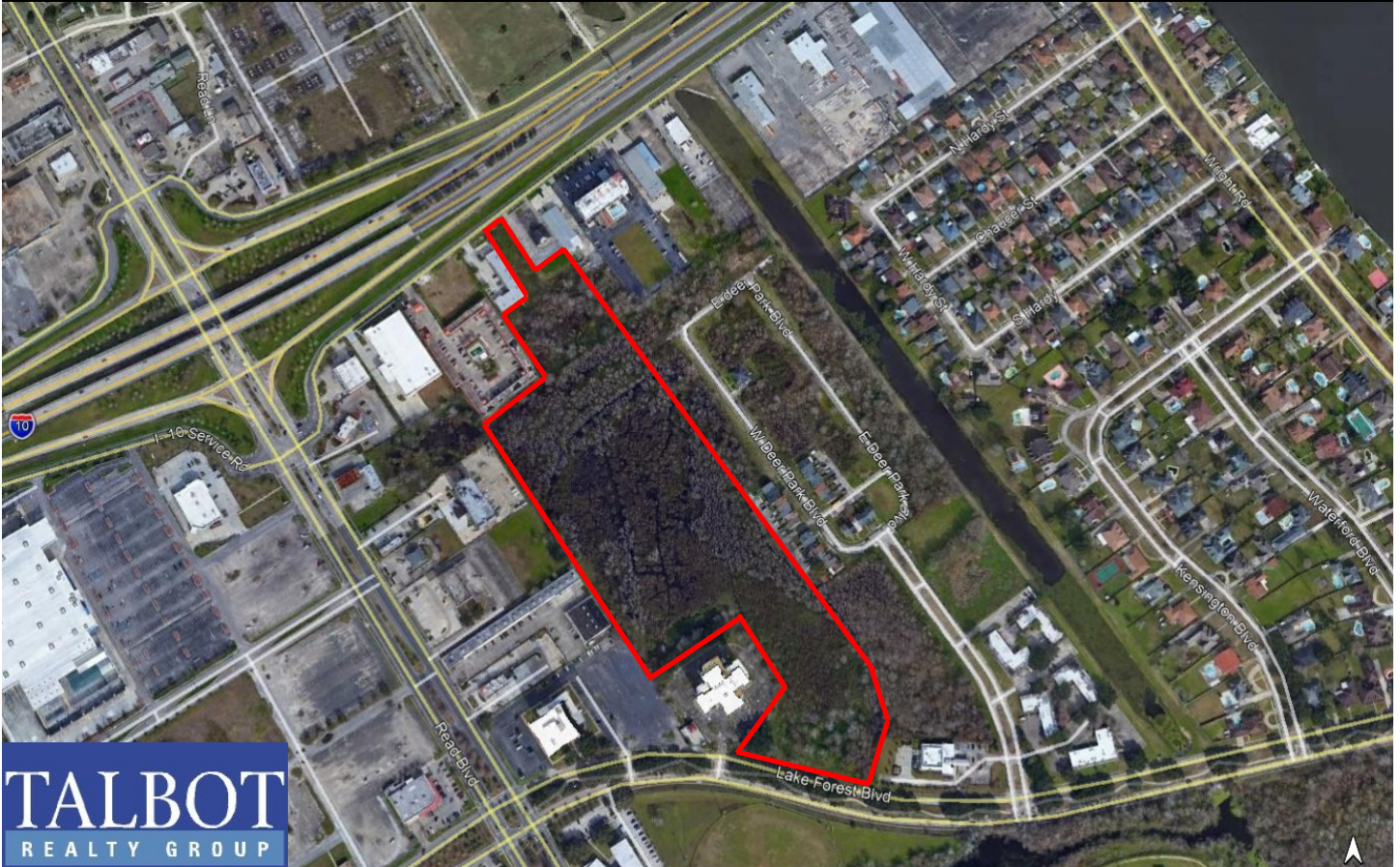


AVAILABLE

19.17 ACRES FRONTING ON I-10 SERVICE ROAD AND LAKE FOREST BOULEVARD



PRICE: \$2,100,000

SIZE: 19.17 ACRES

ZONING: 2.08 ACRES FRONTING I-10 SERVICE ROAD: C-3, HEAVY COMMERCIAL DISTRICT AND 17.09 ACRES FRONTING LAKE FOREST BOULEVARD: C-1, GENERAL COMMERCIAL DISTRICT

COMMENTS: THE OWNER MAY CONSIDER SELLING A PORTION OF THE SITE. NEARBY NEIGHBORING BUSINESSES INCLUDE: BEST WESTERN HOTEL, NEW LIFE MINISTRY BAPTIST CHURCH, NAPA AUTO PARTS, QUALITY INN, DEER PARK OFFICE COMPLEX, JOE BROWN PARK, FRESENIUS KIDNEY CARE CENTER, BAYOU BRACES & DENISTRY, AND LAKE FOREST MANOR, A 200 UNIT SENIOR CARE LIVING FACILITY.

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

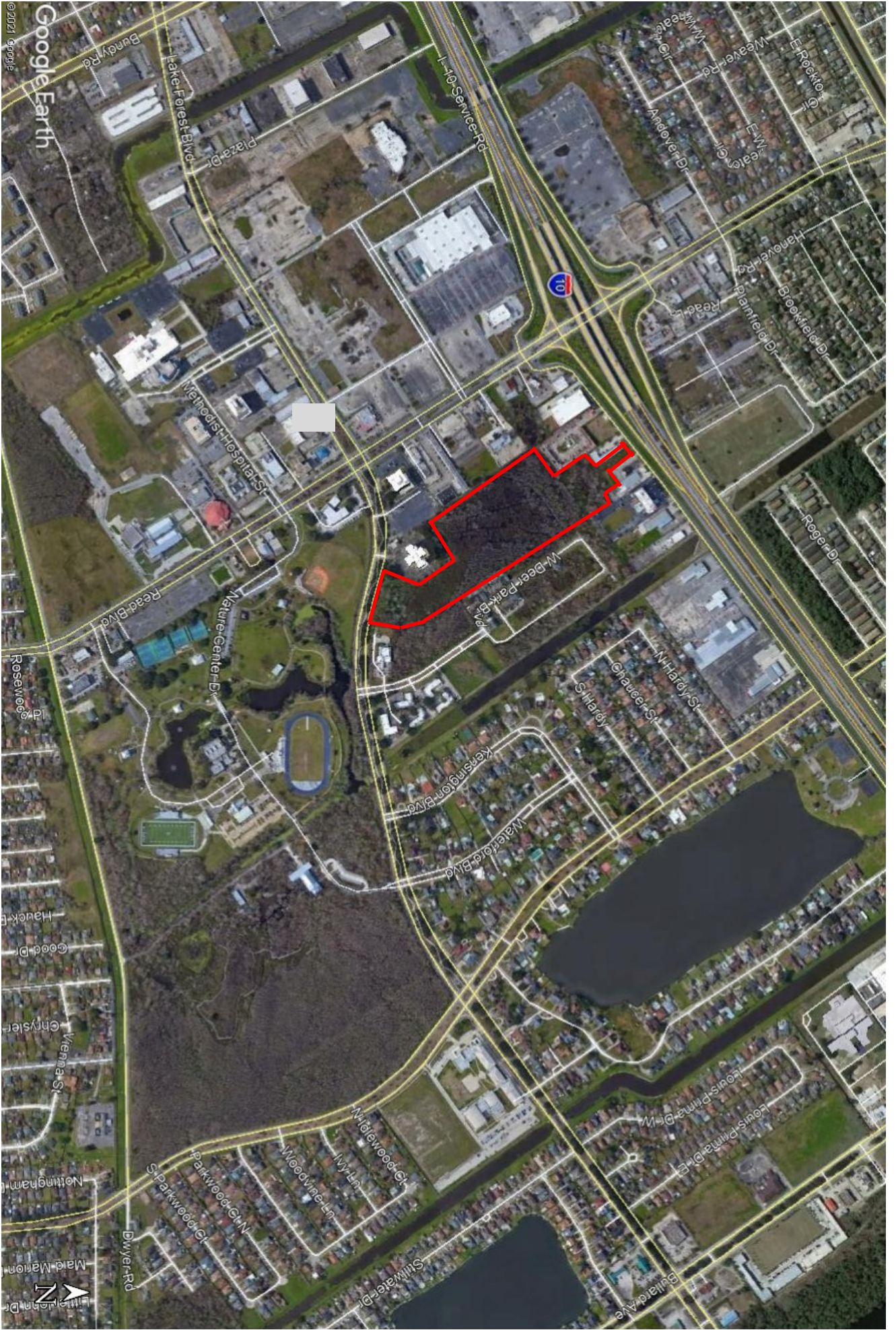
MAY 2021

I-10 SERVICE ROAD



LAKE FOREST BOULEVARD





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Google Earth

Bundy Rd

Lake Forest Blvd

Plaza Dr

I-40 Service Rd

10

W. Reed Rd

Amover Dr

Weaver Rd

E. Weaver Rd

E. Rockton Dr

Brookfield Dr

Read Rd

Plainfield Dr

Read Rd

Roger Dr

Methodist Hospital St

Nature Center Ex

Read Blvd

Rosewood Dr

Good Dr

Chrysler

Vienna St

Nottingham Dr

Maid Marion Dr

Dwyer Rd

Sparkwood St

Parkwood Ct

Woodview Ln

Ivy Ln

W. Woodview St

Stillwater Dr

Waterloo Blvd

Kensington Blvd

W. Deer Park Blvd

St. Hardy

Chawers St

W. Hardy St

Louis Prima Dr

Louis Prima Dr

Louis Prima Dr

Louis Prima Dr

Louis Prima Dr

Louis Prima Dr

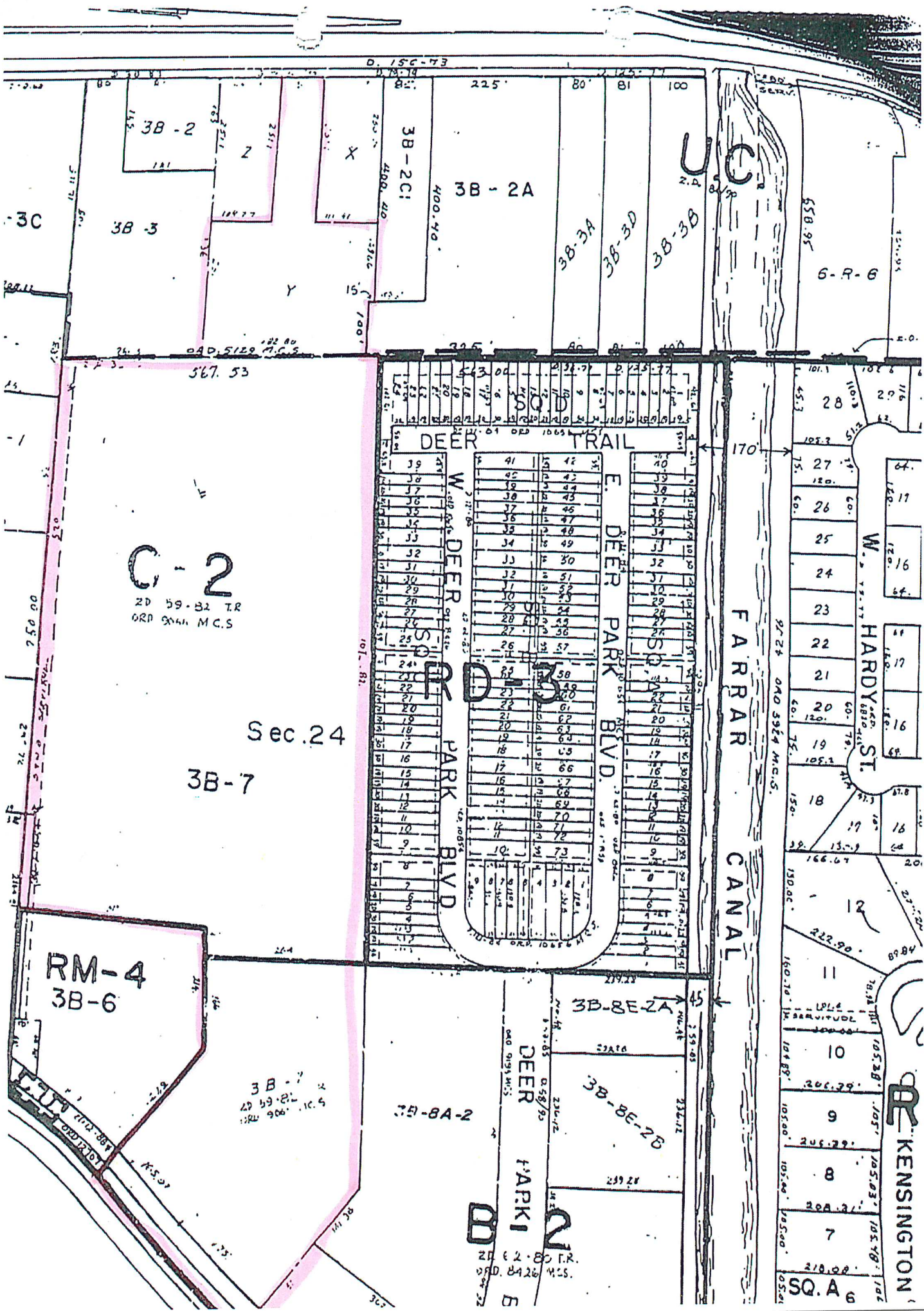
Louis Prima Dr

Louis Prima Dr

Louis Prima Dr

Louis Prima Dr

Louis Prima Dr



C-2
2D 59.32 TR
ORD 9044 M.C.S.

Sec. 24

3B-7

RM-4
3B-6

DEER PARK TRAIL

DEER PARK BLVD

FARRAR CANAL

W. HARDY ST.

DE KENSINGTON

SQ. A 6

3B-8E-2A

3B-8E-2B

3B-8A-2

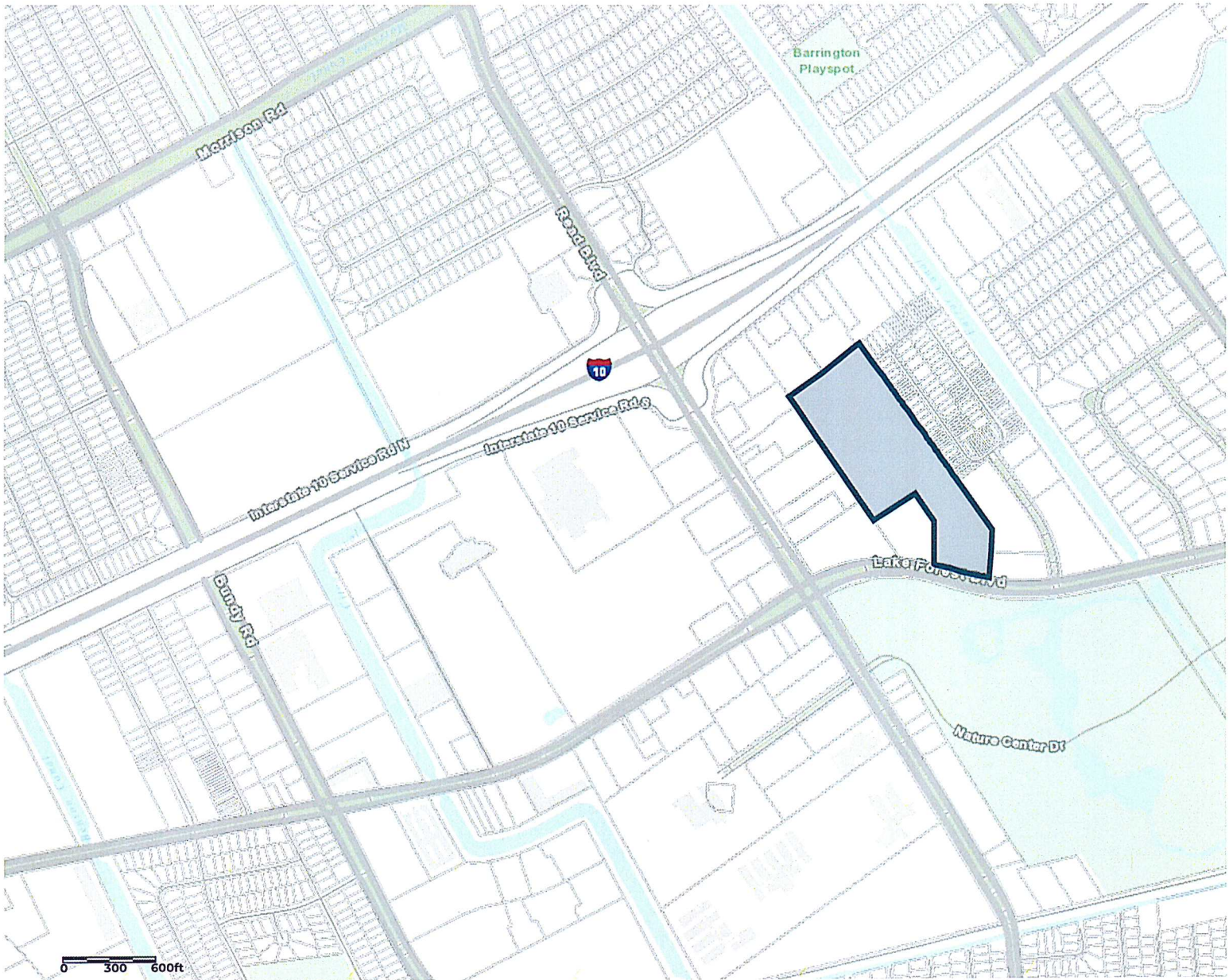
DEER PARK

2D 62.80 TR
ORD 8426 M.C.S.



City of New Orleans Property Viewer

10161 LAKE FOREST BLVD, LA, 70127



PROPERTY INFORMATION

Building Number

Unit Number

Site Address

10161 Lake Forest Blvd, LA, 70127

First Owner Name

FRISCHHERTZ FAMILY ENTERPR LL

Second Owner Name

Mailing Address

4240 TOULOUSE STREET

Mailing City

NEW ORLEANS

Mailing State

LA

Mailing Zip 5

70119

Mailing Zip +4

4620

Use Code

Property Description

SQ SECTION 24 LOT 3B-7 LAKE FOREST BD 340/567 X VAR/1459-291 17.0194 ACRES SEE SEQ 002

GeoPIN

41114626

Tax Bill ID

39W016379

Lot

3B-7

Square

BLOCK

00000000

PARID

5-LAKEFORESTBL

Parcel Area (sq.ft.)

741365

Parcel Dimensions (ft.)

340x567x1459x291

ZONING

Zoning District

C-1

Zoning Description

General Commercial District (<http://czo.nola.gov/article-15/>)

FUTURE LAND USE

Future Land Use

NC

Future Land Use Description

Neighborhood Commercial (<https://nola.gov/city-planning/mpamendments/future-land-use-map-categories-as-amended-by-city/>)

OVERLAYS AND INTERIM ZONING DISTRICTS

Overlay / IZD Description

ENORC Eastern New Orleans Renaissance Corridor Use Restriction Overlay District

Visit City Planning's site to view the regulations of this Overlay. (<http://czo.nola.gov/article-18/#18-4>)

Overlay / IZD Description

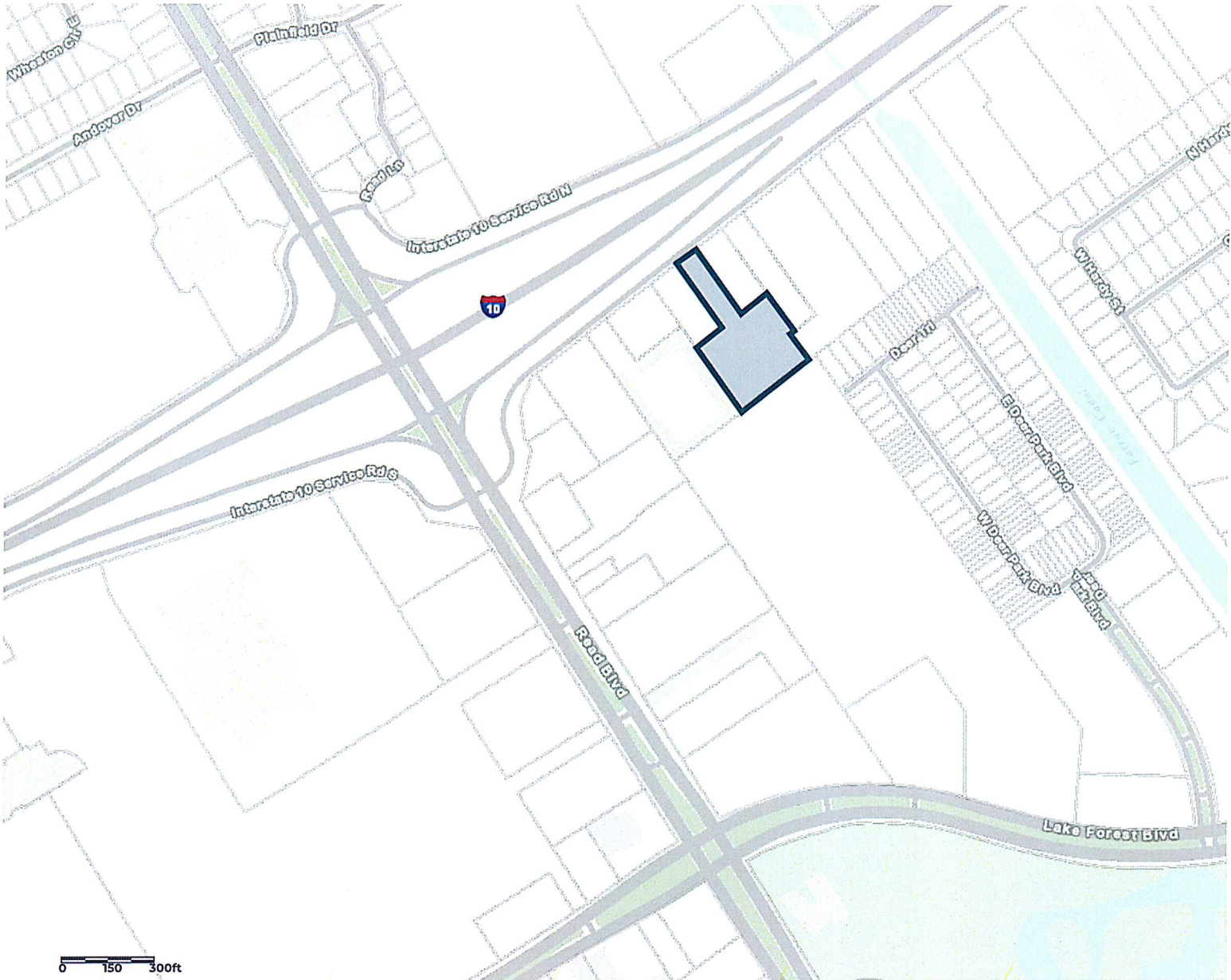
CT Corridor Transformation Design Overlay District

Visit City Planning's site to view the regulations of this Overlay. (<http://czo.nola.gov/article-18/#18-16>)

Regulations in the overlay and interim zoning districts are combined with the base zoning district. In the event of overlapping districts, please contact the New Orleans One Stop Shop (<https://nola.gov/onestop>) for interpretation of the Overlays/Interim Zoning Districts.



City of New Orleans Property Viewer
10046 I 10 E SERVICE RD, LA, 70127



PROPERTY INFORMATION

Building Number

Unit Number

Site Address

10046 I 10 E Service Rd, LA, 70127

First Owner Name

FRISCHHERTZ FAMILY ENTERPR LL

Second Owner Name

Mailing Address

4240 TOULOUSE STR

Mailing City

NEW ORLEANS

Mailing State

LA

Mailing Zip 5

70119

Mailing Zip +4

4920

Use Code

Property Description

SQ SEC 24 LOT Y I 10 SERVICE RD75/15-282 X 251-149-100/251-250 VACANT 1981 ASSESSED 39W016383 & 39W016322

GeoPIN

41114582

Tax Bill ID

39W016387

Lot

Y

Square

BLOCK

00000000

PARID

40843-1-10HW

Parcel Area (sq.ft.)

90753

Parcel Dimensions (ft.)

1x1

ZONING

Zoning District

C-3

Zoning Description

Heavy Commercial District (<http://czo.nola.gov/article-15/>)

FUTURE LAND USE

Future Land Use

GC

Future Land Use Description

General Commercial (<https://nola.gov/city-planning/mpamendments/future-land-use-map-categories-as-amended-by-city/>)

OVERLAYS AND INTERIM ZONING DISTRICTS

Overlay / IZD Description

ENORC Eastern New Orleans Renaissance Corridor Use Restriction Overlay District

Visit City Planning's site to view the regulations of this Overlay. (<http://czo.nola.gov/article-18/#18-4>)

Overlay / IZD Description

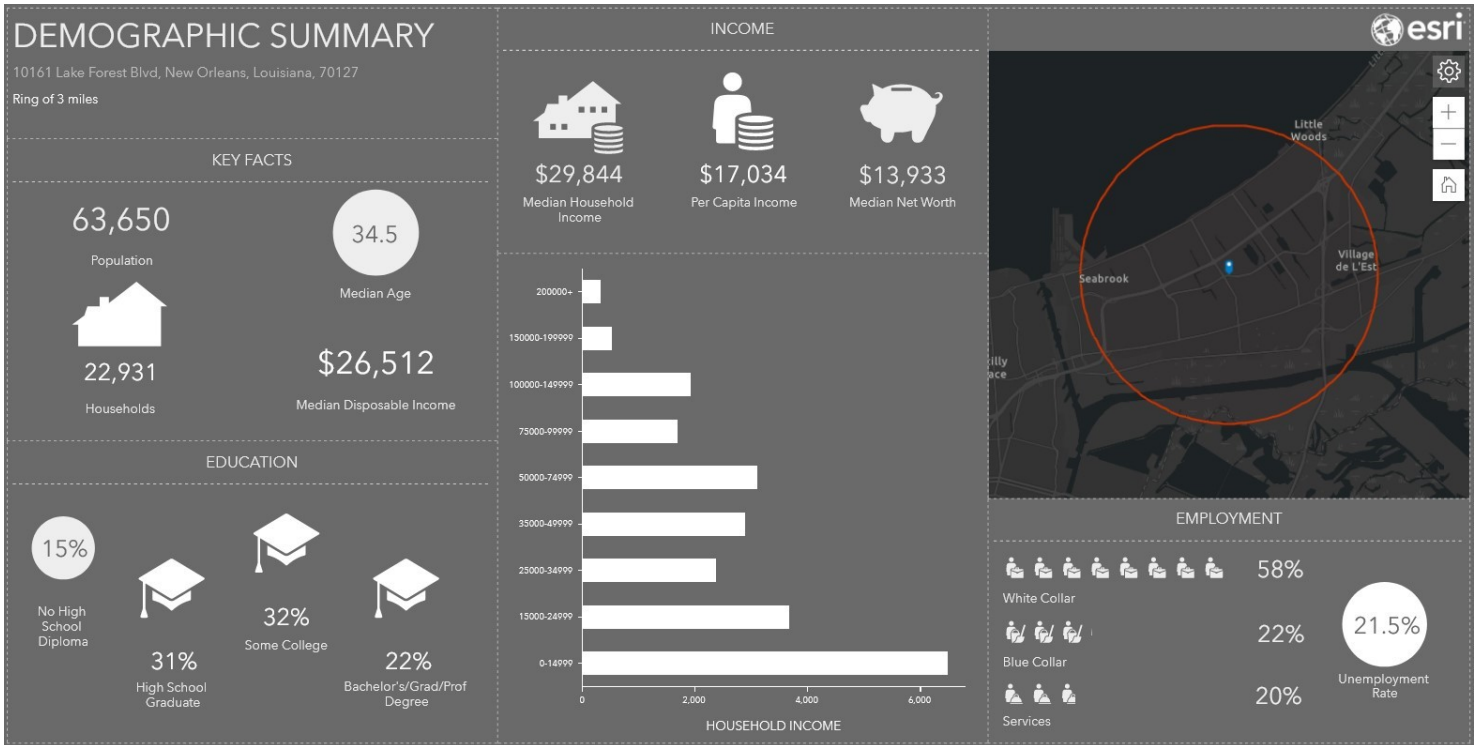
CT Corridor Transformation Design Overlay District

Visit City Planning's site to view the regulations of this Overlay. (<http://czo.nola.gov/article-18/#18-16>)

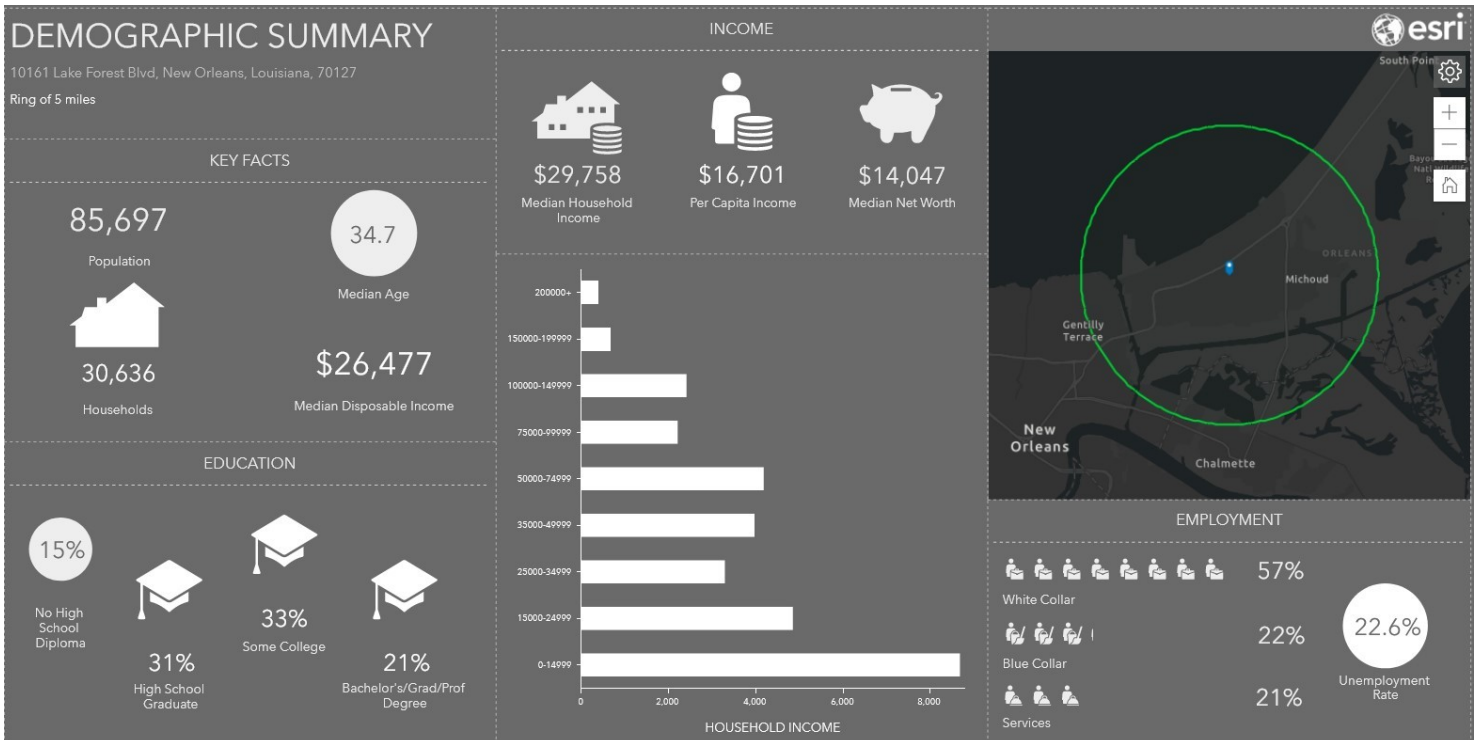
Regulations in the overlay and interim zoning districts are combined with the base zoning district. In the event of overlapping districts, please contact the New Orleans One Stop Shop (<https://nola.gov/onestop>) for interpretation of the Overlays/Interim Zoning Districts.

ADDITIONAL AREA INFORMATION

3 MILES

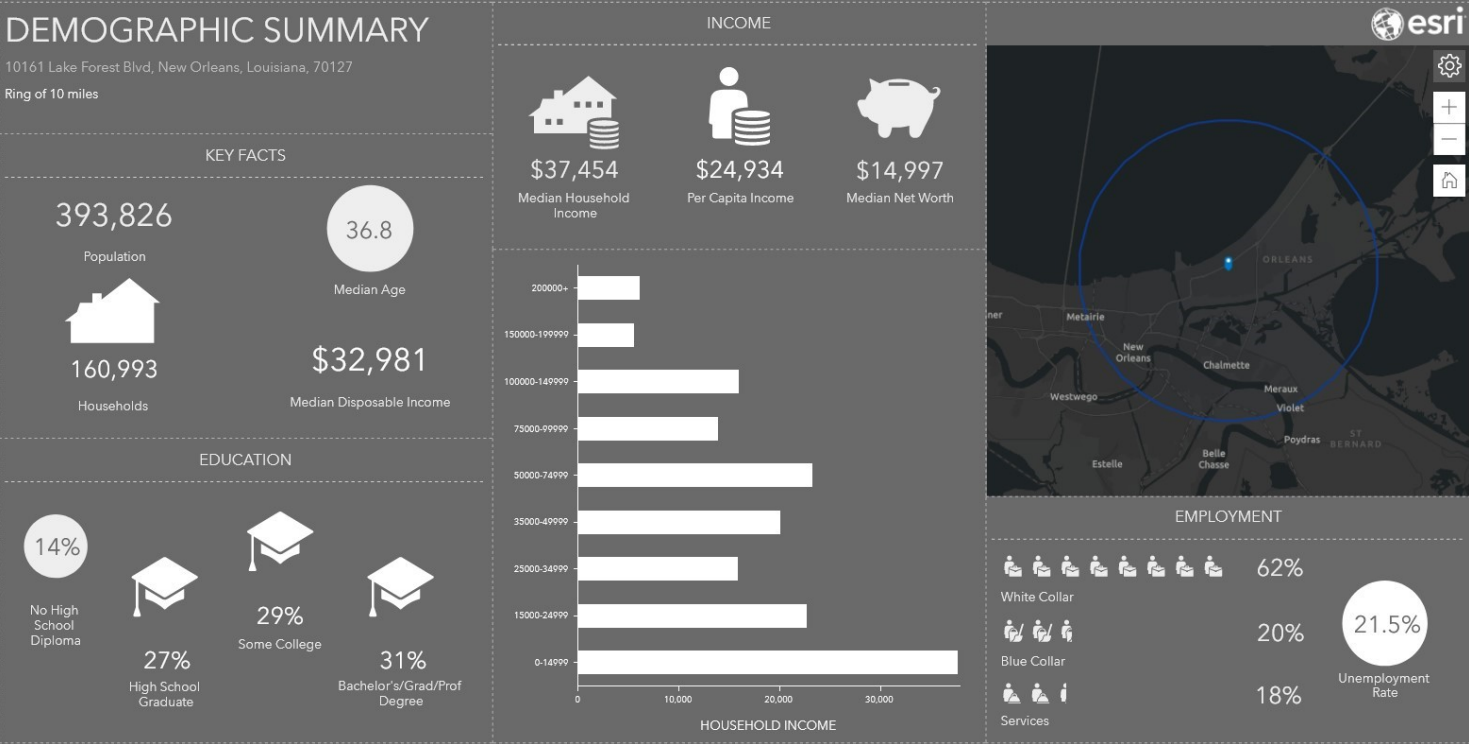


5 MILES



ADDITIONAL AREA INFORMATION

10 MILES



DRIVE TIME MAP

