



PROPERTY ONE

ALGIERS PLAZA OUTPARCEL

10030 Holiday Drive, New Orleans, LA 70131

+/- 1.47 AC

Presented by:

DAVID DA CUNHA

504.681.3400

LA #47108

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WARREN SURCOUF, III, CCIM

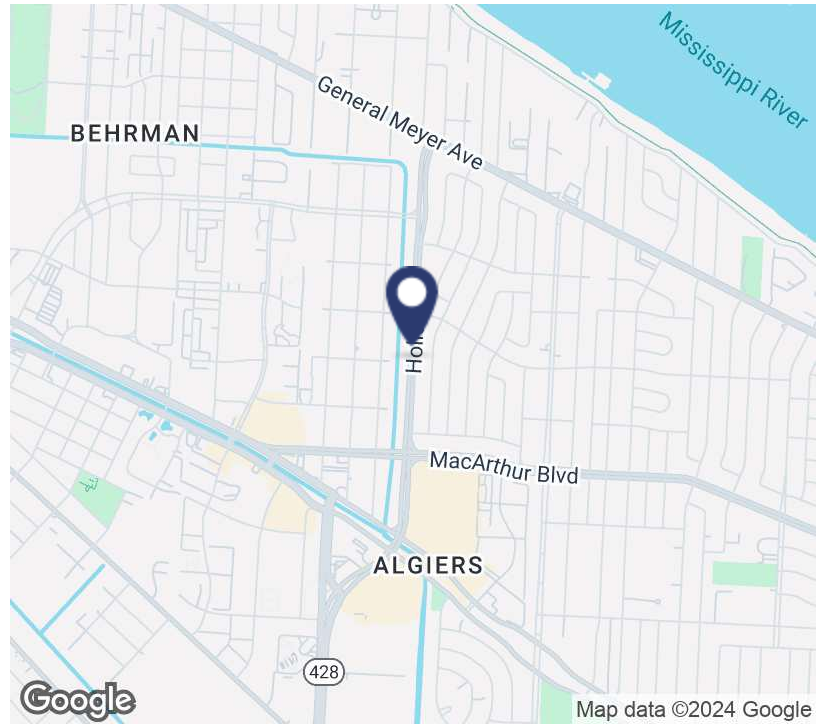
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OFFERING SUMMARY

Sale Price:	\$850,000
Lot Size:	1.47 Acres
Zoning:	C-3
Market:	Westbank
Submarket:	Algiers

PROPERTY OVERVIEW

Introducing an exceptional investment opportunity at 3000 Holiday Drive in New Orleans, LA. This prime property boasts a highly sought-after location in the thriving Westbank area. Perfect for land or retail-pad investors, this site offers tremendous potential for retail, office, automotive or special purpose development. With its strategic positioning and favorable C-3 zoning, this property presents a unique chance to capitalize on the area's commercial real estate market. Don't miss out on the chance to secure a valuable asset in a strategic location that serves 70114 and 70131 Zip Codes. Ownership open to Ground Lease option. Ross Dress for Less, Winn Dixie, America's Best, Five Below, Chick-Fil-A, Walgreens, Buffalo Wild Wings, TJ Maxx, Petco and Burlington are all current tenants at the adjacent Algiers Plaza shopping center.

LOCATION OVERVIEW

Situated just minutes from downtown financial, medical, and tourist districts, this site provides the opportunity to locate your business near an intersection that is considered to be Main & Main for the historical Algiers submarket of New Orleans. The recent expansion of the University of Holy Cross, and the addition of Delgado's Community College Tech Center as well as recent investments by Aldi and Chick Fil A point to a veritable renaissance of business and retail activity in this vibrant Westbank community. This site benefits from vehicular traffic counts of 37,113 VPD on Gen. De Gaulle Dr. and 14,101 VPD on Holiday Dr.



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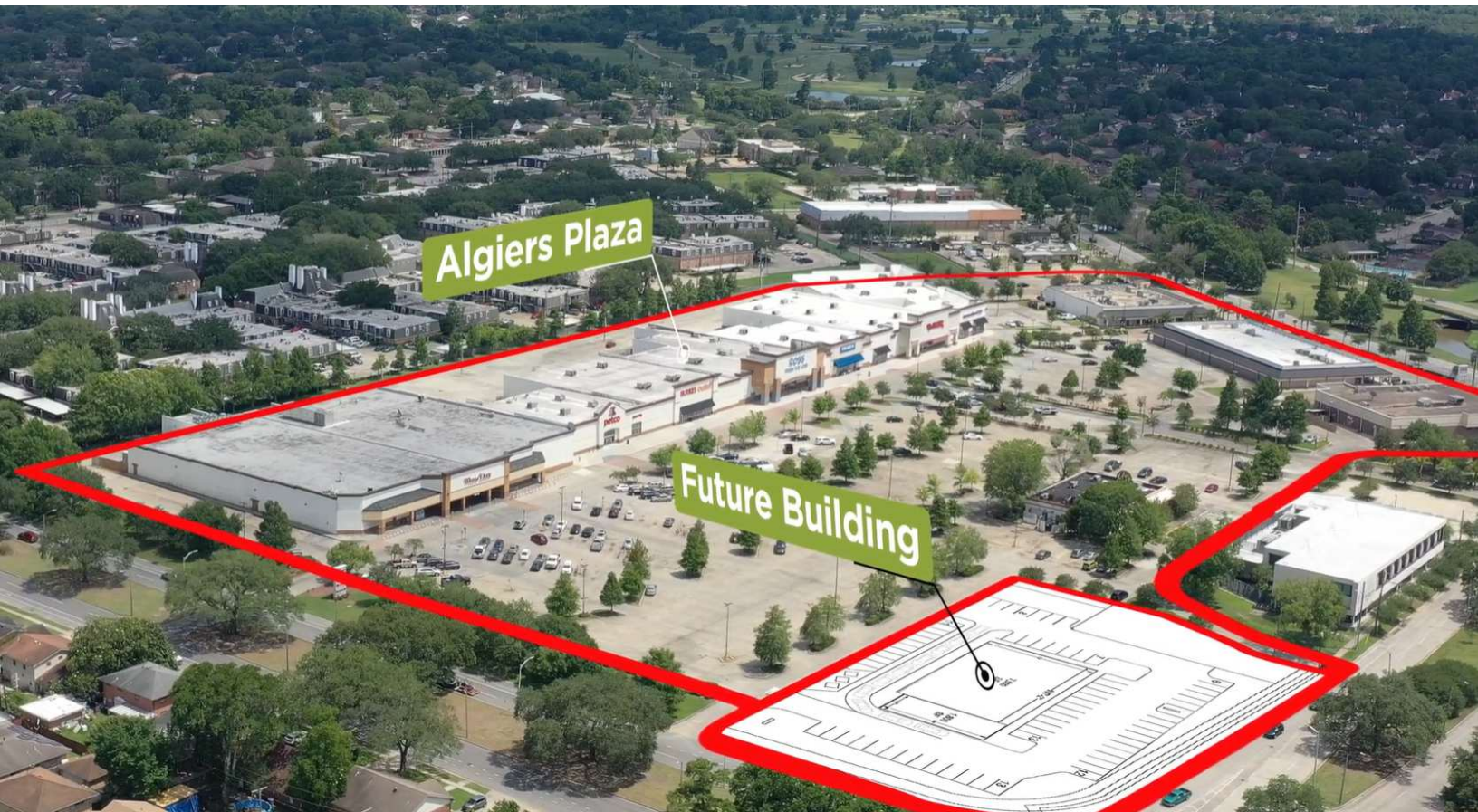
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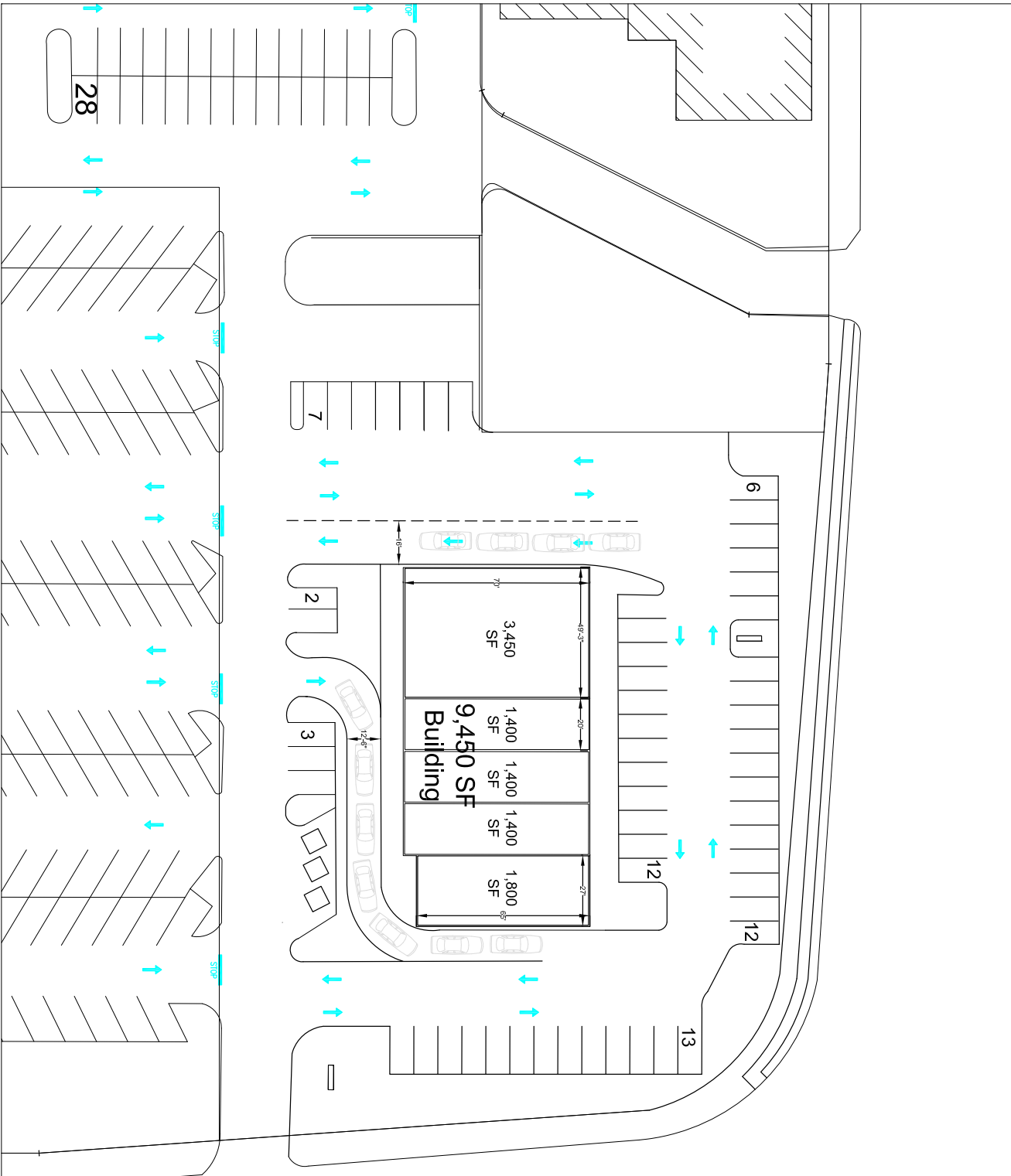
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FUTURE BUILDING
1.474 ACRES
9,450 SF
55 Parking Spaces
1 space/ 168 SF



FUTURE BUILDING
 1.474 ACRES
 9,450 SF
 70 Parking Spaces
 1 space/ 135 SF

This site plan is preliminary in nature and subject to change. It is subject to governmental codes, tenant mix, and civil engineering requirements as will be dictated by the governing city or municipality

ALGIERS PLAZA OUTPARCEL

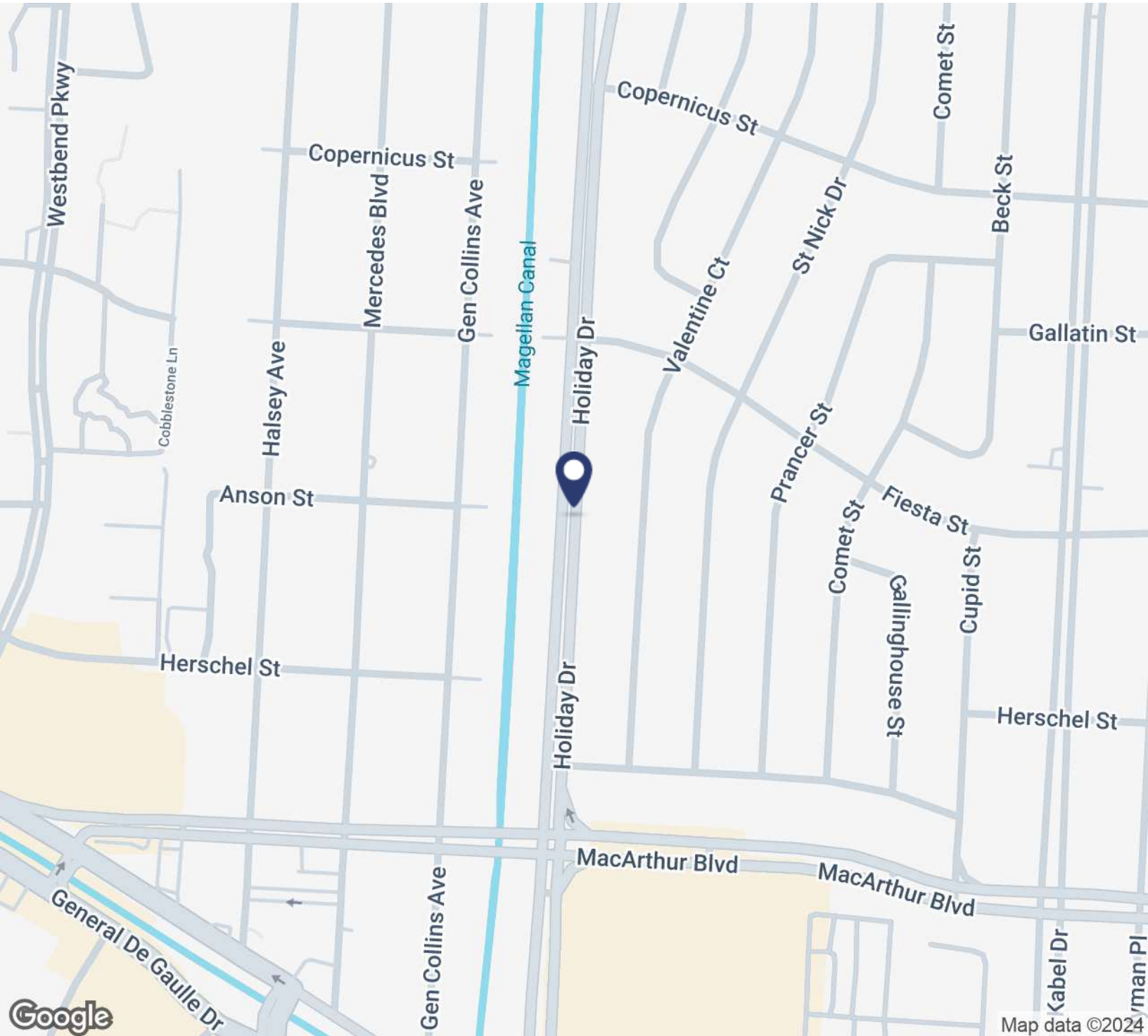
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Google

Map data ©2024



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Customer Information Form

What Customers Need to Know When Working with Real Estate Brokers or Licensees

This document describes the various types of agency relationships that can exist in real estate transactions.

AGENCY means a relationship in which a real estate broker or licensee represents a client by the client's consent, whether expressed or implied, in an immovable property transaction. An agency relationship is formed when a real estate licensee works for you in your best interest and represents you. Agency relationships can be formed with buyers/sellers and lessors/lessees.

DESIGNATED AGENCY means the agency relationship that shall be presumed to exist when a licensee engaged in any real estate transaction, except as otherwise provided in LA R.S. 9:3891, is working with a client, unless there is a written agreement providing for a different relationship.

- The law presumes that the real estate licensee you work with is your designated agent, unless you have a written agreement otherwise.
- No other licensees in the office work for you, unless disclosed and approved by you.
- You should confine your discussions of buying/selling to your designated agent or agents only.

DUAL AGENCY means an agency relationship in which a licensee is working with both buyer and seller or both landlord and tenant in the same transaction. Such a relationship shall not constitute dual agency if the licensee is the seller of property that he/she owns or if the property is owned by a real estate business of which the licensee is the sole proprietor and agent. A dual agency relationship shall not be construed to exist in a circumstance in which the licensee is working with both landlord and tenant as to a lease that does not exceed a term of three years and the licensee is the landlord. Dual agency is allowed only when informed consent is presumed to have been given by any client who signed the dual agency disclosure form prescribed by the Louisiana Real Estate Commission. Specific duties owed to both buyer/seller and lessor/lessee are:

- To treat all clients honestly.
- To provide factual information about the property.
- To disclose all latent material defects in the property that are known to them.
- To help the buyer compare financing options.
- To provide information about comparable properties that have sold, so that both clients may make educated buying/selling decisions.

- To disclose financial qualifications to the buyer/lessee to the seller/lessor.
- To explain real estate terms.
- To help buyers/lessees arrange for property inspections
- To explain closing costs and procedures.

CONFIDENTIAL INFORMATION means information obtained by a licensee from a client during the term of a brokerage agreement that was made confidential by the written request or written instruction of the client or is information the disclosure of which could materially harm the position of the client, unless at any time any of the following occur:

- The client permits the disclosure by word or conduct.
- The disclosure is required by law or would reveal serious defect.
- The information became public from a source other than the licensee.

By signing below, you acknowledge that you have read and understand this form and that you are authorized to sign this form in the capacity in which you have signed.

Buyer/Lessee:

By: _____

Title: _____

Date: _____

Licensee: _____

Date: _____

Seller/Lessor:

By: _____

Title: _____

Date: _____

Licensee: _____

Date: _____



FOR MORE INFORMATION, PLEASE CONTACT:

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