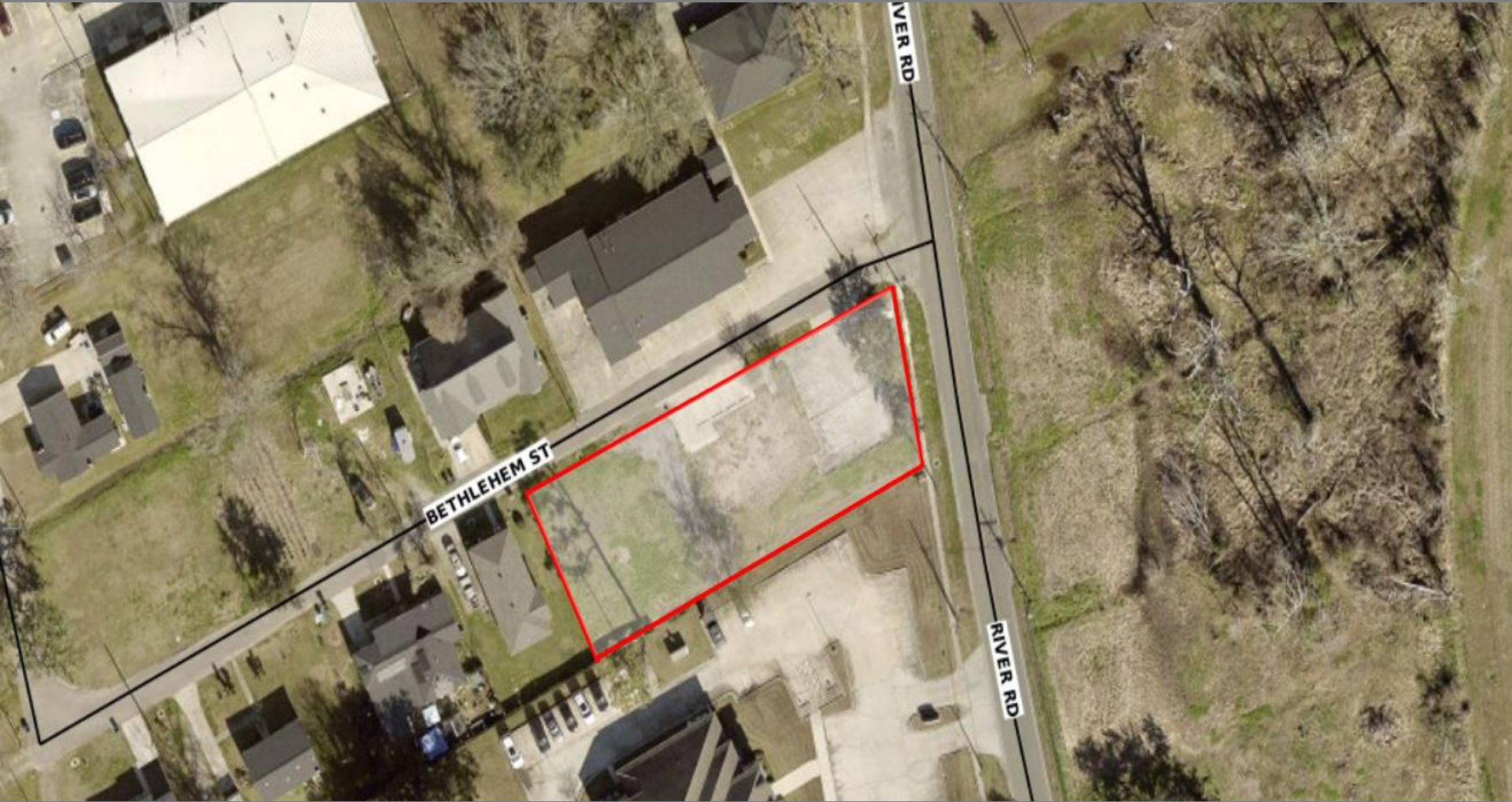


OFFERING MEMORANDUM

HAHNVILLE VACANT LAND FOR SALE

14981 River Road | Hahnville, LA



EXCLUSIVELY OFFERED BY:
JIMMY NEWTON, CCIM
504.247.7255
jimmy@maxderbes.com



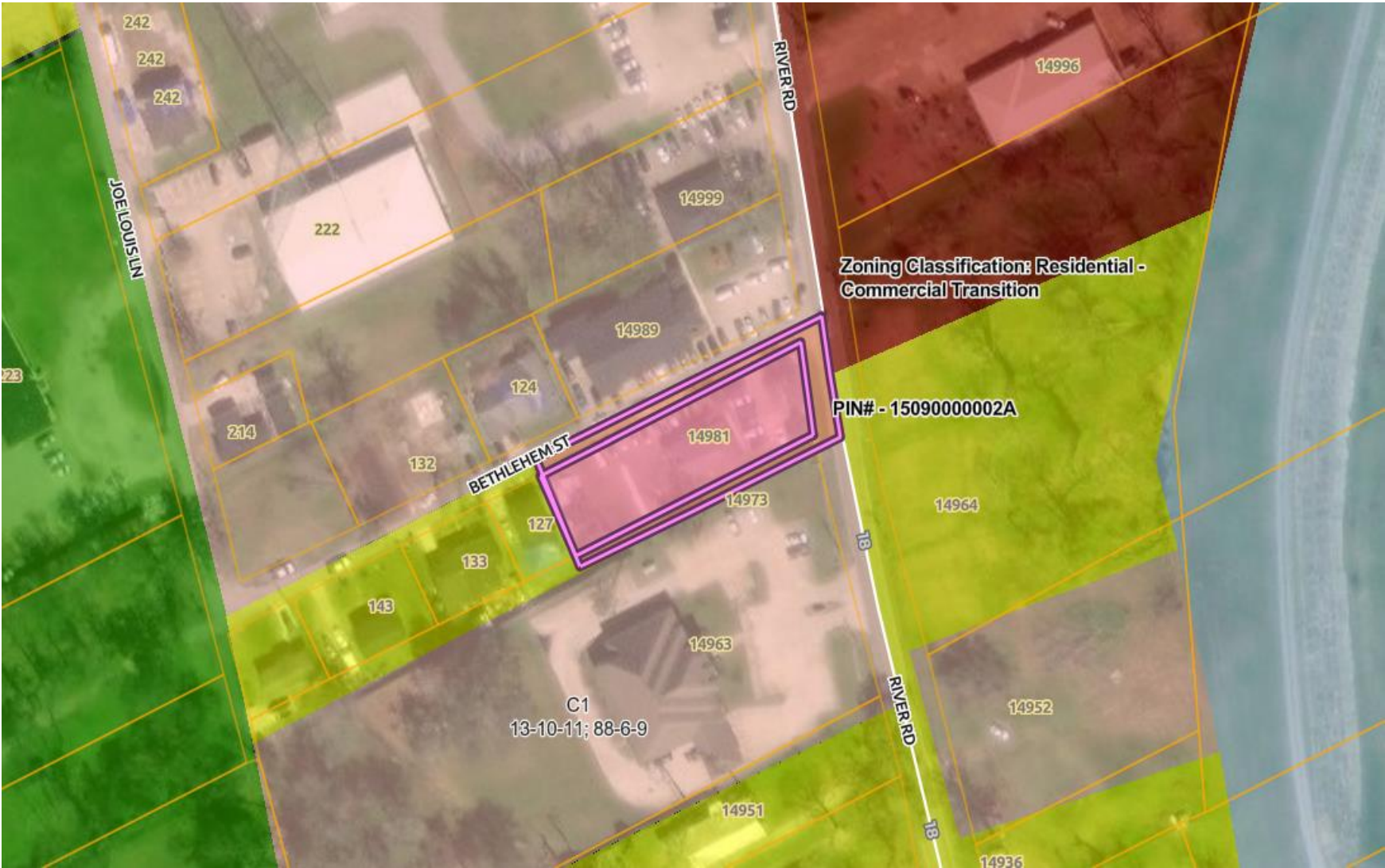
Max J. Derbes, Inc.
REALTORS ■

5440 Mounes Street, Suite 100
New Orleans, LA 70123
www.maxderbes.com
MS: #S-58890
LA: Sale 0099562379-ACT

OFFERING SUMMARY:

Address:	14981 River Road Hahnville, LA
Land Area:	Corner site containing 16,000 square feet (80' x 200')
Location:	High visibility along River Road corridor at the corner of River Road and Bethlehem Lane. Near St. Charles Parish courthouse and associated parish operations including assessor, department of motor vehicles, library, emergency operations center. Additional nearby uses include Family Dollar, law offices, post office, and credit union.
Zoning:	CR1 (Residential - Commercial Transition)
Site Improvements:	Cleared and filled site; former residence converted to office onsite was demolished subsequent to Hurricane Ida. Remnant site improvements include parking lot and parish sewer connection is available.
Sale Price	\$150,000





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