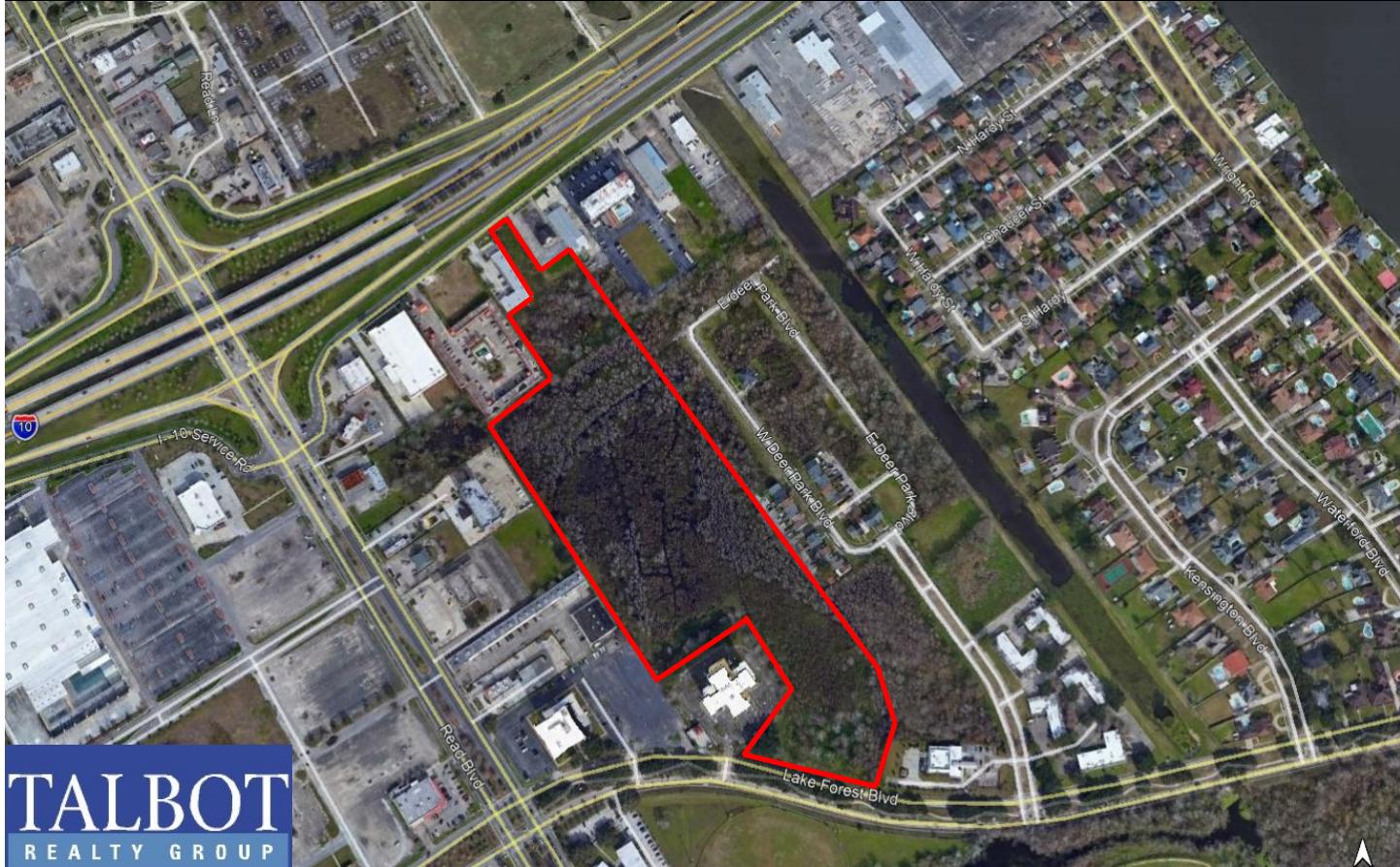


AVAILABLE

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

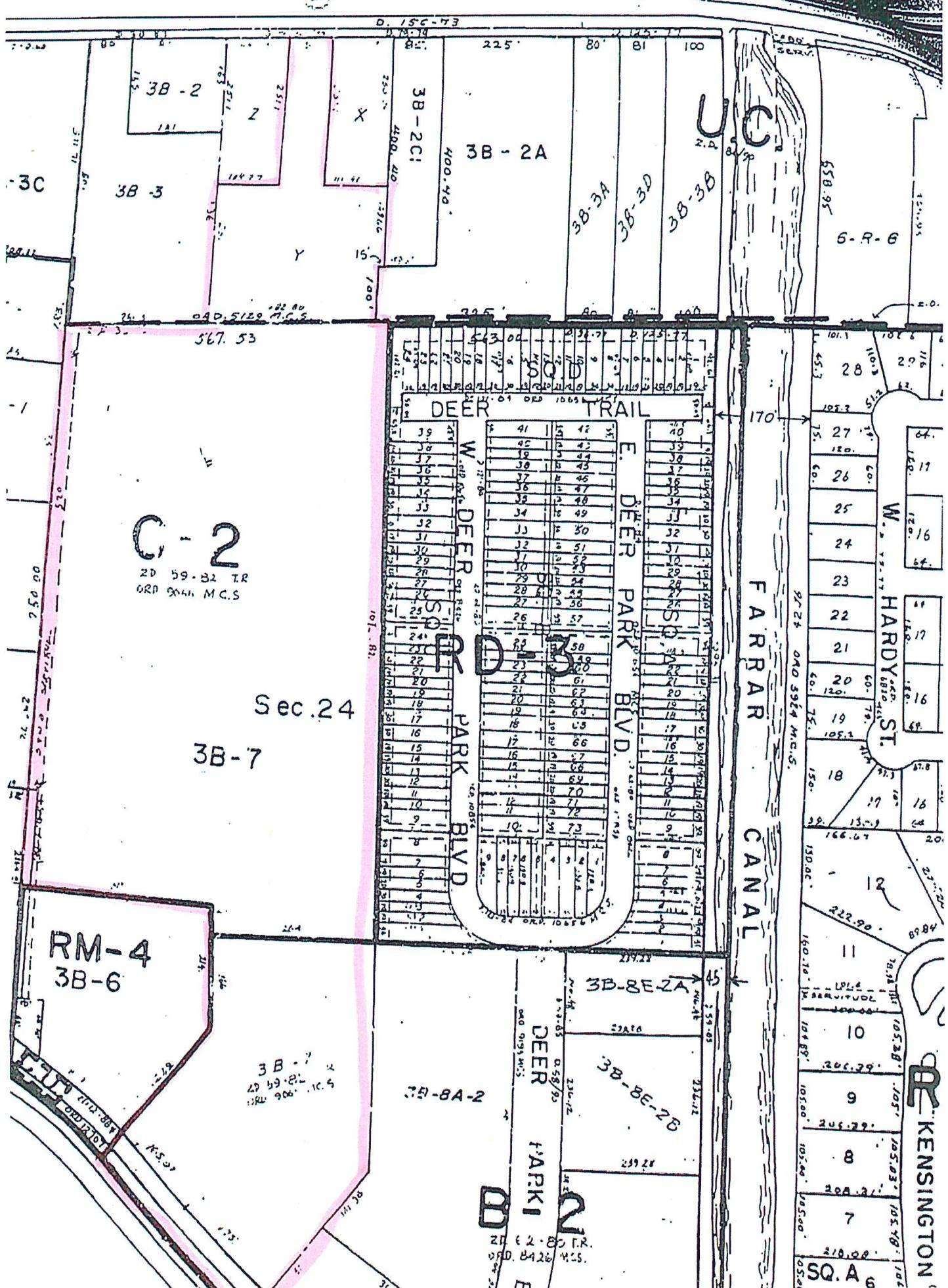
I-10 SERVICE ROAD



LAKE FOREST BOULEVARD



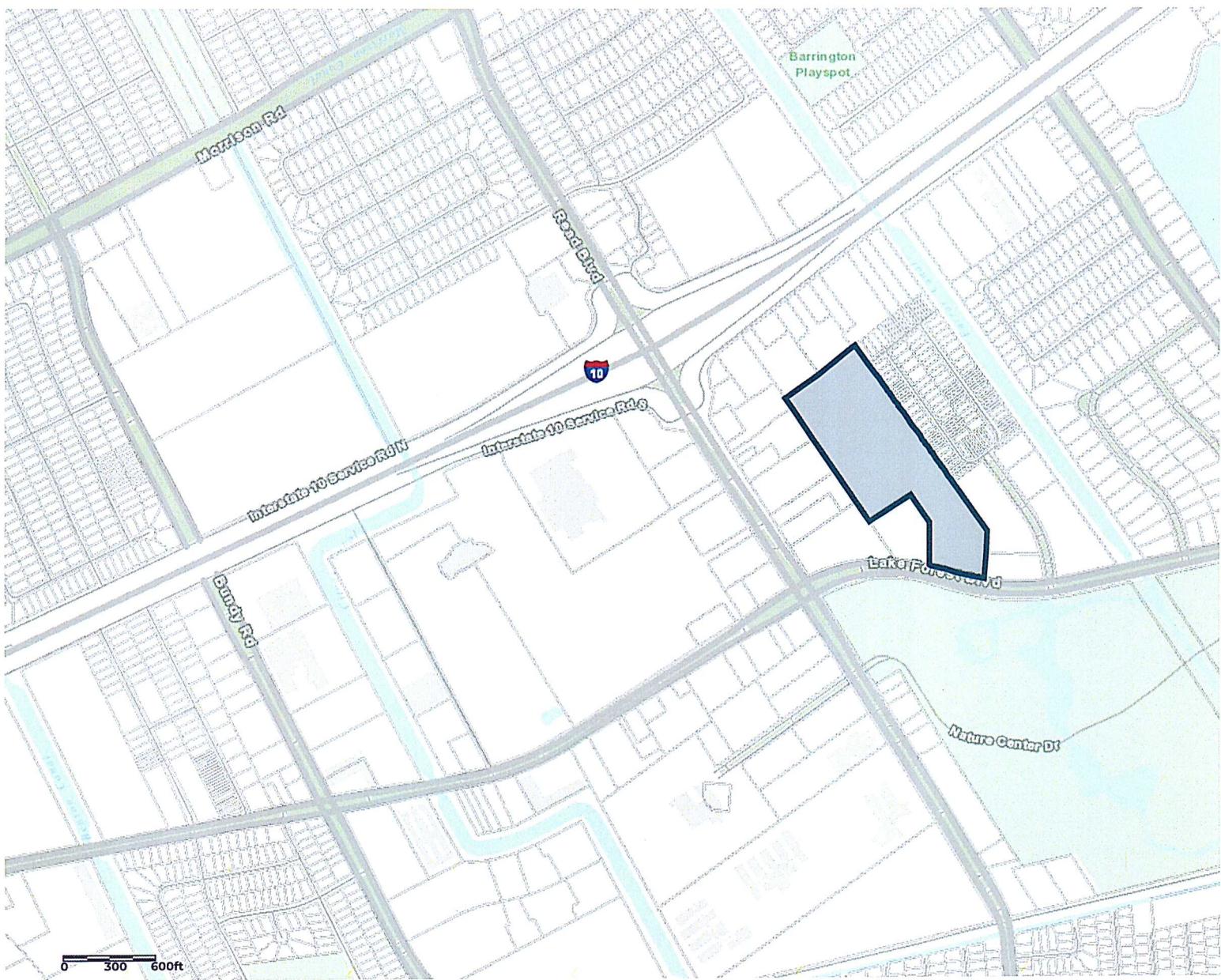






City of New Orleans Property Viewer

10161 LAKE FOREST BLVD, LA, 70127



PROPERTY INFORMATION

Building Number	Property Description SQ SECTION 24 LOT 3B-7 LAKE FOREST BD 340/567 X VAR/1459-291 17.0194 ACRES SEE SEQ 002
Unit Number	
Site Address	GeoPIN 4114626
10161 Lake Forest Blvd, LA, 70127	Tax Bill ID 39W016379
First Owner Name FRISCHHERTZ FAMILY ENTERPR LL	Lot 3B-7
Second Owner Name	Square
Mailing Address 4240 TOULOUSE STREET	BLOCK 00000000
Mailing City NEW ORLEANS	PARID 5-LAKEFORESTBL
Mailing State LA	Parcel Area (sq.ft.) 741365
Mailing Zip 5 70119	Parcel Dimensions (ft.) 340x567x1459x291
Mailing Zip +4 4620	
Use Code	

ZONING**Zoning District**

C-1

Zoning DescriptionGeneral Commercial District (<http://czo.nola.gov/article-15/>)**FUTURE LAND USE****Future Land Use**

NC

Future Land Use DescriptionNeighborhood 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

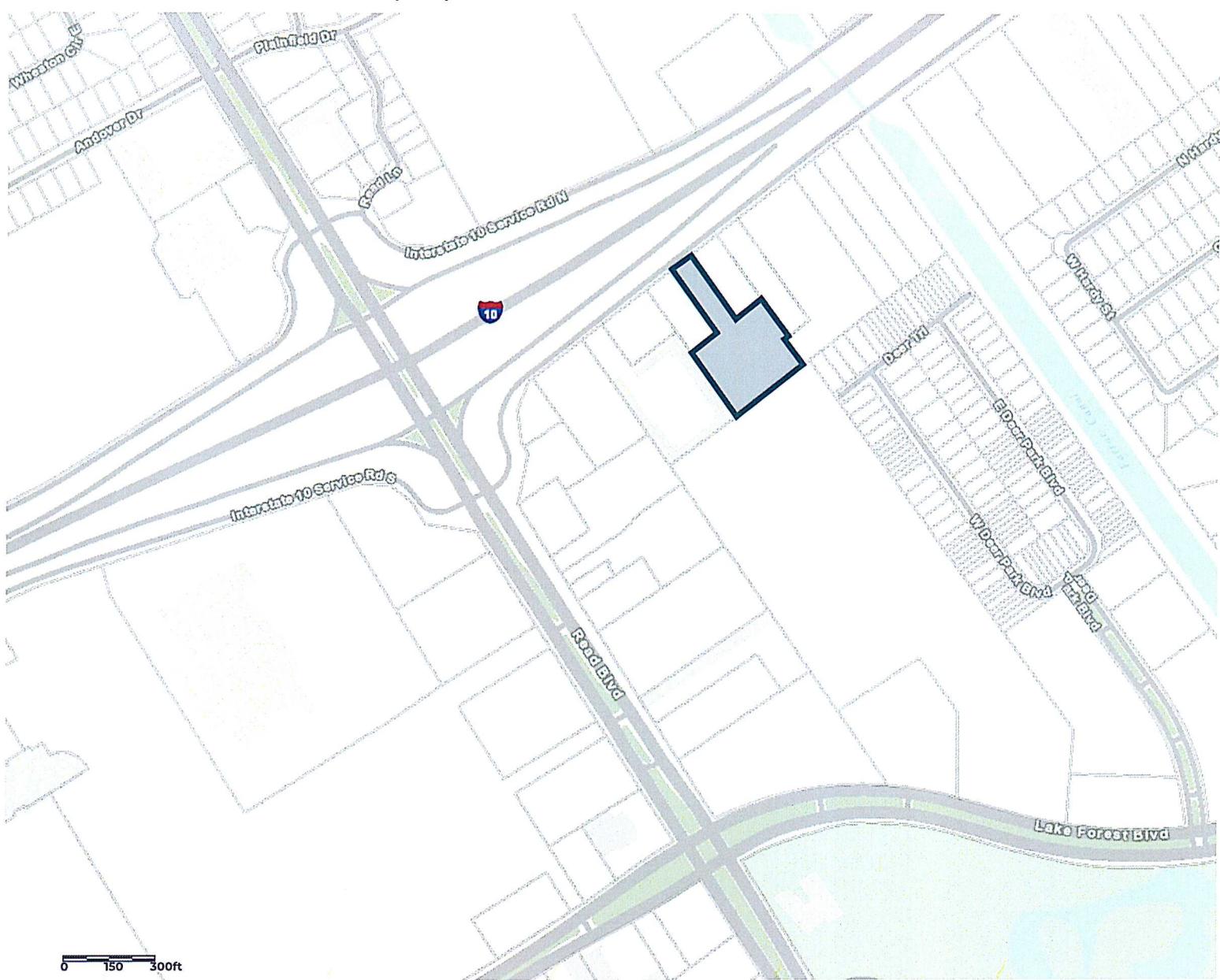
Visit City Planning's site to view the regulations of this Overlay. (<http://czo.nola.gov/article-18/#18-16>)

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	Property Description SQ SEC 24 LOT Y I 10 SERVICE RD75/15-282 X 251-149-100/251-250 VACANT 1981 ASSESSED 39W016383 & 39W016322
Unit Number	
Site Address	GeoPIN 41114582
10046 I 10 E Service Rd, LA, 70127	Tax Bill ID 39W016387
First Owner Name	Lot
FRISCHHERTZ FAMILY ENTERPR LL	Y
Second Owner Name	Square
	BLOCK 00000000
Mailing Address	PARID 40843-I-10HW
4240 TOULOUSE STR	Parcel Area (sq.ft.) 90753
Mailing City	Parcel Dimensions (ft.) 1x1
NEW ORLEANS	
Mailing State	
LA	
Mailing Zip 5	
70119	
Mailing Zip +4	
4920	
Use Code	

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

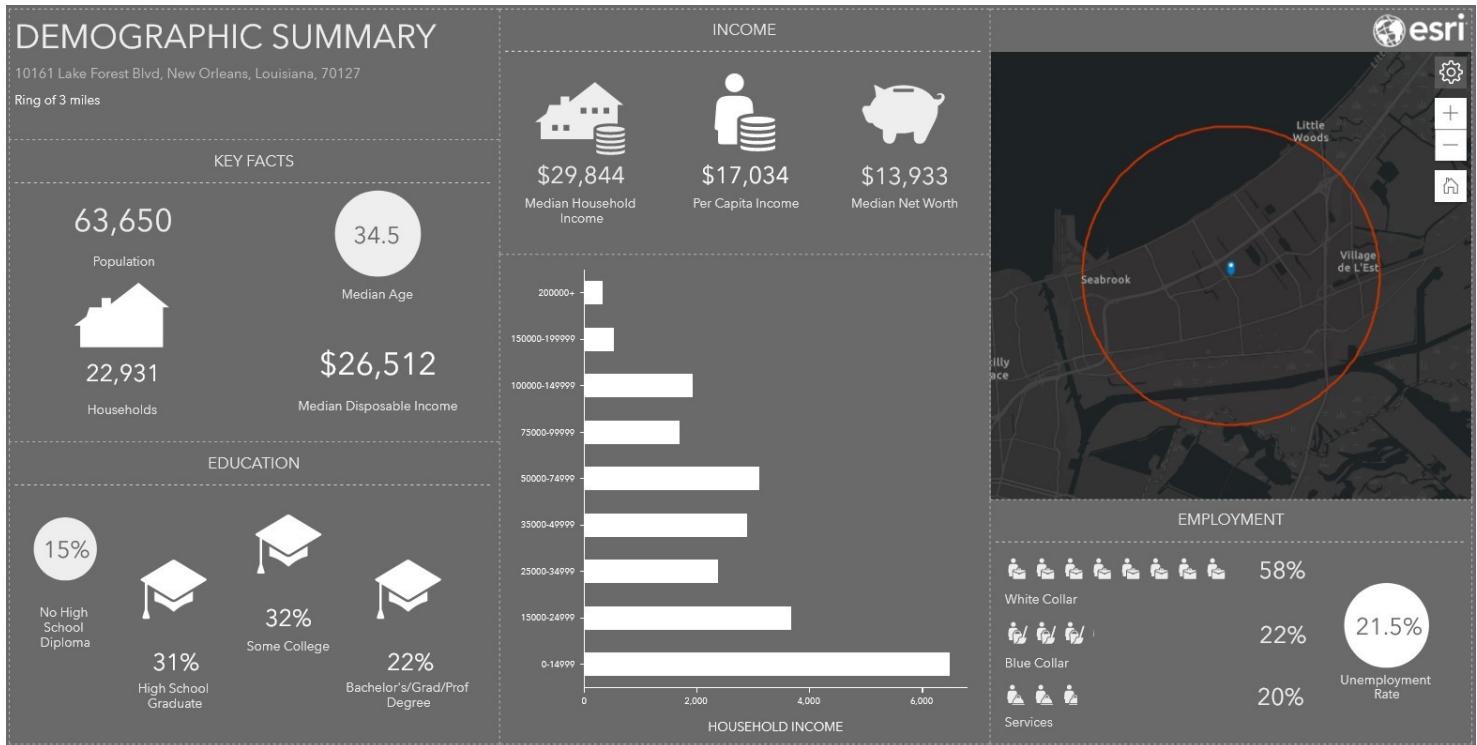
CT Corridor Transformation Design Overlay District

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

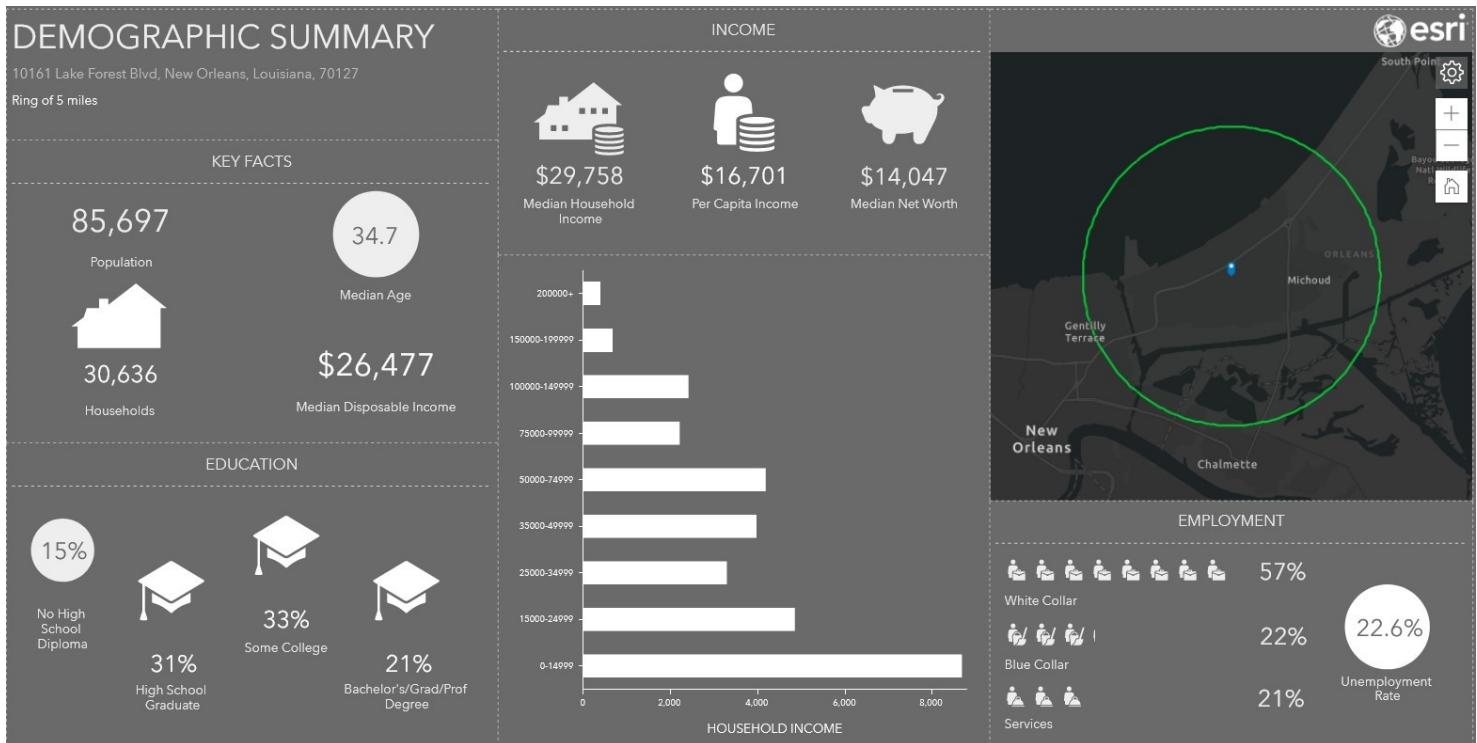
Regulations in the overlay and interim zoning districts are combined with the base zoning district. In the event of overlapping districts, please contact the New Orleans One Stop Shop (<https://nola.gov/onestop>) for interpretation of the Overlays/Interim Zoning Districts.

ADDITIONAL AREA INFORMATION

3 MILES



5 MILES



ADDITIONAL AREA INFORMATION

10 MILES

DEMOGRAPHIC SUMMARY

10161 Lake Forest Blvd, New Orleans, Louisiana, 70127

Ring of 10 miles

KEY FACTS

393,826

Population



160,933

Households

36.8

Median Age

\$32,981

Median Disposable Income

EDUCATION

14%



No High School Diploma

27%

High School Graduate



29%

Some College



31%

Bachelor's/Grad/Prof Degree

INCOME



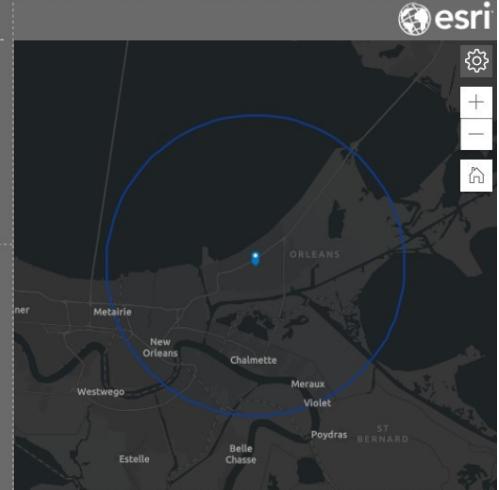
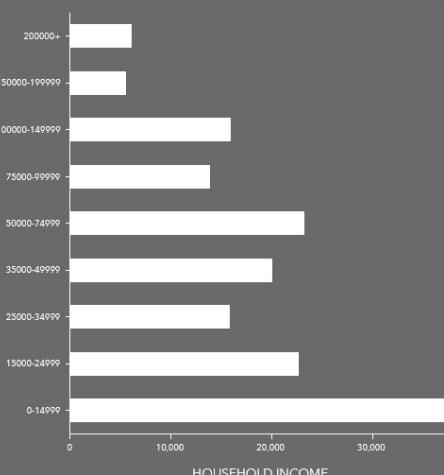
\$37,454
Median Household Income



\$24,934
Per Capita Income



\$14,997
Median Net Worth



EMPLOYMENT



White Collar

62%



Blue Collar

20%



Services

18%

21.5%

Unemployment Rate

DRIVE TIME MAP

