



FOR SALE

# 2100 Hwy 59 - Glendale Heights

13.3 Acre Development Site

2100 LA-59

Mandeville, LA 70448 · St. Tammany Parish

SALE PRICE

**\$1,740,000**

LOT SIZE

**13.3 AC**

PRICE / ACRE

**\$130,827/ac**

ZONING

**PUD**

TRAFFIC

**13,900 VPD**



## PROPERTY OVERVIEW

Glendale Heights is a 13.3 acre site on Highway 59 in Mandeville, roughly a half-mile from the Highway 59 and Highway 1088 intersection. Each corridor provides separate I-12 access, with the site approximately 2 miles from I-12 on Highway 59.

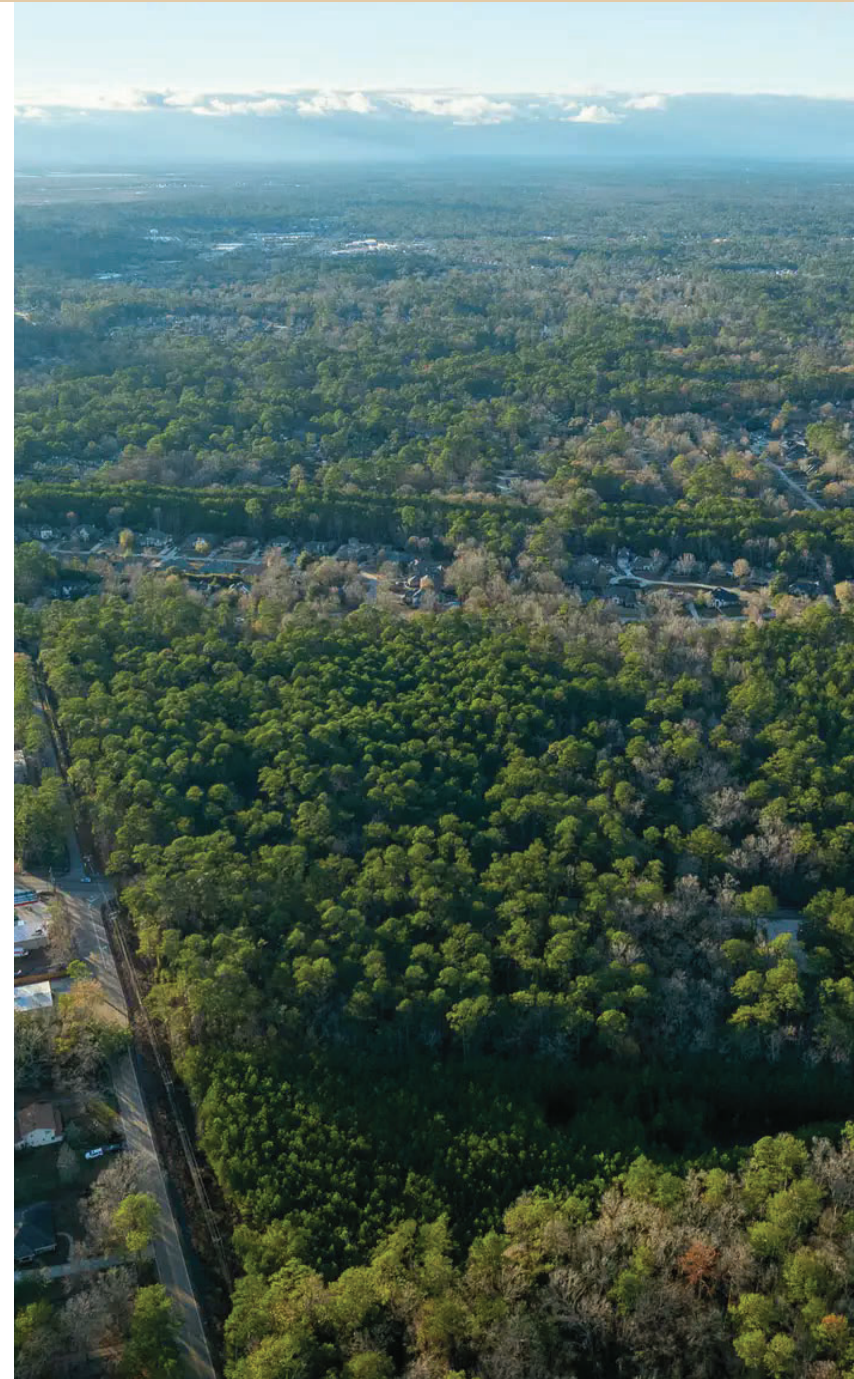
The surrounding area includes Fontainebleau Jr. and Sr. High Schools, established residential subdivisions, and nearby commercial activity. The site was previously approved as a commercial PUD and can now be used as a residential development.

## KEY HIGHLIGHTS

- 13.3 acre development site
- Approx. 2 miles to I-12
- PUD zoning listed
- 13,900 vehicles per day
- Highway 59 frontage area
- Near Hwy 59 / Hwy 1088 intersection
- Commercial or residential potential
- Near schools and subdivisions

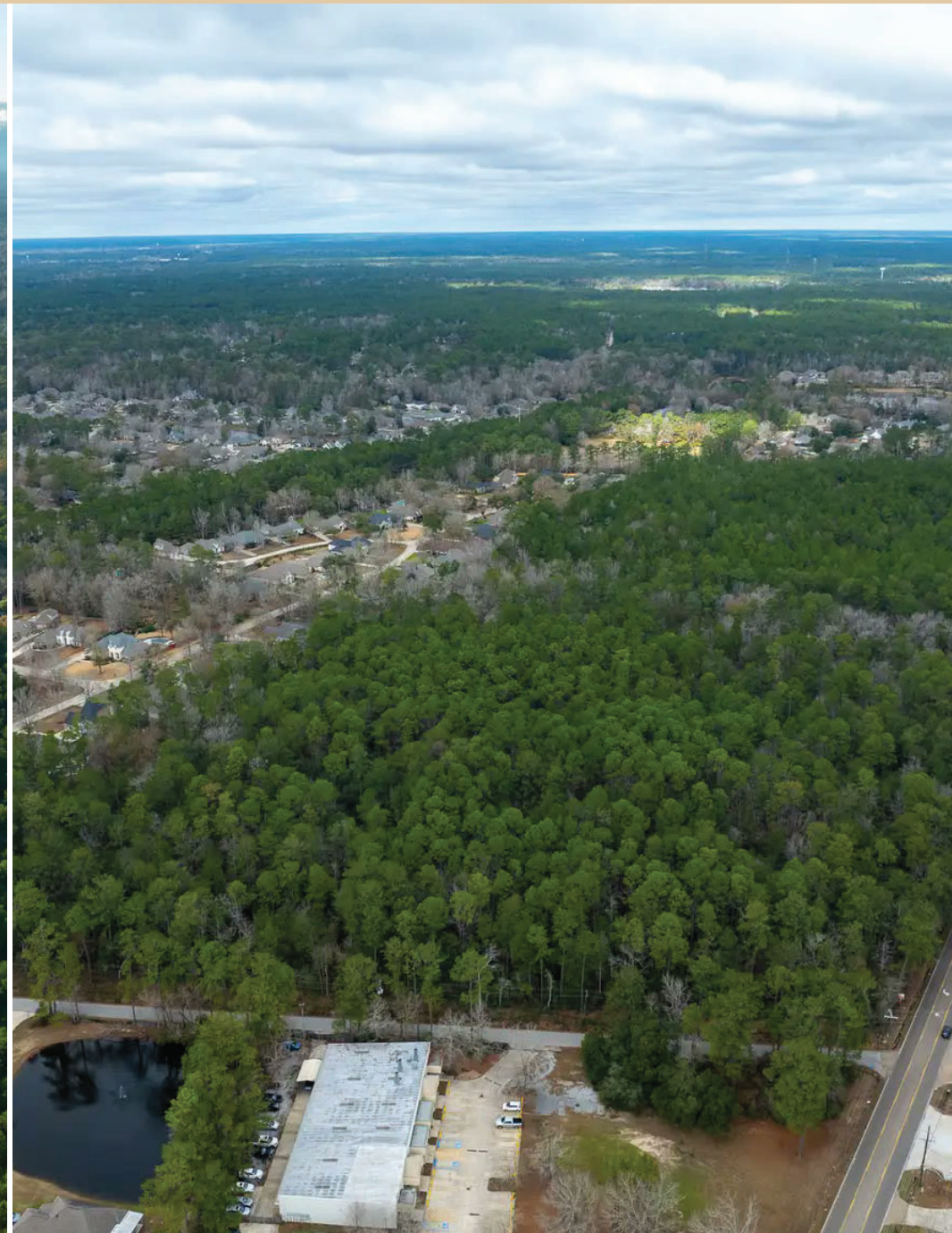
### DEVELOPMENT POSITIONING

Residential development, commercial PUD, mixed-use, neighborhood retail, office/professional, or strategic land hold.



AERIAL CONTEXT / SURROUNDING RESIDENTIAL AREA

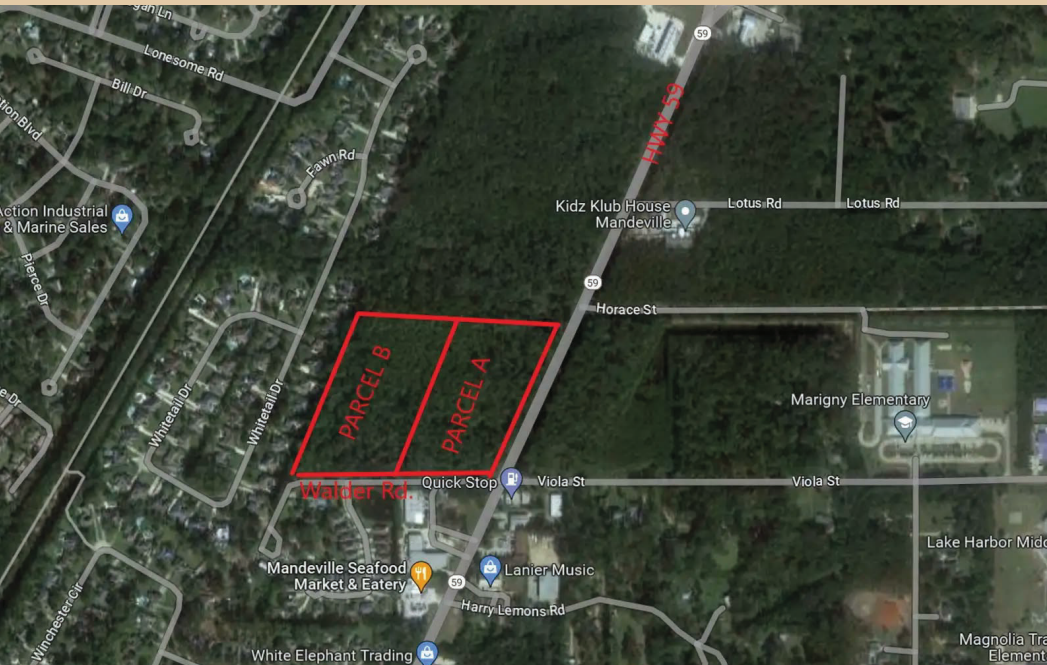




SITE AERIAL / SURROUNDING DEVELOPMENT

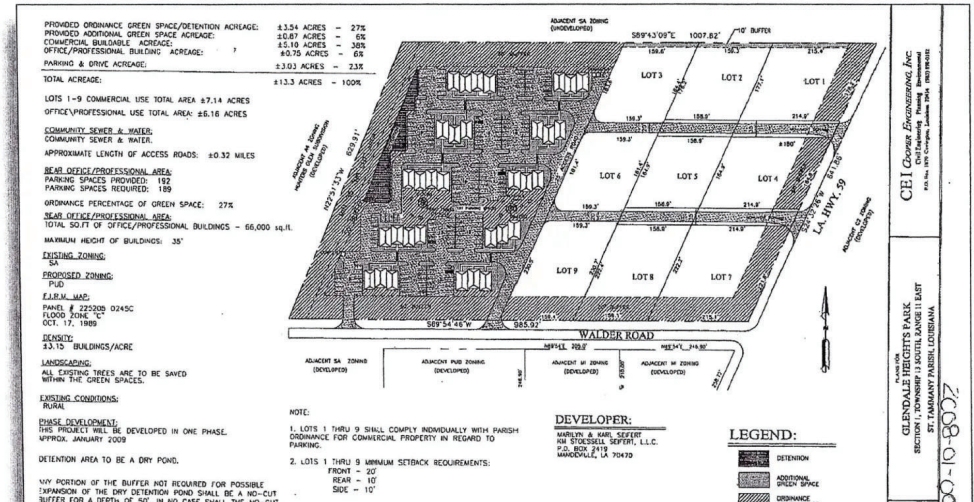
HIGHWAY 59 EDGE / SITE AERIAL



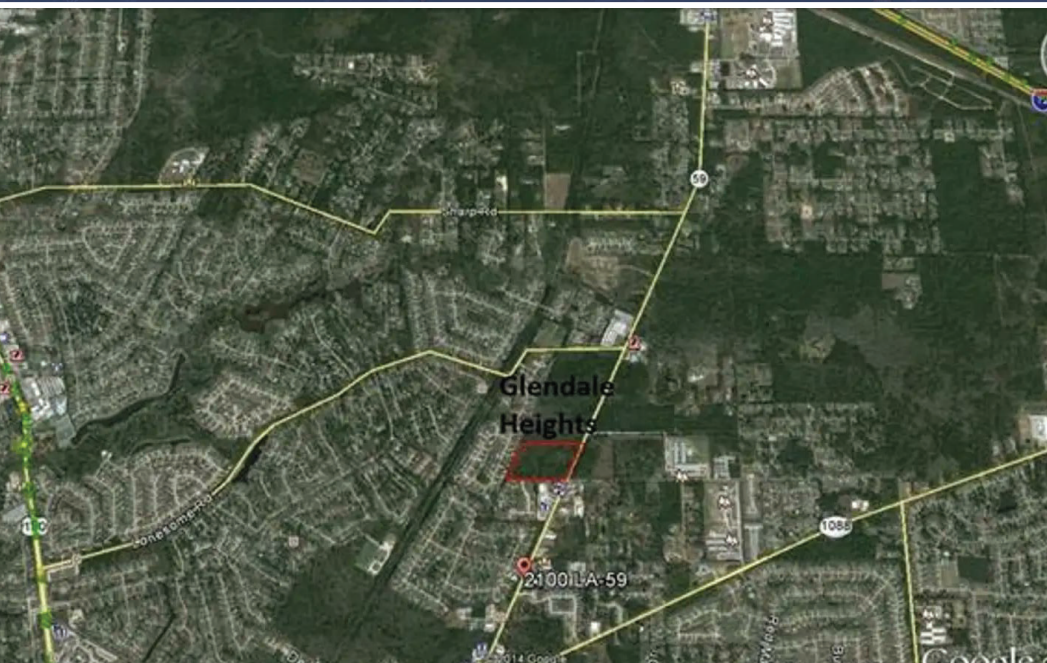


PARCEL CONTEXT / HWY 59 & WALDER ROAD

# GLENDALE HEIGHTS PARK



GLENDALE HEIGHTS PARK CONCEPT PLAN



REGIONAL CONTEXT / HWY 59 CORRIDOR



PARCEL / ZONING OVERLAY





## SALE TERMS

|               |                                |
|---------------|--------------------------------|
| Sale Price    | <b>\$1,740,000</b>             |
| Price / SF    | <b>\$3.00/SF</b>               |
| Price / Acre  | <b>\$130,827.07/ac</b>         |
| Lot Size      | <b>13.3 ac</b>                 |
| Property Type | <b>Land</b>                    |
| Secondary Use | <b>Residential Development</b> |

## LOCATION

|                    |                             |
|--------------------|-----------------------------|
| Address            | <b>2100 LA-59</b>           |
| Market             | <b>Mandeville</b>           |
| Parish             | <b>St. Tammany</b>          |
| Nearest MSA        | <b>New Orleans-Metairie</b> |
| Nearest Interstate | <b>I-12 - 2 mi</b>          |
| Nearest Hwy        | <b>59</b>                   |
| Traffic            | <b>13,900 VPD</b>           |

## ENTITLEMENTS

|              |                                 |
|--------------|---------------------------------|
| Zoning       | <b>PUD</b>                      |
| Zoning Desc. | <b>Planned Unit Development</b> |
| Parcel APN   | <b>1121408835</b>               |
| Listing ID   | <b>8128e318</b>                 |

## POTENTIAL USES

|                                |                            |
|--------------------------------|----------------------------|
| <b>Residential Development</b> | <b>Commercial PUD</b>      |
| <b>Mixed-Use</b>               | <b>Neighborhood Retail</b> |
| <b>Office / Professional</b>   | <b>Land Hold</b>           |

Buyer to verify acreage, zoning, permits, development approvals, utilities, access, wetlands, flood zone, and all due diligence items.

## Schedule a Site Visit

2100 LA-59 · Mandeville, LA 70448

**\$1,740,000 · 13.3 AC · PUD**

### PROPERTY SNAPSHOT

|          |                                       |
|----------|---------------------------------------|
| Property | <b>2100 Hwy 59 - Glendale Heights</b> |
| Address  | <b>2100 LA-59</b>                     |
| Market   | <b>Mandeville / Highway 59</b>        |
| Lot Size | <b>13.3 ac</b>                        |
| Traffic  | <b>13,900 VPD</b>                     |

**Development Site**

**PUD Zoning**

**I-12 Access**

**Hwy 59 Corridor**

Information is sourced from the public LACDB listing and deemed reliable but not guaranteed.

## Contact



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