

# OFFERING MEMORANDUM



## PRIME VETERANS LOCATION - FOR SALE

4509 VETERANS BLVD. + 3332 N. WOODLAWN AVE. - METAIRIE, LOUISIANA 70006

CHIP GARDNER & HERBERT DUBUISSON  
GROUP

COMPASS



# *exclusively* Listed By:



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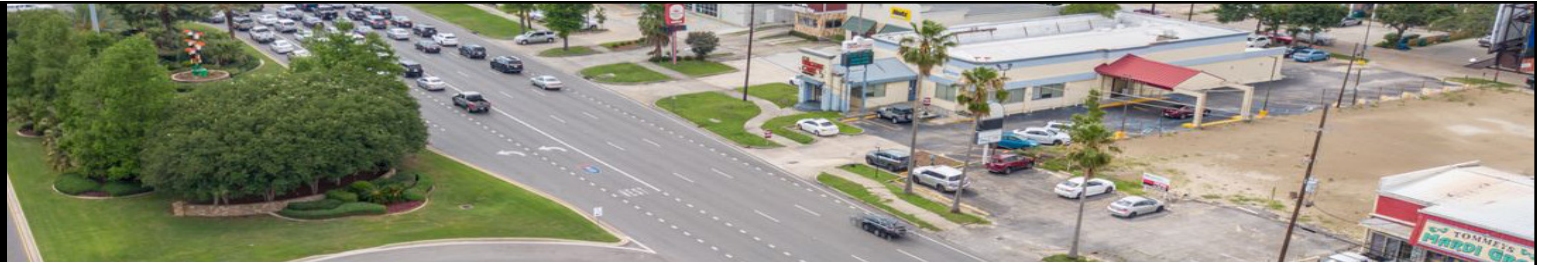
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1021 Highway 90

Bay St. Louis, MS 39520 | 228.216.8456

The Owners Are Licensed By The Louisiana Real Estate Commission

# OFFERING SUMMARY



**4509 VETERANS BLVD. + 3332 N. WOODLAWN AVE. - METAIRIE, LOUISIANA 70006**



## List Price

\$3,200,000

## Excellent Access

Vets Blvd. + N. Woodlawn + Yale St.



## Site Size

+/- 0.60 Acres | 25,984 SF

## Veterans Blvd. Frontage

+/- 100 Feet

**Property Overview** Location. Location. Location. Available for the first time in its history together. Prime Veterans Blvd. Retail-Commercial site available for purchase; located near one of the busiest intersections in the region (Clearview Pkwy. and Veterans Blvd.), the I-10 Interchange, and directly across from the redevelopment of the Clearview City Center. Boasting approximately 100 ft of frontage along Veterans Blvd. and excellent visibility, this unique acquisition offering includes two properties (4509 Veterans Blvd. & 3332 N. Woodlawn Ave.) combining for a total of approx. 25,984 SF of land providing three points of ingress/egress on three separate streets (Veterans Blvd./N. Woodlawn Ave./Yale St.). Both sites are zoned BC-2 (Business Core District).

SITE





# PROPERTY PHOTOS



# PROPERTY PHOTOS





## PROPERTY VIDEO TOUR

We have produced a custom “Property Tour” video, which is featured on our YouTube page. We guide you through an in-depth video tour of the property, highlighting select features, along with community highlights to show the benefits ownership brings.

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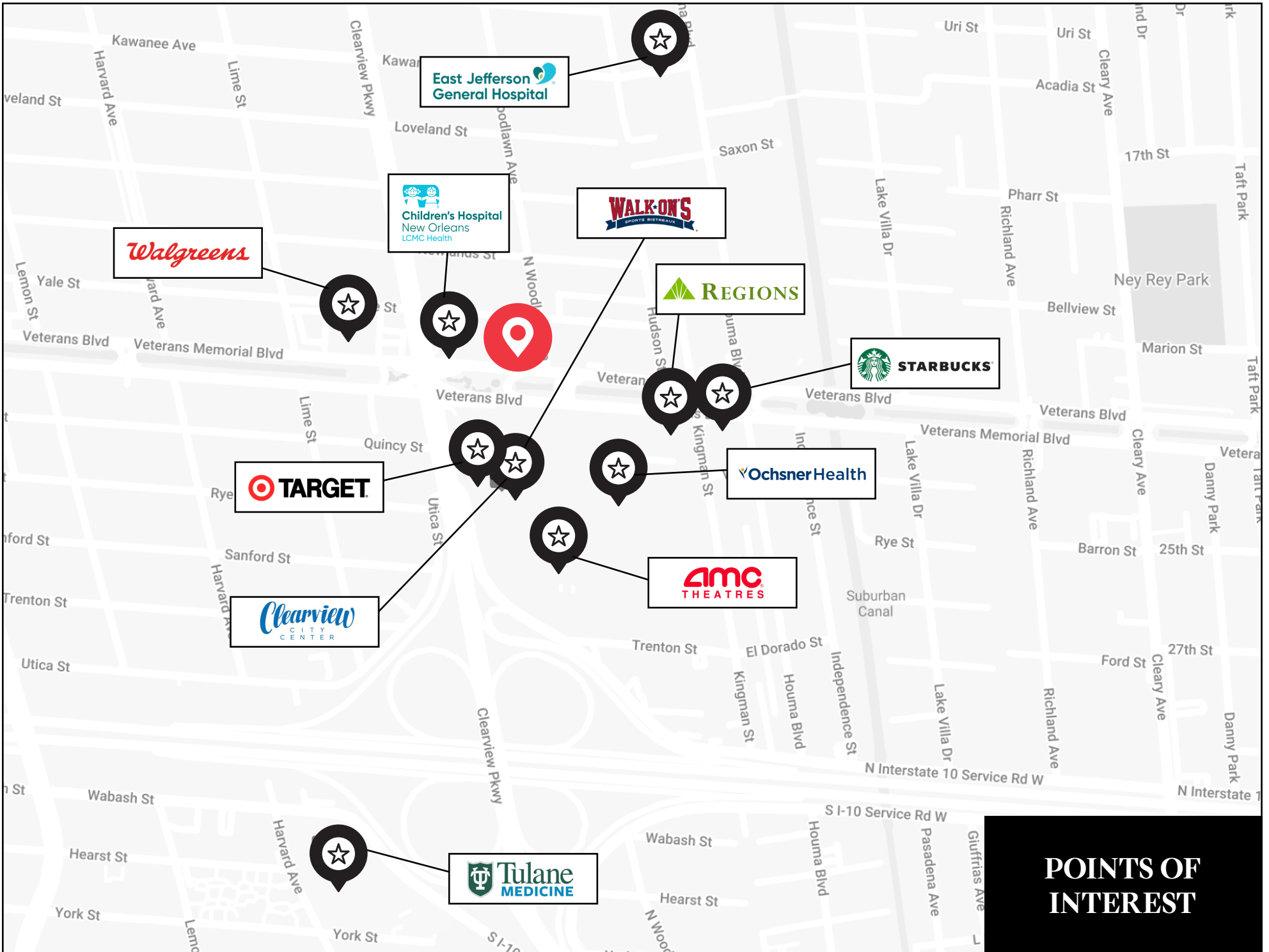


[Youtube.com/@ChipGardner-HerbertDubuisson](https://www.youtube.com/@ChipGardner-HerbertDubuisson)

Scan here to see our custom property video tour

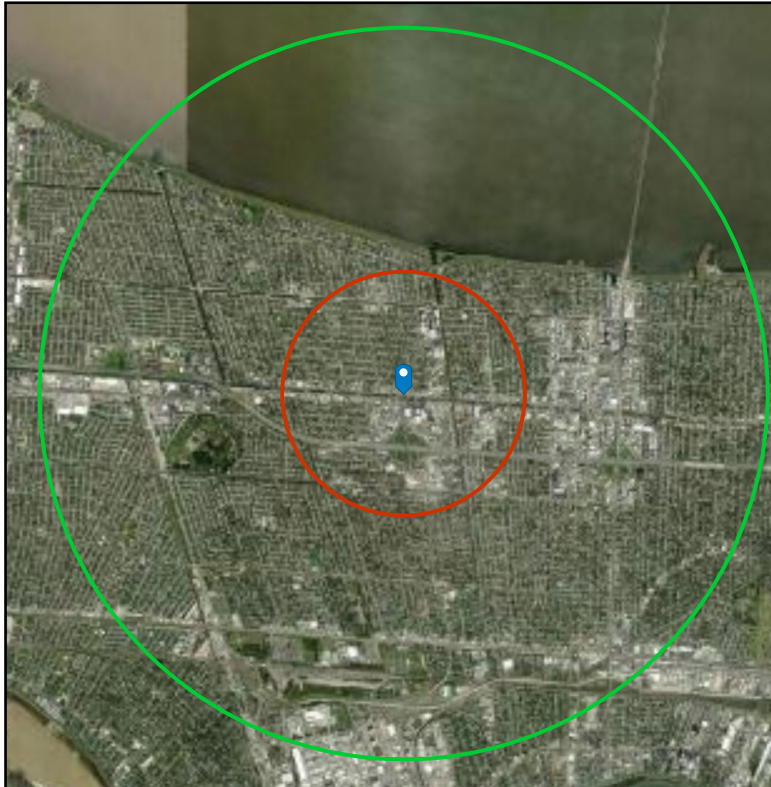
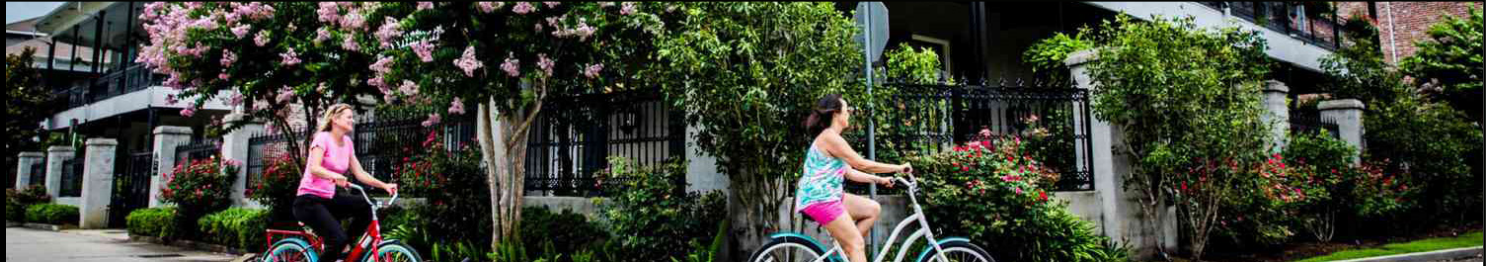






**POINTS OF INTEREST**

# DEMOGRAPHICS



## Ring 1

Summary	Census 2010	Census 2020	2024	2029					
Population	22,592	23,921	23,308	23,484					
Households	9,872	10,521	10,337	10,528					
Families	5,629	6,000	5,641	5,691					
Average Household Size	2.28	2.27	2.25	2.22					
Owner Occupied Housing Units	4,577	4,551	4,543	4,594					
Renter Occupied Housing Units	5,295	5,970	5,794	5,935					
Median Age	36.3	37.2	38.1	39.3					
Trends: 2024-2029 Annual Rate	Area	State	National						
Population	0.15%	-0.10%	0.38%						
Households	0.37%	0.29%	0.64%						
Families	0.18%	0.08%	0.56%						
Owner HHS	0.22%	0.59%	0.97%						
Median Household Income	3.49%	3.21%	2.95%						
		2024		2029					
Households by Income	Number	Percent	Number	Percent					
<\$15,000	1,191	11.5%	1,027	9.8%					
\$15,000 - \$24,999	900	8.7%	712	6.8%					
\$25,000 - \$34,999	911	8.8%	805	7.6%					
\$35,000 - \$49,999	1,363	13.2%	1,283	12.2%					
\$50,000 - \$74,999	1,623	15.7%	1,611	15.3%					
\$75,000 - \$99,999	971	9.4%	1,032	9.8%					
\$100,000 - \$149,999	1,672	16.2%	1,923	18.3%					
\$150,000 - \$199,999	923	8.9%	1,176	11.2%					
\$200,000+	781	7.6%	960	9.1%					
Median Household Income	\$60,130		\$71,383						
Average Household Income	\$90,299		\$104,523						
Per Capita Income	\$39,702		\$46,462						
		Census 2010		Census 2020		2024		2029	
Population by Age	Number	Percent	Number	Percent	Number	Percent	Number	Percent	
0 - 4	1,554	6.9%	1,600	6.7%	1,519	6.5%	1,464	6.2%	
5 - 9	1,217	5.4%	1,487	6.2%	1,459	6.3%	1,392	5.9%	
10 - 14	1,063	4.7%	1,318	5.5%	1,304	5.6%	1,380	5.9%	
15 - 19	1,092	4.8%	1,225	5.1%	1,179	5.1%	1,304	5.6%	
20 - 24	1,949	8.6%	1,542	6.4%	1,398	6.0%	1,411	6.0%	
25 - 34	4,041	17.9%	3,968	16.6%	3,609	15.5%	3,192	13.6%	
35 - 44	2,765	12.2%	3,360	14.0%	3,561	15.3%	3,590	15.3%	
45 - 54	2,825	12.5%	2,597	10.9%	2,592	11.1%	2,836	12.1%	
55 - 64	2,526	11.2%	2,505	10.5%	2,374	10.2%	2,275	9.7%	
65 - 74	1,781	7.9%	2,433	10.2%	2,282	9.8%	2,354	10.0%	
75 - 84	1,191	5.3%	1,328	5.6%	1,484	6.4%	1,663	7.1%	
85+	586	2.6%	560	2.3%	546	2.3%	621	2.6%	
		Census 2010		Census 2020		2024		2029	
Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent	Number	Percent	
White Alone	15,610	69.1%	12,661	52.9%	11,925	51.2%	11,403	48.6%	
Black Alone	3,720	16.5%	4,080	17.1%	4,002	17.2%	4,112	17.5%	
American Indian Alone	67	0.3%	171	0.7%	219	0.9%	227	1.0%	
Asian Alone	1,063	4.7%	1,276	5.3%	1,304	5.6%	1,415	6.0%	
Pacific Islander Alone	9	0.0%	5	0.0%	4	0.0%	4	0.0%	
Some Other Race Alone	1,508	6.7%	3,015	12.6%	3,088	13.2%	3,368	14.3%	
Two or More Races	615	2.7%	2,713	11.3%	2,766	11.9%	2,955	12.6%	
Hispanic Origin (Any Race)	4,080	18.1%	6,090	25.5%	6,252	26.8%	6,771	28.8%	



## CONFIDENTIALITY & DISCLAIMER NOTICE

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from The Chip Gardner & Herbert Dubuisson Group with Compass and should not be made available to any other person or entity. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. The Chip Gardner & Herbert Dubuisson Group with Compass has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property, or the Buyer's legal ability to use the property based on zoning, restrictions, etc. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, The Chip Gardner & Herbert Dubuisson Group with Compass has not verified, and will not verify, any of the information contained herein, nor has The Chip Gardner & Herbert Dubuisson Group with Compass conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

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**CHIP & HERBERT  
GARDNER DUBUISSON**  
GROUP



## Disclosure and Consent to Dual Agent Designated Agency



### This Document Serves Three Purposes

- It discloses that a real estate licensee may potentially act as a disclosed dual agent who represents more than one party to the transaction.
- It explains the concept of disclosed dual agency.
- It seeks your consent to allow the real estate agent to act as a disclosed dual agent.

A LICENSEE MAY LEGALLY ACT AS A DUAL AGENT ONLY WITH YOUR CONSENT. BY CHOOSING TO SIGN THIS DOCUMENT, YOUR CONSENT TO DUAL AGENCY REPRESENTATION IS PRESUMED. BEFORE SIGNING THIS DOCUMENT, PLEASE READ THE FOLLOWING:

The undersigned designated agent(s) \_\_\_\_\_  
(Insert name(s) of licensee(s) undertaking dual representation)  
 and any subsequent designated agent(s) may undertake a dual representation represent both the buyer (or lessee) and the seller (or lessor) for the sale or lease of property described as \_\_\_\_\_  
(List address of property, if known)

The undersigned buyer (or lessee) and seller (or lessor) acknowledge that they were informed of the possibility of this type of representation. The licensee(s) will undertake this representation only with the written consent of ALL clients in the transaction.

Any agreement between the clients as to a final contract price and other terms is a result of negotiations between the clients acting in their own best interests and on their own behalf. The undersigned buyer (or lessee) and seller (or lessor) acknowledge that the licensee(s) has explained the implications of dual representation, including the risks involved. The undersigned buyer (or lessee) and seller (or lessor) acknowledge that they have been advised to seek independent advice from their advisors or attorneys before signing any documents in this transaction.

### WHAT A LICENSEE CAN DO FOR CLIENTS WHEN ACTING AS A DUAL AGENT

- Treat all clients honestly.
- Provide information about the property to the buyer (or lessee).
- Disclose all latent material defects in the property that are known to the licensee(s).
- Disclose financial qualifications of the buyer (or lessee) to the seller (or lessor).
- Explain real estate terms.
- Help the buyer (or lessee) to arrange for property inspections.
- Explain closing costs and procedures.
- Help the buyer compare financing alternatives.
- Provide information about comparable properties that have sold so that both clients may make educated decisions on what price to accept or offer.

### WHAT A LICENSEE CANNOT DISCLOSE TO CLIENTS WHEN ACTING AS A DUAL AGENT

- Confidential information that the licensee may know about the clients, without that client's permission.
- The price the seller (or lessor) will take other than the listing price without permission of the seller (or lessor).
- The price the buyer (or lessee) is willing to pay without permission of the buyer (or lessee).

You are not required to sign this document unless you want to allow the licensee(s) to proceed as a dual agent(s), representing BOTH the buyer (or lessee) and the seller (or lessor) in this transaction. If you do not want the licensee(s) to proceed as a dual agent(s) and do not want to sign this document, please inform the licensee(s).

By signing below, you acknowledge that you have read and understand this form and voluntarily consent to the licensee(s) acting as a dual agent(s), representing BOTH the buyer (or lessee) and the seller (or lessor) should that become necessary.

_____	_____
Buyer or Lessee	Seller or Lessor
_____	_____
Date	Date
_____	_____
Buyer or Lessee	Seller or Lessor
_____	_____
Date	Date
_____	_____
Licensee	Licensee
_____	_____
Date	Date

## 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:	_____	Seller/Lessor:	_____
By:	_____	By:	_____
Title:	_____	Title:	_____
Date:	_____	Date:	_____
Licensee:	_____	Licensee:	_____
Date:	_____	Date:	_____

