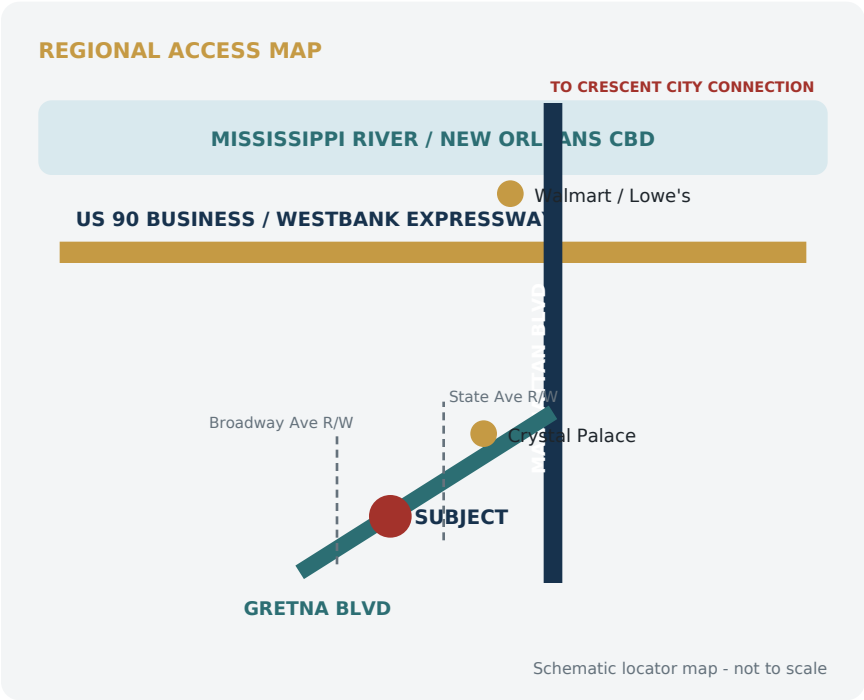
SITE BOUNDARY & DIMENSIONS



APPROX. 200' GRETNA BOULEVARD FRONTAGE x 250' DEPTH

Boundary and dimensions are approximate visual references; rely on survey and title work for legal boundaries.

LOCATION MAP & SURROUNDING DEVELOPMENT



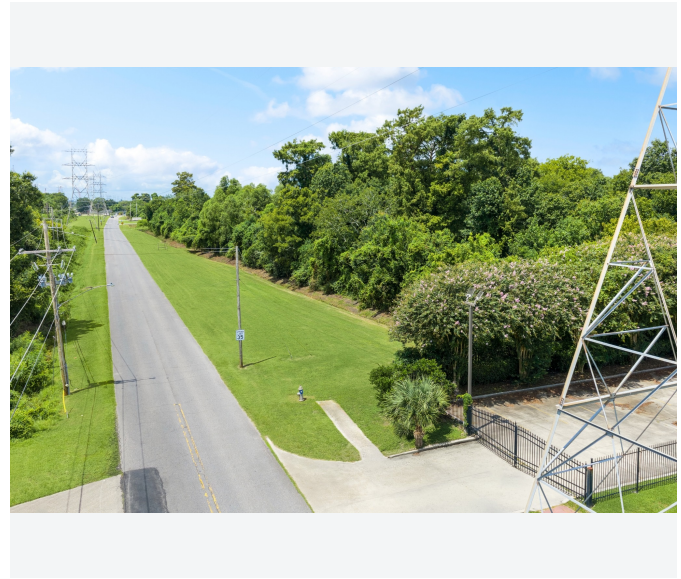
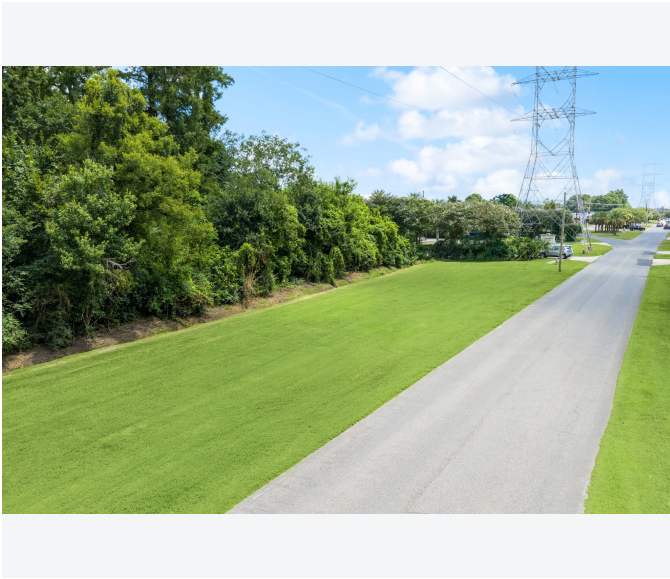
NEARBY LANDMARKS

- Crystal Palace Ballroom**
Adjacent
- Lowe's**
1351 Manhattan Blvd
- Walmart Supercenter**
1501 Manhattan Blvd
- Gretna Blvd / Manhattan Blvd**
Primary access
- US 90 Business / Westbank Expy**
Regional access
- New Orleans CBD**
Across the river

Business locations verified August 14, 2026

Business names are shown solely for geographic context and do not imply affiliation, tenancy or endorsement.

FRONTAGE & SITE CONSIDERATIONS



GRETNA BOULEVARD FRONTAGE

Full-frame aerial views show roadway exposure, maintained verge and utility infrastructure.

DRAINAGE

The March 21, 2017 survey depicts an existing drainage ditch / top-of-bank crossing a portion of the property. Culverting may potentially be evaluated as part of an approved development plan; no relocation is represented. Any work is subject to Jefferson Parish approval and engineering verification.

LP&L ELECTRICAL RIGHT-OF-WAY

The survey separately identifies an LP&L right-of-way associated with overhead electrical power lines. This electrical utility right-of-way is distinct from the drainage feature and should be independently reviewed for clearance, access and development limitations.

BUILDABLE / USABLE AREA

No specific buildable square-footage representation is made. Final usable area should be established by civil engineering and site planning after accounting for drainage, utility right-of-way, setbacks, access, parking, stormwater and other requirements.

SURVEY REFERENCE

Boundary survey dated March 21, 2017 - Lots 16-35, Square 24, South New Orleans Subdivision.

See Survey Exhibit on Page 8.

PROPERTY & AREA GALLERY



OUTLINED SITE VIEW - COMPLETE PROPERTY CONFIGURATION



Full-frame regional context toward New Orleans



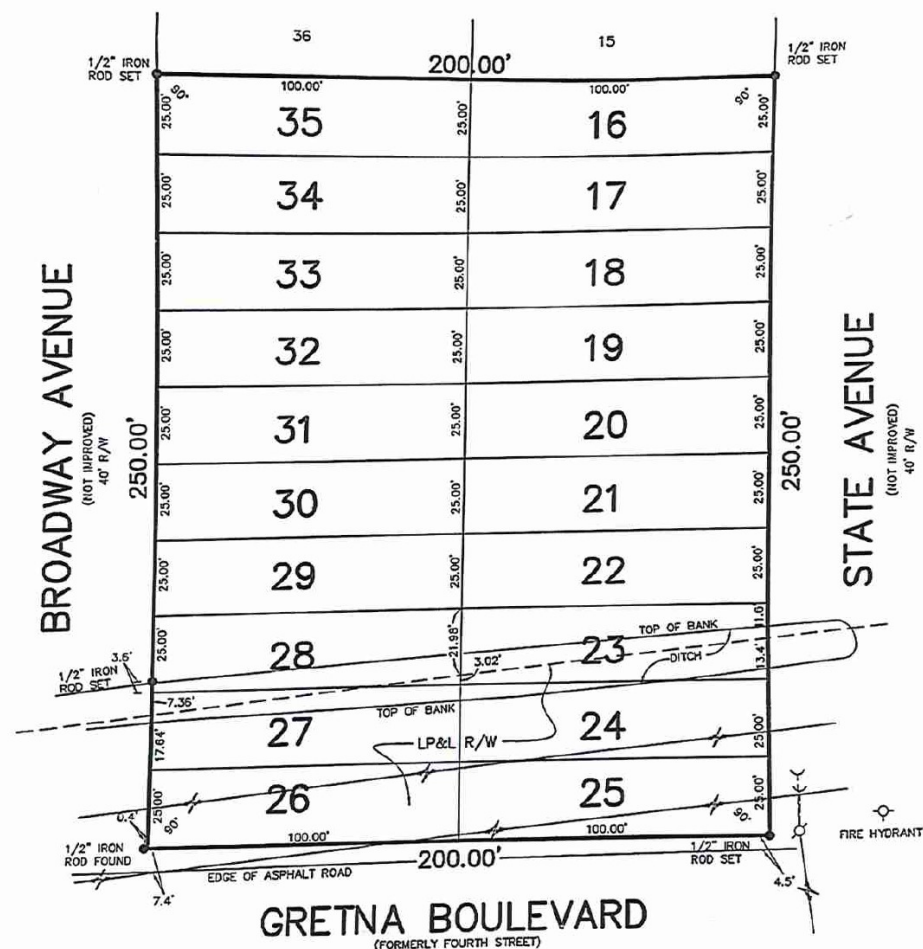
Full-frame retail and roadway context

SURVEY EXHIBIT

WE ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION UNLESS OTHERWISE NOTED AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND RESTRICTIONS ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY.

REFERENCE: SURVEY OF LOTS 16-35 SQUARE 24 BY
JURENCE SURVEYING & ENGINEERING, INC.
DATED JUNE 22, 2005.

THIRD STREET (SIDE)



MARCH 21, 2017

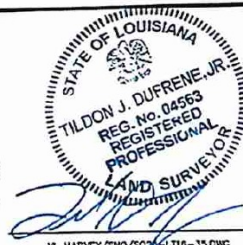
SURVEYED IN ACCORDANCE WITH THE LOUISIANA
STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS FOR A
CLASS C SURVEY, MADE AT THE REQUEST OF
HELEN LE.



**DUFRENE SURVEYING
& ENGINEERING INC.**

1624 MANHATTAN BOULEVARD, HARVEY, LA 70058
504-368-6390 PH. 504-368-6394 FAX
dufrone@dufronesurveying.com

JOB# 17-000128
SCALE: 1"= 40'



Scanned by CamScanner

Boundary survey dated March 21, 2017. Included for informational purposes; purchaser should obtain independent survey and title review.

DUE DILIGENCE & BROKER CONTACT

IMPORTANT NOTICE

This Offering Memorandum is a marketing document and is not intended to constitute a representation or warranty regarding entitlement, buildability, utilities, zoning, title, servitudes, environmental conditions or development feasibility. Prospective purchasers should conduct independent due diligence and rely on their own survey, title review, engineering, environmental, zoning and governmental verification.

- ZONING** Buyer to verify zoning boundaries, permitted and conditional uses, and all development standards.
- UTILITIES** Availability, capacity, locations, connection fees and requirements must be independently verified.
- DRAINAGE** Potential culverting is subject to Jefferson Parish approval and engineering; relocation is not represented.
- LP&L R/W** Separate electrical utility right-of-way; buyer to verify restrictions and clearance requirements.
- DIMENSIONS** Approx. 200' x 250' and 50,000 +/- SF / 1.148 +/- acres; buyer to verify.

FOR PRICING, SURVEY ACCESS OR ADDITIONAL INFORMATION

SCOTT G. BRANNON

Associate Broker

COMPASS

Direct 504-908-2543 | Office 504-362-1823

Gretna Boulevard Commercial Development Site | Jefferson Parish, Louisiana

Information is believed reliable but is not guaranteed. Property is offered subject to prior sale, withdrawal or change without notice.

Created August 14, 2026