

VACANT LAND | FOR SALE OR GROUND LEASE

Premier Commercial Development Opportunity

3500 Houma Blvd / 4325 Manhattan St / 3515 Hudson St

METAIRIE, LA 70006

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VACANT LAND NEAR EAST JEFF HOSPITAL

3500 Houma Blvd, 4325 Manhattan St, 3515 Hudson St, Metairie, LA 70006

DESCRIPTION

Three contiguous parcels totaling 4.52 acres (±196,769 sf) are now available. They are located off Houma Blvd near East Jefferson General Hospital and LCMC Health. Owner will sell or consider a ground lease in various combinations. Ingress/egress can be provided through the adjacent property at 4330 Loveland St. for enhanced site access. Excellent visibility with proximity to I-10, Clearview City Center, and Veterans Memorial Boulevard.

- 3500 Houma Blvd 32,226 SF .74 Acres
- 4325 Manhattan 64,494 SF 1.48 Acres
- 3515 Hudson 100,049 SF 2.3 Acres

OVERVIEW

SIZE

Total: 196,769 - 4.52 Acres

GROUND LEASE RATE

Contact Agent

SALE PRICE

Contact Agent

ZONING

GO-1 General Offices





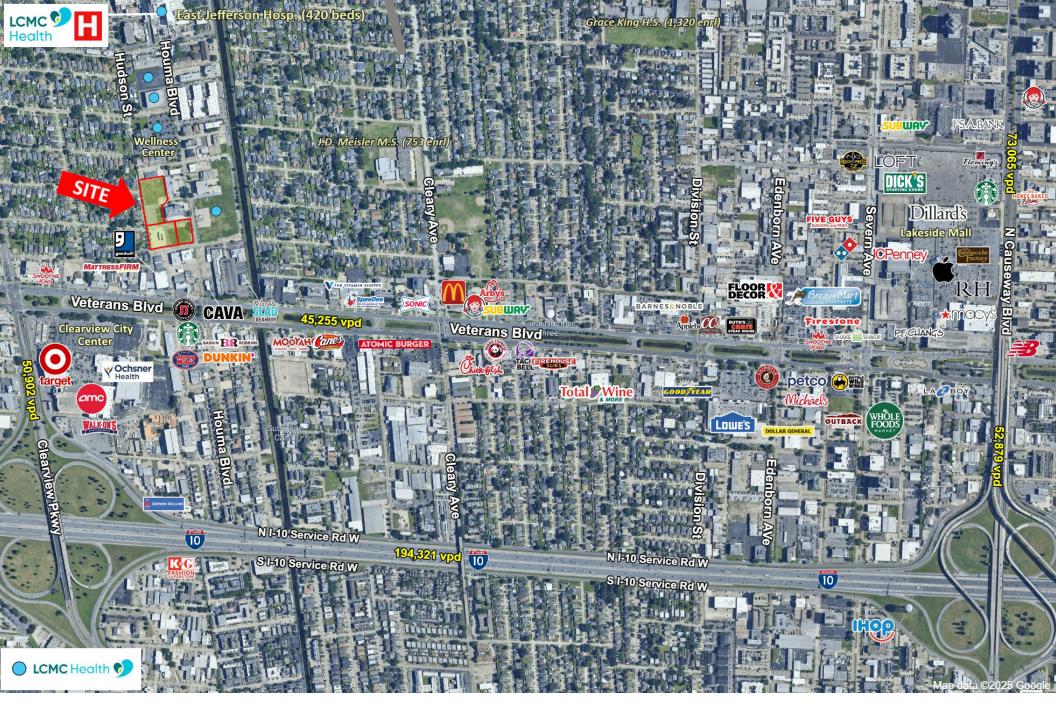


DEMOGRAPHICS (EST. 2025)

	1 mile	3 mile	<u>5 mile</u>
Population	23,728	123,371	250,570
Average HH Income	\$93,081	\$108,473	\$109,213
Median HH Income	\$66,826	\$82,277	\$80,245
Daytime Population	24,913	145,731	217,409

ZONING

GENERAL OFFICES (GO-1) is zoning created for a group of professional, general administrative, and general sales offices, encouraging commercial uses to serve employees in the district while remaining compatible with the residential community. It permits a variety of uses including but not limited to clinical, medical, dental, and/or laboratories; assisted living and/or elderly housing; daycare centers; restaurants; and retail.



HOUMA BLVD LAND ASSEMBLAGE



504.919.5211

