



Location:

SEQ of Behrman Hwy & Westside Dr @ Peter St
977 Behrman Hwy, Terrytown, LA 70056

Property Highlights:

- Available: ±2.33 Acres (can be subdivided)
- Zoned: Mixed Use Corridor District (MUCD)
- Asking Price: \$990,000 or \$9.75 PSF
- Directly in front of the Athlos Academy of Jefferson Parish
- Adjacent to Rising Oaks at Terrytown, a ±40 acre mixed use development that just broke ground
- Rising Oaks will have 150 new home sites
- Great location for multi-tenant retail, office, specialty grocer, or quick service restaurants
- The site has 290 feet of frontage and 350 feet of depth

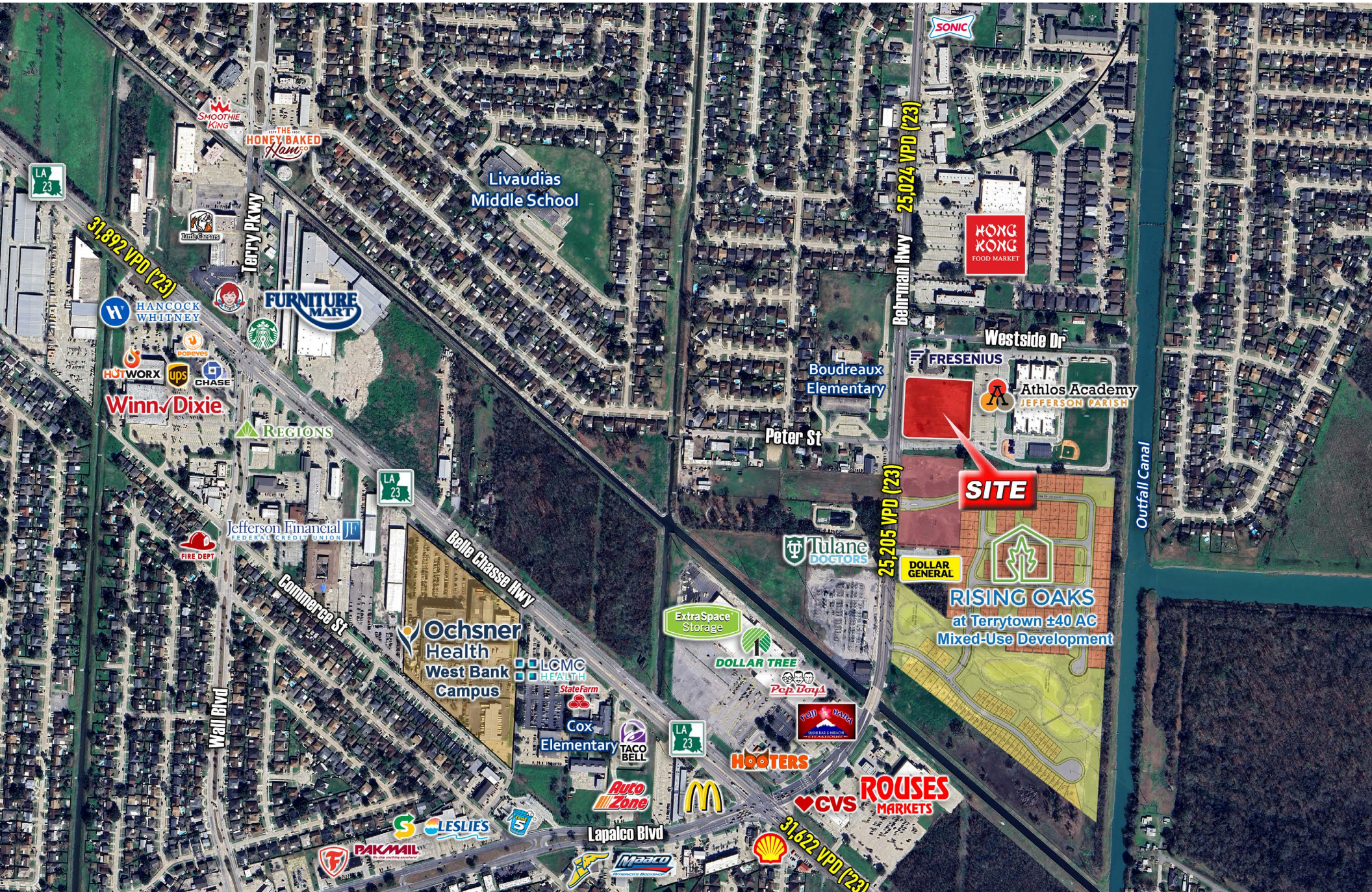
Traffic Counts:

Behrman Hwy: 25,205 VPD south of site (LADOTD 2023)
Behrman Hwy: 25,024 VPD north of site (LADOTD 2023)

Demographics

	1 Mile	3 Miles	5 Miles
2023 Population	14,299	103,727	199,462
Daytime Population	11,632	87,932	207,417
Average HH Income	\$85,627	\$79,253	\$84,217

LARGE COMMERCIAL SITE ON BEHRMAN HIGHWAY | TERRYTOWN, LA



Livaudias
Middle School

Boudreaux
Elementary

SITE

RISING OAKS
at Terrytown ±40 AC
Mixed-Use Development

Ochsner
Health
West Bank
Campus

ROUSES
MARKETS

HOOTERS

CVS

McDonald's

Lapalco Blvd

LESLIES

PAKMIL

Jefferson Financial
FEDERAL CREDIT UNION

REGIONS

Winn-Dixie

FURNITURE
MART

SMOOTHIE
KING

THE HONEY BAKED
HAMS

SONIC

KONG KONG
FOOD MARKET

Westside Dr

FRESENIUS

Athlos Academy
JEFFERSON PARISH

Peter St

Tulane
DOCTORS

DOLLAR
GENERAL

ExtraSpace
Storage

DOLLAR TREE

Pop Days

Cox
Elementary

TACO BELL

Auto Zone

MAACO

Wall Blvd

Commerce St

Ballie Chasse Hwy

Behrman Hwy 25,024 VPD (23)

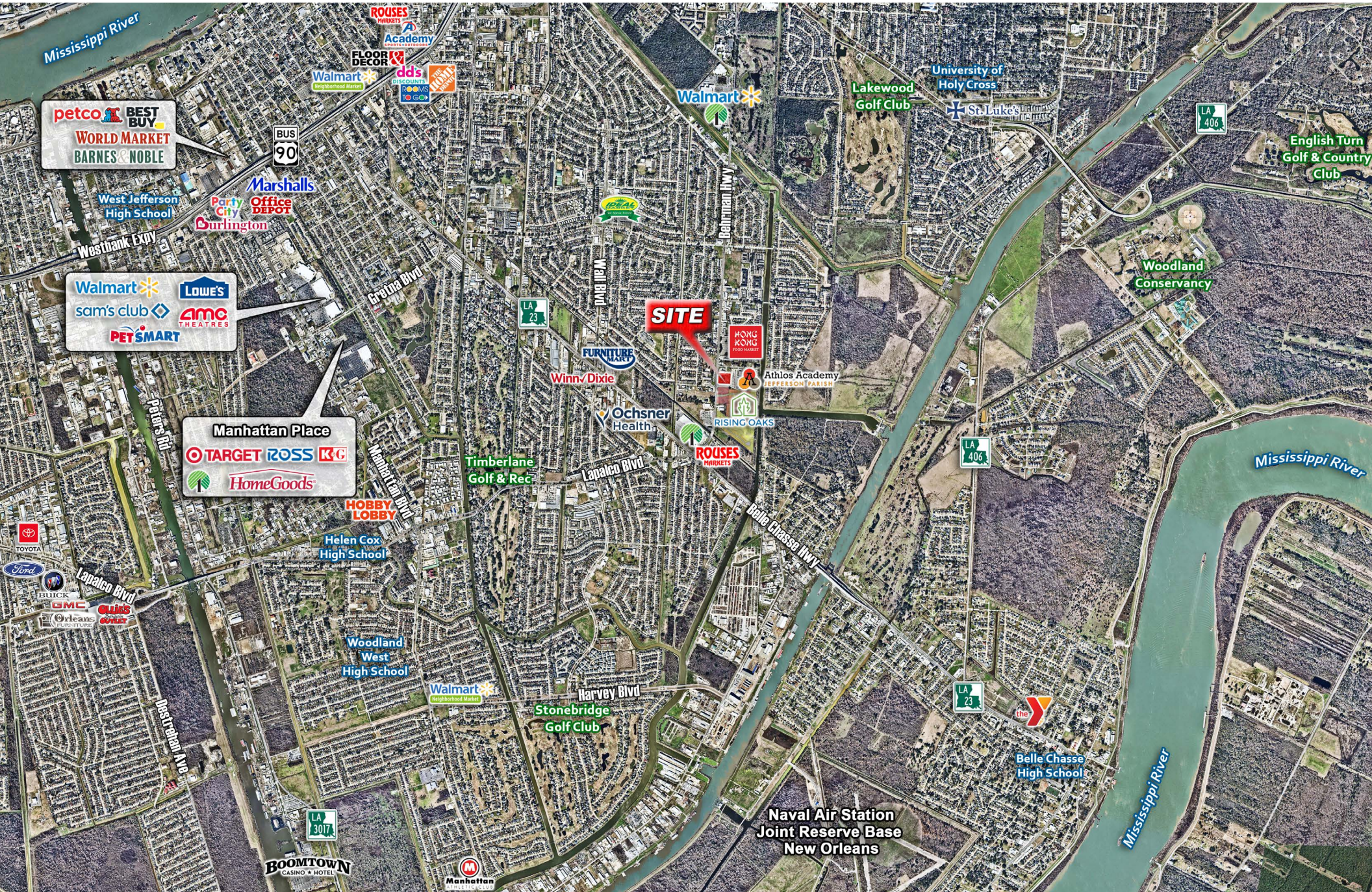
25,205 VPD (23)

31,622 VPD (23)

31,892 VPD (23)

Outfall Canal

LARGE COMMERCIAL SITE ON BEHRMAN HIGHWAY | TERRYTOWN, LA



petco BEST BUY
WORLD MARKET
BARNES & NOBLE

West Jefferson High School
Party City
Office DEPOT
Burlington

Walmart sam's club LOWE'S
PETSMART AMC THEATRES

Manhattan Place
TARGET ROSS K&G
HomeGoods

TOYOTA
Ford
BUICK
GMC
Orleans FURNITURE
CLUBS
CLUBS

LA 3017
BOOMTOWN CASINO & HOTEL

Manhattan

SITE

Naval Air Station
Joint Reserve Base
New Orleans

Belle Chasse High School

Mississippi River

Mississippi River

English Turn Golf & Country Club

Woodland Conservancy

Lakewood Golf Club

University of Holy Cross

St. Luke's

Walmart

Walmart Neighborhood Market

ROUSES MARKETS
Academy

FLOOR DECOR
dds
TO GO

Winn-Dixie

Winn-Dixie

Ochsner Health

Timberlane Golf & Rec

HOBBY LOBBY

Helen Cox High School

Woodland West High School

Walmart Neighborhood Market

Stonebridge Golf Club

Harvey Blvd

Stonebridge Golf Club

ROUSES MARKETS

RISING OAKS

Athlos Academy

JEFFERSON PARISH

HONG KONG

FURNITURE

Walmart

Winn-Dixie

Walmart

LA 406

LA 406

LA 23

LA 23

BUS 90

Westbank EXPY

Marshall's

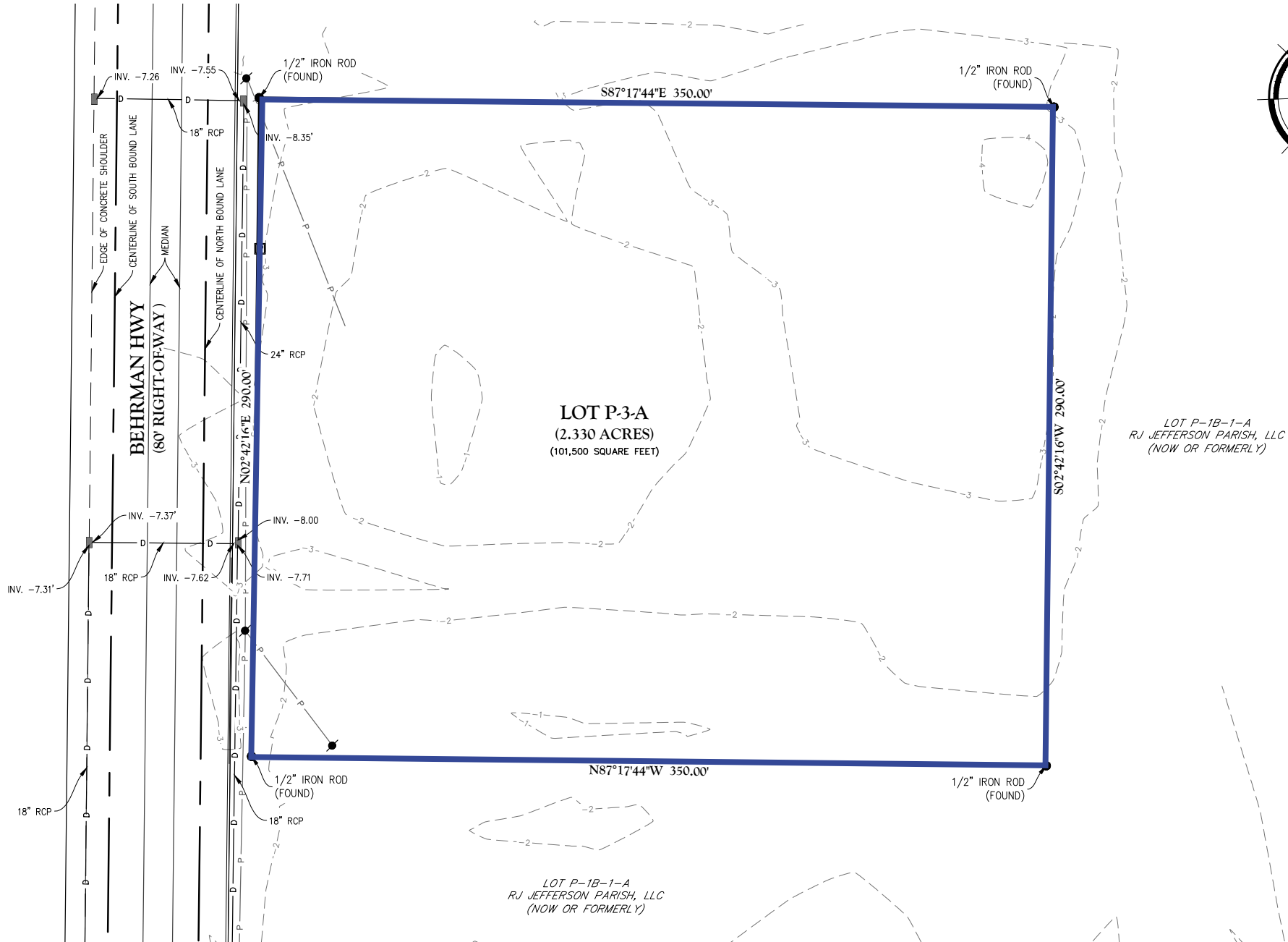
Office DEPOT

Walmart

Mississippi River

Mississippi River

LARGE COMMERCIAL SITE ON BEHRMAN HIGHWAY | TERRYTOWN, LA



MIXED USE CORRIDOR DISTRICT - Permitted Uses:

- (1) Permitted uses allowed in the following zoning districts may be combined to create a unified development within the Mixed Use Corridor District, provided that all of the regulations of the Mixed Use Corridor District and all other Parish codes are met:
- a. General Office District (GO-1), General Office District (GO-2), except single-family and two-family dwellings.
 - b. Neighborhood Commercial District (C-1).
 - c. General Commercial District (C-2).
 - d. Medical Services District (H-1), except any use permitted in an R-1 Single-Family District.
 - e. Medical Services District (H-2), except any use other than multiple-family dwellings permitted in an R-3 Multiple-Family Residential District as regulated in this district.
 - f. Office Warehouse District (OW-1)
- (2) Multiple-family residential dwellings contained in single-use structures, excluding townhouses, may be developed and integrated with other permitted uses in the Mixed Use Corridor District as a single development site provided that the following criteria are met:
- a. The minimum development site area shall be five (5) acres.
 - b. The separate multiple-family residential uses shall not comprise over fifty (50) percent of the development site area.
 - c. The multiple-family residential dwellings shall have a minimum total of fifty (50) dwelling units with each multiple-family dwelling designed for or occupied by five (5) or more families as specified in section 40-3.
 - d. The uses shall be oriented on the development site in such a manner that the non-residential use shall not be exclusively accessed through the residential use and the residential use shall not be exclusively accessed through the non-residential use.
 - e. To buffer the separate multiple-family dwellings from other permitted uses, the setback requirements and the landscape and buffer standards of this district shall be applied separately to the residential portion and the non-residential portion of the development site in a similar manner as if the uses are situated on separate lots of record.
 1. Where the residential portion of a mixed use development does not abut a lot line, the boundary of that development site shall be designated on the site plan and shall include all structures, parking, and required perimeter landscaping within said site.
 2. For the residential portion of a mixed use development site whose main entrance faces the interior of the site, the area extending from the main entrance shall be landscaped as the front yard.
 3. For the residential portion of a mixed use development site whose main entrance faces the interior of the site and has frontage on a Mixed Use Corridor, both the area extending from the main entrance and the area abutting the corridor shall be landscaped as front yards.
 - f. The mixed-use development comprised of multiple-family residential dwellings that do not exceed the height permitted by right in this district and commercial uses in separate structures shall require approval from the Jefferson Parish Council as specified in the site

plan review section of this article.

- (3) Residential dwelling units shall be permitted in the main structure containing non-residential uses provided the following criteria are met:
- a. The residential dwelling units shall be located in the main structure containing non-residential uses permitted in the GO-1 General Office District, GO-2 General Office District, and C-1 Neighborhood Commercial District.
 - b. Separate ingresses and egresses shall be provided for the residential dwelling units and the non-residential use.
 - c. In addition to the requirements in Article XXXV Off-Street Parking, Loading, and Clear Vision Area Regulations, parking spaces for the non-residential and residential uses shall be segregated and clearly defined.
 - d. The front, side, and rear yard requirements shall be based on the non-residential use contained on the lot. Structures that are permitted to exceed the height allowed by right in the district shall meet the front, side, and rear yard requirements specific to structures that exceed the height allowed by right in the district.
 - e. Residential dwelling units shall not be permitted in structures containing non-residential uses that operate between the hours of midnight and 6:00 a.m., or use, sell, or store hazardous materials as classified in Chapter 13 Fire Prevention and Protection; Emergency Services and Communication of the Jefferson Parish Code of Ordinances, more particularly section 13-7(a) entitled Classes of hazardous substances.
 - f. Residential dwelling units shall require approval from the Jefferson Parish Council as specified in the site plan review section of this article.
 - g. Non-residential uses permitted in this article shall comprise a minimum of fifty (50) percent of the ground floor of the structure. For the purpose of this provision, uses or areas accessory to the dwelling units exclusively for the use of the residents of the dwellings and located in the structure, such as lobby, management office, mail or laundry room, multipurpose room, health club, or parking shall be considered as residential uses.
 - h. At least one (1) main entrance shall provide direct public access to the ground floor non-residential development.
- (4) Site plan review in various levels shall be required for developments with mixed permitted uses, in accordance with section 40-442(e), Site Plan Review.

Source: https://library.municode.com/la/jefferson_parish/codes/code_of_ordinances?nodeId=PTIICOOR_CH40COZOOOR_ARTXXVMIUSCODI