



- Property Features:**
- Commercial Development Tracts
 - Lots for Sale
 - Large Tracts Can Be Subdivided
 - All Utilities and Sewer Available

Michael Cashio, CCIM
+1 225 247 9812
mcashio@latterblum.com

Jake Loach
+1 256 724 2764
jakeloach@latterblum.com

Alex McCollam
+1 832 584 9162
alexm@latterblum.com



INTERSTATE LAND FOR SALE

LAPLACE, LOUISIANA
LOCATED AT NEW HWY 51 EXIT

Location Map



INTERSTATE LAND FOR SALE

LAPLACE, LOUISIANA
LOCATED AT NEW HWY 51 EXIT



Michael Cashio, CCIM
+1 225 247 9812
mcashio@latterblum.com

Jake Loach
+1 256 724 2764
jakeloach@latterblum.com

Alex McCollam
+1 832 584 9162
alexm@latterblum.com

INTERSTATE LAND FOR SALE

LAPLACE, LOUISIANA
LOCATED AT NEW HWY 51 EXIT

Neighborhood Map



Michael Cashio, CCIM
+1 225 247 9812
mcashio@latterblum.com

Jake Loach
+1 256 724 2764
jakeloach@latterblum.com

Alex McCollam
+1 832 584 9162
alexm@latterblum.com

LAND FOR SALE

LAPLACE, LA

Property Information

Property Features:

- 100.64' x 254.84' Lots on the North Side of New Hwy 51 - \$5.50 per SF
- 100' x 200' Lots on the South Side of New Hwy 51 - \$8.00 per SF
- All with frontage on New Hwy 51
- Zoned C-3
- All Utilities and Sewer Available
- Minutes to I-10
- Properties Cleared
- Call Agent for more information



LAKE PONTCHARTRAIN
ELEMENTARY SCHOOL

51



24,647.01 SF Lots
\$5.50 / SF

2.94 Acres

8.22 Acres

20,000 SF Lots
\$8.00 / SF

Property Features:

- 100' x 200' Lots on the South Side of New Hwy 51 - \$5.50 per SF
- All with frontage on New Hwy 51
- Zoned C-3
- All Utilities and Sewer Available
- Minutes to I-10
- Properties Cleared
- Will Subdivide
- Call Agent for more information



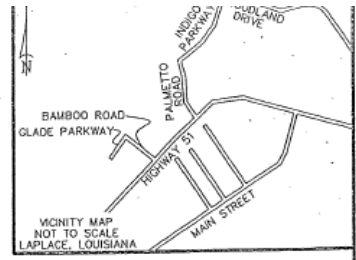
20,000 SF Lots
\$5.50 / SF

NORTH SIDE OF HIGHWAY 51

- ① L=104.62'
R=4663.57
Ch: S42°26'08"W 104.62'
- ② L=100.69'
R=4663.57
Ch: S43°42'18"W 100.69'
- ③ L=101.00'
R=4663.57
Ch: S44°37'07"W 101.00'

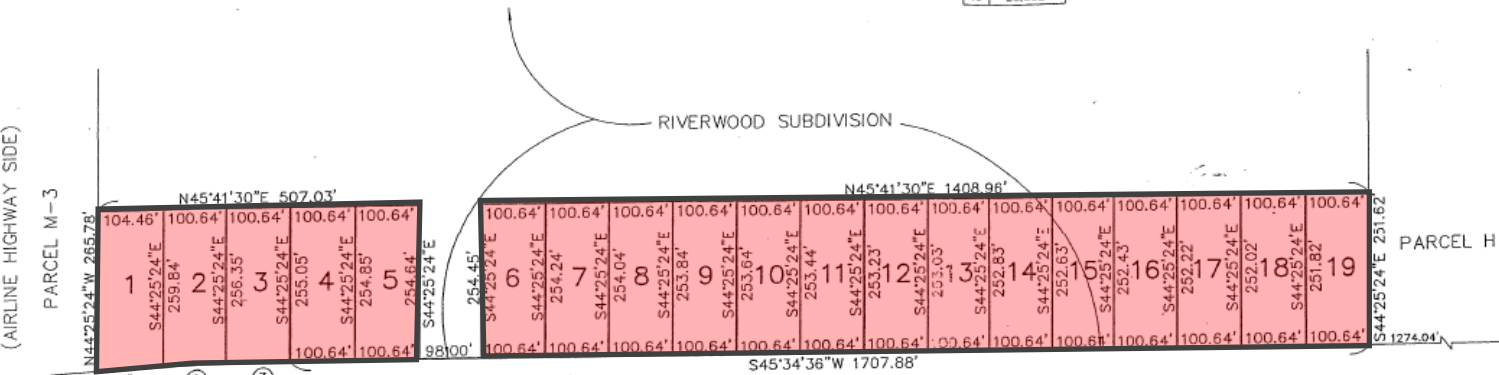
AREA TABLE			
LOT	AREA	LOT	AREA
1	27,434	10	25,510
2	25,905	11	25,494
3	25,715	12	25,475
4	25,657	13	25,454
5	25,637	14	25,434
6	25,597	15	25,414
7	25,576	16	25,393
8	25,556	17	25,373
9	25,536	18	25,352
19	25,332		

ADJACENT OWNERS:
 PARCEL H
 ST. JOHN THE BAPTIST SCHOOL BOARD
 LAPLACE, LA. 70068
 PARCEL M-3
 ST. JOHN THE BAPTIST PARISH
 LAPLACE, LA. 70068



DEVELOPER: LANDCRAFT HOMES
 107 FAIRWAY DRIVE
 LAPLACE, LOUISIANA 70068
 985-651-3007

(AIRLINE HIGHWAY SIDE)
PARCEL M-3



NOTE: THE AVAILABILITY/INSTALLATION OF SEWER AND/OR WATER CONNECTIONS IS THE RESPONSIBILITY OF THE CURRENT OR FUTURE OWNER(S).

APPROVED: ST. JOHN THE BAPTIST PARISH

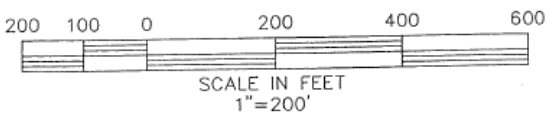
CONSOLIDATED UTILITIES BOARD CHAIRMAN DATE
Kathleen Gillis 8/12/04
 PLANNING COMMISSION CHAIRMAN DATE
Richard Dine
 COUNCIL CHAIRMAN DATE
 PRESIDENT DATE
Michael M... w...

TITLE: SURVEY PLAT AND RESUBDIVISION OF A PARCEL FROM RIVERWOOD SUBDIVISION INTO LOTS HEREIN DESIGNATED AS LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18 & 19, RIVERWOOD SUBDIVISION-COMMERCIAL, SITUATED IN SECTION 64, T-11-S, R-7-E, LAPLACE, ST. JOHN THE BAPTIST PARISH, LOUISIANA.

DATE: JULY 12, 2004
SURVEY REFERENCE: 1. THE RIVERWOOD SUBDIVISION RIVERWOOD BUSINESS PARK PARCELS N-2-A, M-2 & M-3 BY HAROLD J. FLYNN DATED 2/23/1995.
 2. THE GLADE SUBDIVISION FINAL PLAT EXTENSION OF INDIGO PARKWAY SOUTH OF BAMBOO ROAD BY MICHAEL W. FLORES DATED 2/4/1988

BEARINGS HEREON ARE REFERENCED TO NORTH AS ESTABLISHED BY THE LOUISIANA STATE PLANE COORDINATE SYSTEM, LOUISIANA SOUTH ZONE

SURVEYOR'S NOTES:
 A. I CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL GROUND SURVEY MADE BY ME AND CONFORMS TO THE REQUIREMENTS FOR THE MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS FOUND IN LOUISIANA ADMINISTRATIVE CODE TITLE 46:IXI, CHAPTER 25 FOR A CLASS "C" SURVEY.
 B. NO TITLE OPINION WAS PROVIDED TO THIS FIRM, THEREFORE NO CERTIFICATION IS GIVEN TO THE EXISTENCE OF OTHER SEVERED EASEMENTS WHICH MAY EXIST OTHER THAN THOSE SHOWN.
 C. NO DITCHES, UNDERGROUND LINES OR CONDUITS SHOWN.
 D. ADJOINING PROPERTY OWNERS PROVIDED BY THE PARISH TAX ASSESSOR'S OFFICE.
 E. MINIMUM SETBACK LINES AND SERVITUDES SHOWN ARE BASED ON THE REFERENCED SURVEY PLAT. THE APPROPRIATE PARISH AUTHORITY OR NEIGHBORHOOD REGULATORY BOARD SHOULD BE CONSULTED FOR FINAL DETERMINATION.



Stephen P. Flynn
 STEPHEN P. FLYNN
 P.S. LA. ST. REG. NO. 4668

DRAWN BY: KPB DRAWING NO. L1518RESUBA

RIVERLANDS SURVEYING COMPANY

505 HEMLOCK STREET
 LAPLACE, LA. 70068
 1-800-248-6982
 985-652-6356

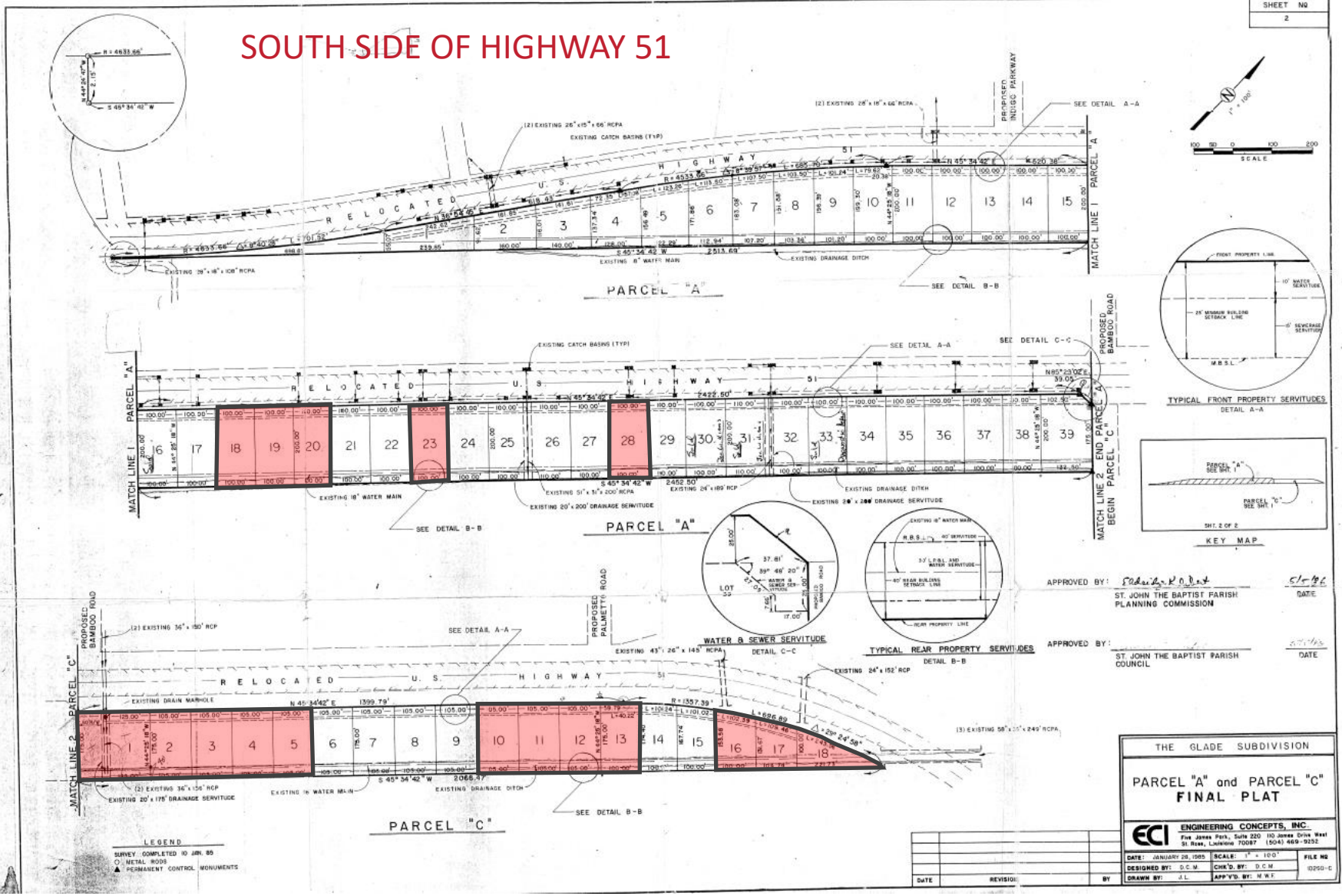
Michael Cashio, CCIM
 +1 225 247 9812
 mcashio@latterblum.com

Jake Loach
 +1 256 724 2764
 jakeloach@latterblum.com

Alex McCollam
 +1 832 584 9162
 alexm@latterblum.com

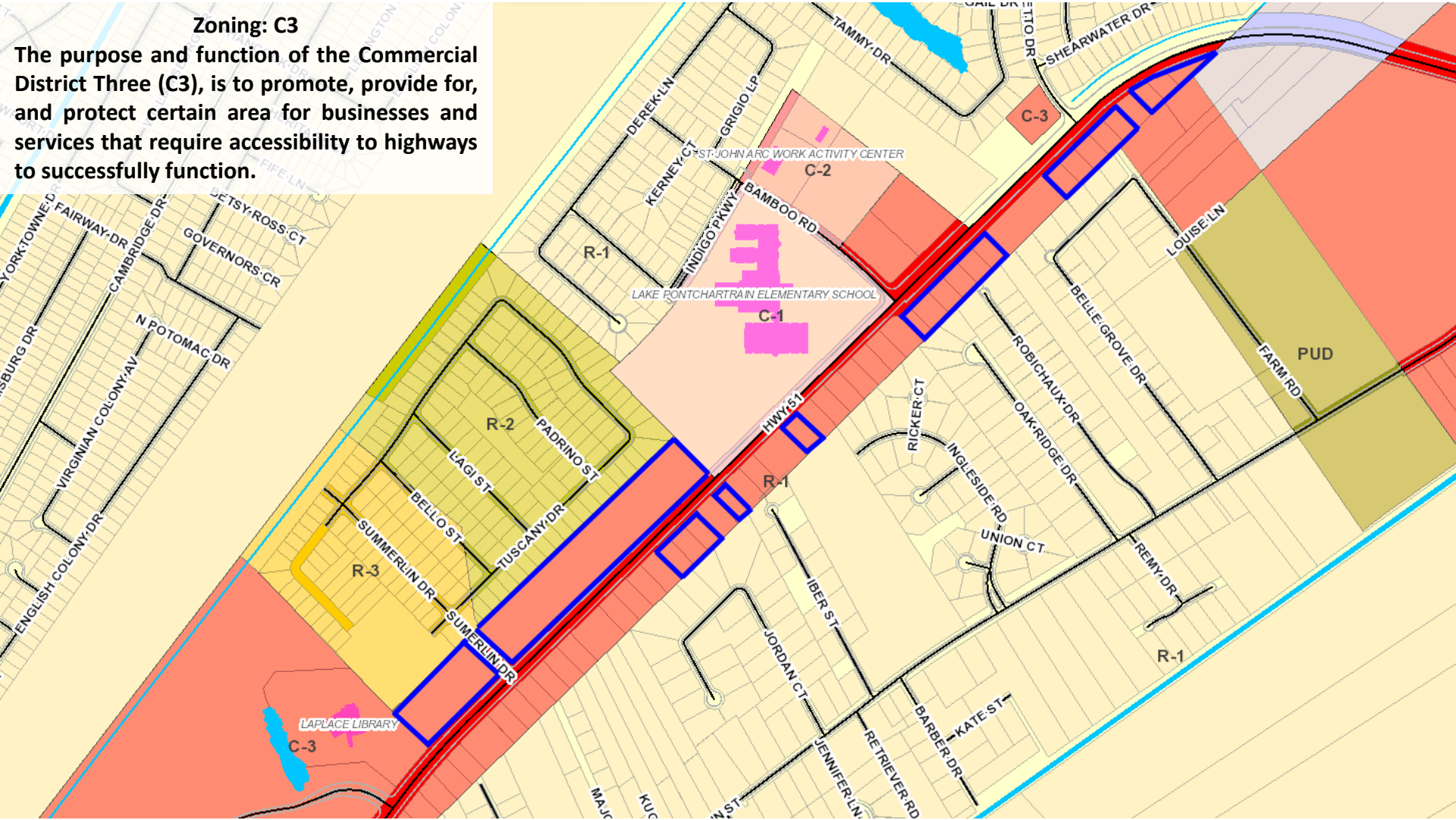
SOUTH SIDE OF HIGHWAY 51

SHEET NO
2



Zoning: C3

The purpose and function of the Commercial District Three (C3), is to promote, provide for, and protect certain area for businesses and services that require accessibility to highways to successfully function.





\$5.50 / SF

26.69 Acres

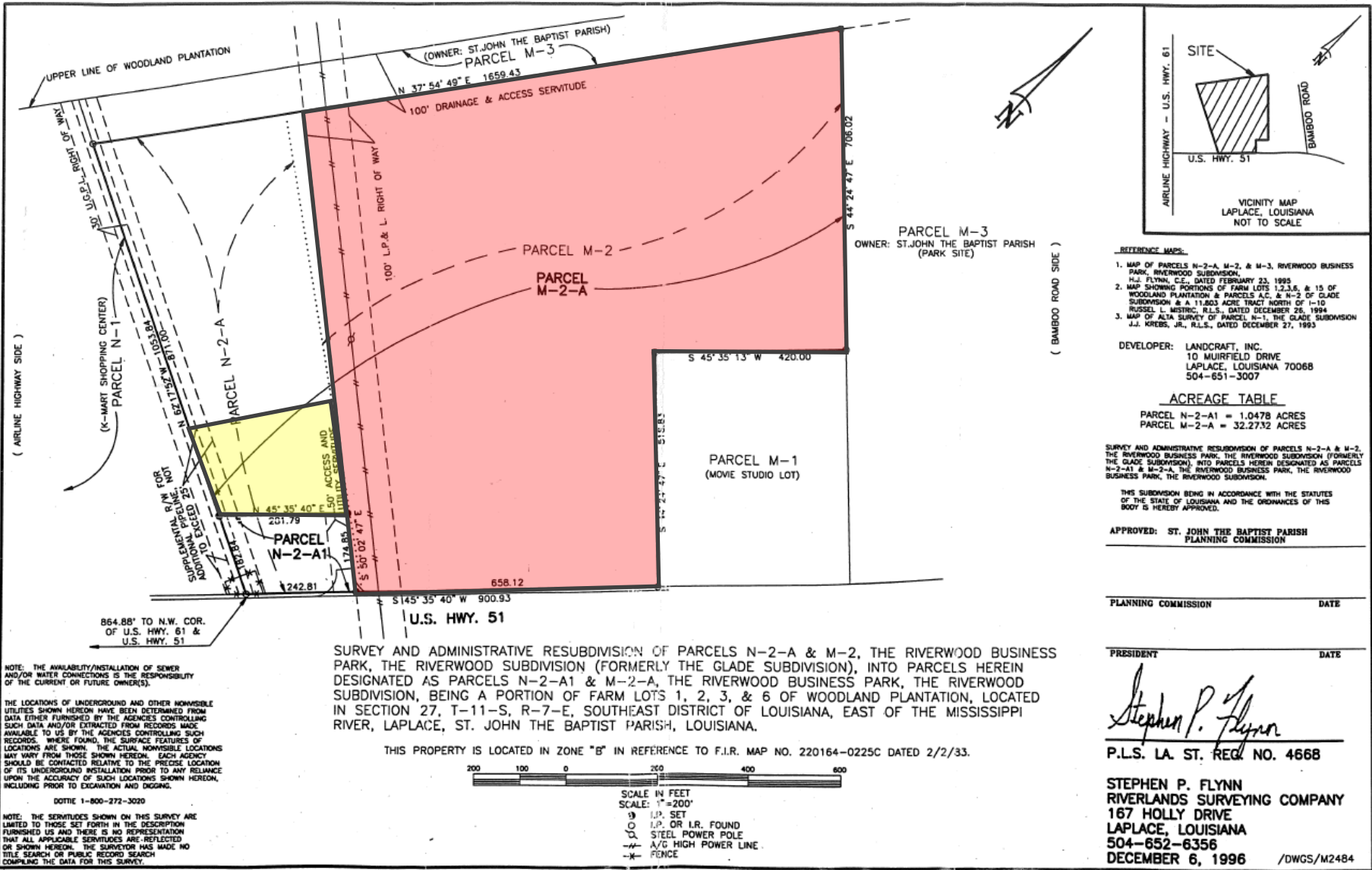
1 Acre

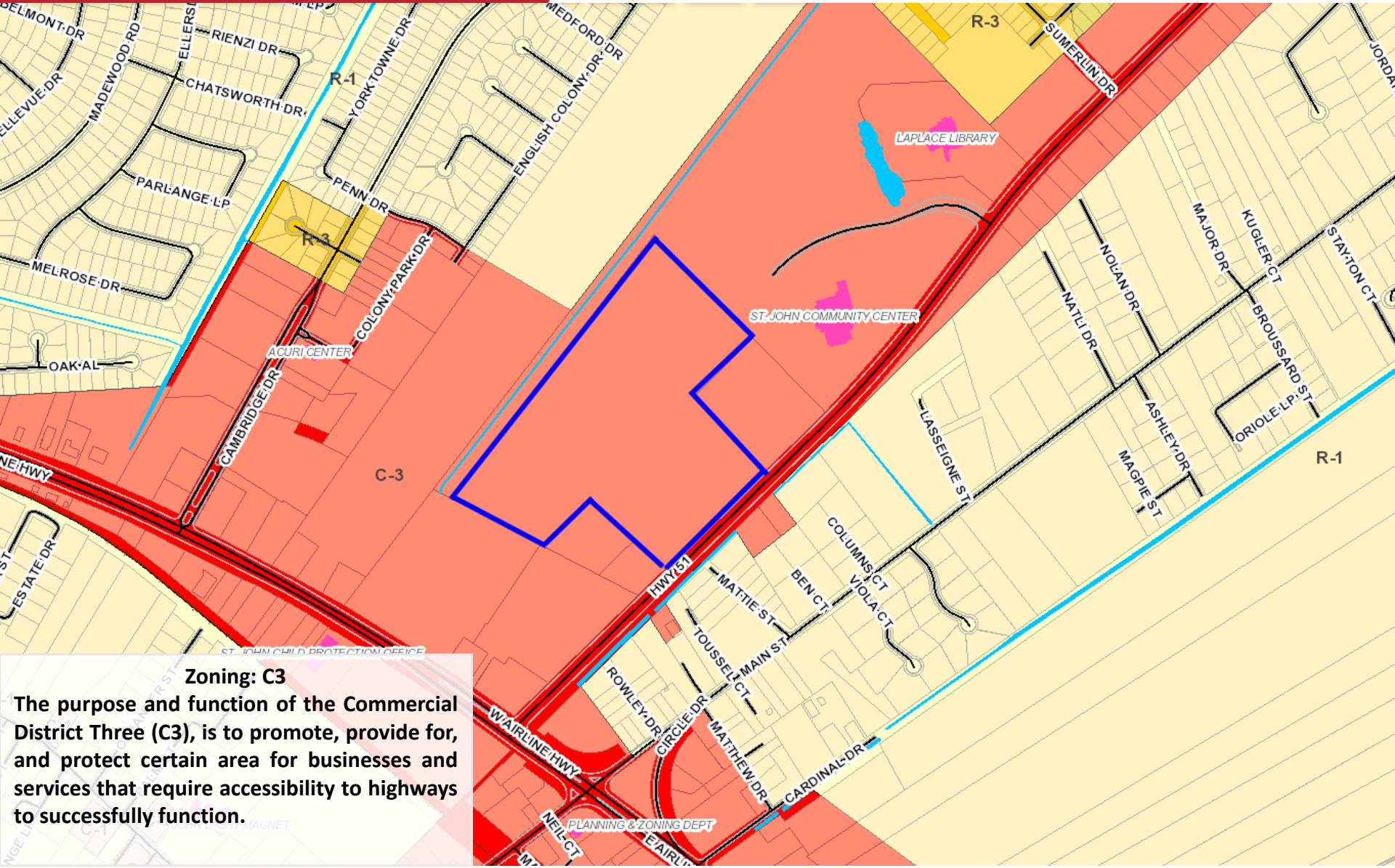
\$4.00 / SF

St. Johns County
Public Library System



- Property Features:**
- 1 Acre Tract - \$4.00 per SF
 - 26.69 Acre Tract - \$5.50 per SF
 - Zoned C-3
 - All Utilities and Sewer Available
 - 10 minutes to I-10
 - Property mostly cleared
 - Will Subdivide
 - Call Agent for more information





Zoning: C3

The purpose and function of the Commercial District Three (C3), is to promote, provide for, and protect certain area for businesses and services that require accessibility to highways to successfully function.

Michael Cashio, CCIM
+1 225 247 9812
mcashio@latterblum.com

Jake Loach
+1 256 724 2764
jakeloach@latterblum.com

Alex McCollam
+1 832 584 9162
alexm@latterblum.com



Five-Minute Drive Time

DEMOGRAPHIC SUMMARY

Pier 51 Seafood (Drive time of 5 minutes)



Drive Time: 5 minute radii

KEY FACTS

8,290
Population

37.4
Median Age

2,990
Households

\$50,571
Median Disposable Income

EDUCATION

17%

No High School Diploma



32%
High School Graduate



28%
Some College



23%
Bachelor's/Grad/Prof Degree

INCOME



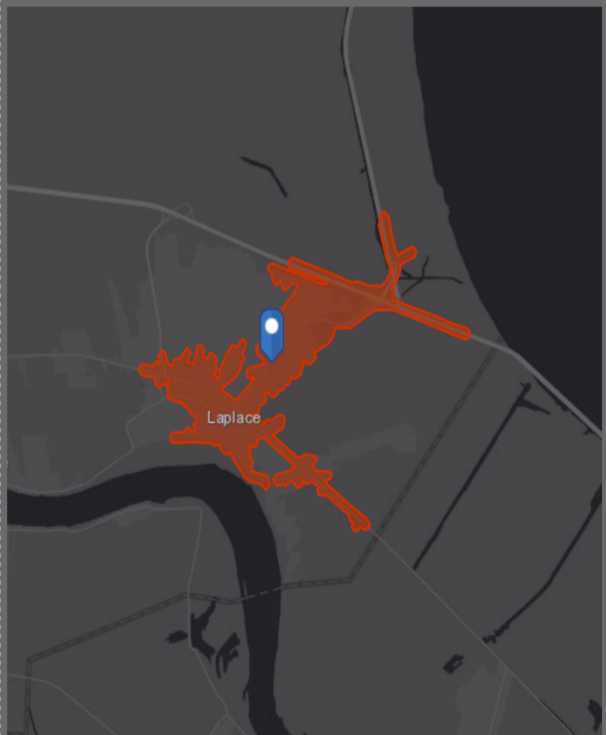
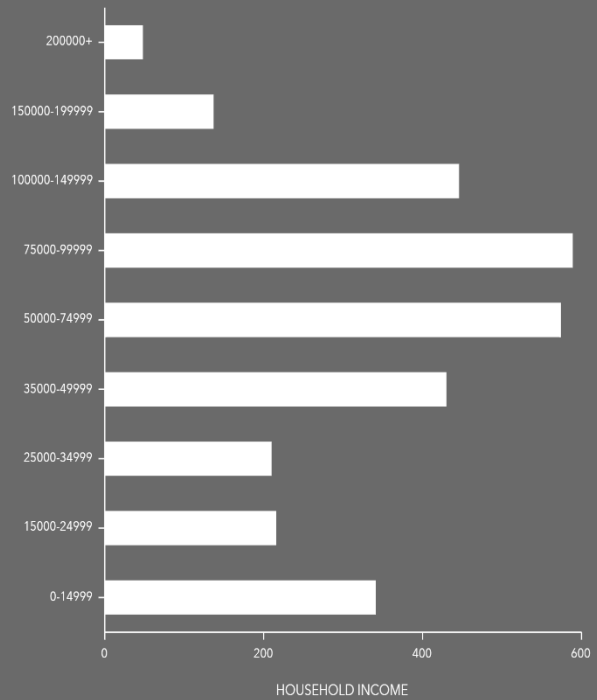
\$60,545
Median Household Income



\$25,505
Per Capita Income



\$124,036
Median Net Worth



EMPLOYMENT



56%

White Collar



26%

Blue Collar



19%

Services

3.8%

Unemployment Rate

DEMOGRAPHIC SUMMARY

Pier 51 Seafood (Drive time of 10 minutes)



Drive Time: 10 minute radii

KEY FACTS

34,300

Population

36.4

Median Age



11,794

Households

\$47,855

Median Disposable Income

EDUCATION

16%

No High School Diploma



34%

High School Graduate



30%

Some College



20%

Bachelor's/Grad/Prof Degree

INCOME



\$57,273

Median Household Income



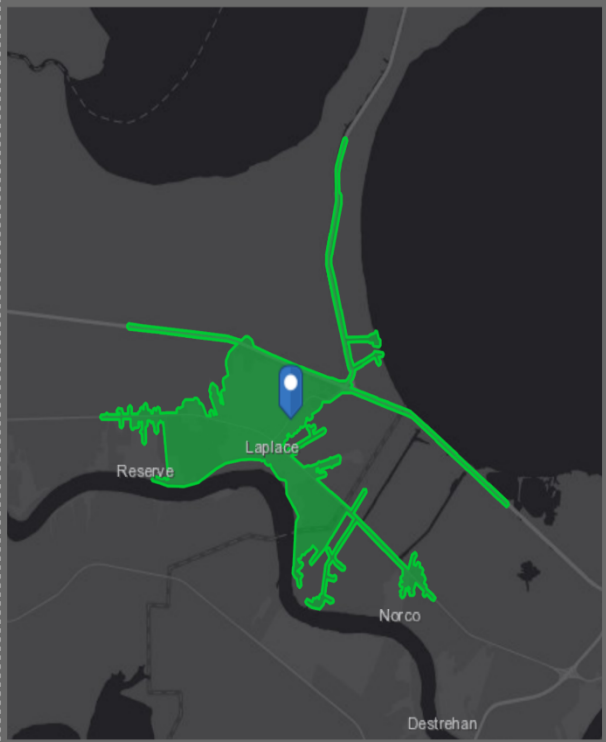
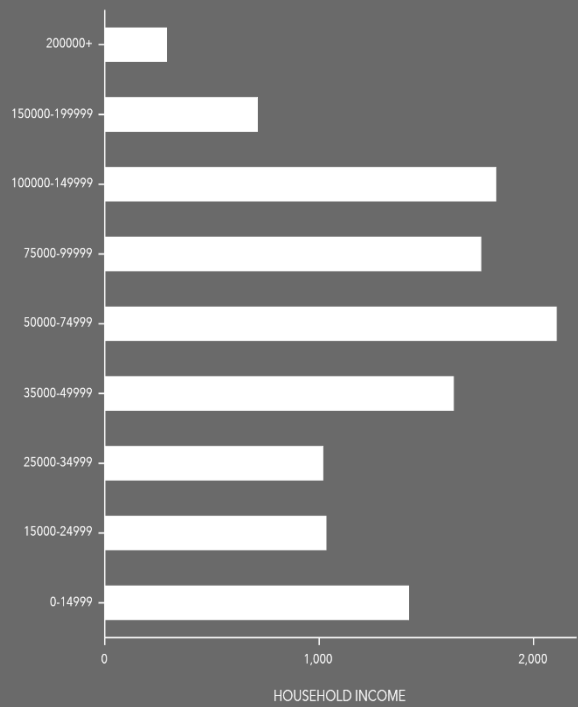
\$25,095

Per Capita Income



\$117,870

Median Net Worth



EMPLOYMENT



56%

White Collar



26%

Blue Collar



17%

Services

4.8%

Unemployment Rate

DEMOGRAPHIC SUMMARY

Pier 51 Seafood (Drive time of 15 minutes)

Drive Time: 15 minute radii



INCOME



\$55,413
Median Household Income



\$25,044
Per Capita Income



\$116,540
Median Net Worth

KEY FACTS

44,780

Population

37.0

Median Age

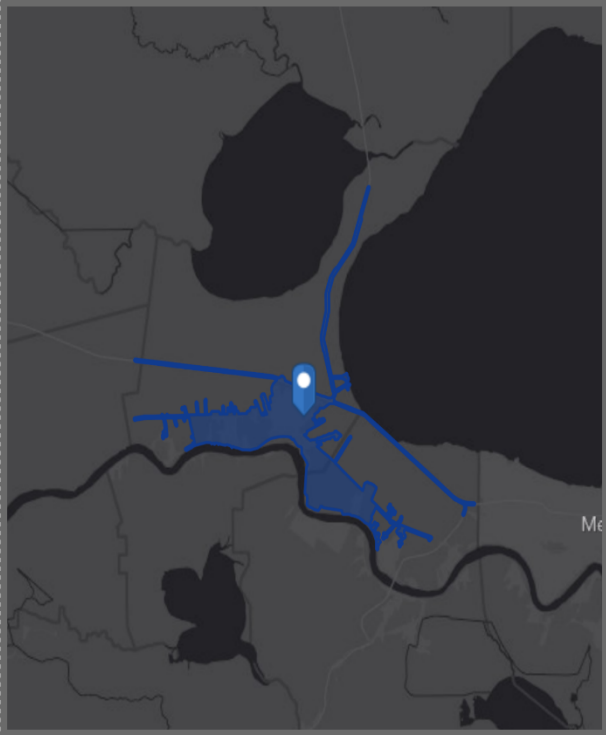
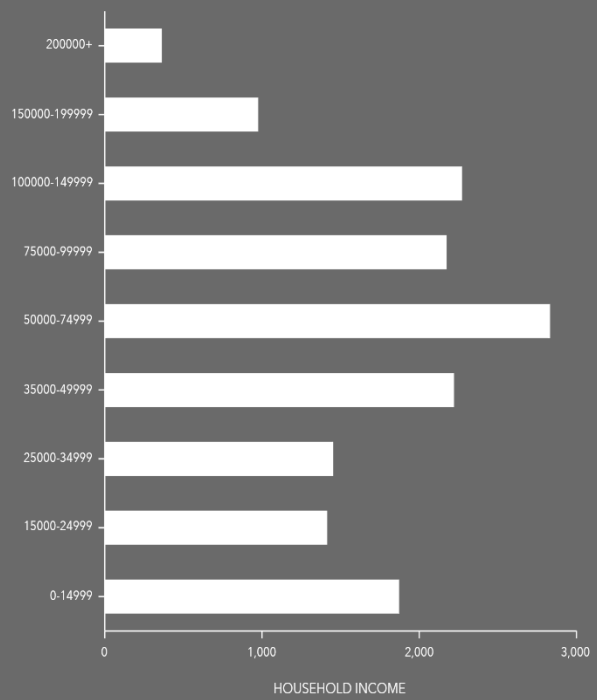


15,579

Households

\$46,241

Median Disposable Income



EDUCATION

16%

No High School Diploma



36%

High School Graduate



29%

Some College



18%

Bachelor's/Grad/Prof Degree

EMPLOYMENT



55%

White Collar



27%

Blue Collar



Services

18%

5.0%

Unemployment Rate

The Region

The River Parishes are those parishes in Louisiana between New Orleans and Baton Rouge that span both banks of the Mississippi River, and are officially part of the rather large Acadiana region. Traditionally they are considered to be St. Charles Parish, St. James Parish, and St. John the Baptist Parish. These parishes also made up an historical area once referred to as the German Coast of Louisiana.

The largest of all communities in this region is LaPlace in St. John the Baptist Parish. St. John the Baptist Parish, Louisiana is a progressive community strategically located at the intersection of Interstate 10 and Interstate 55, two of America's most traveled highways and less than 30 minutes from New Orleans, one of America's greatest and most historic cities. Amenities of the city with the quality of a rural community!

The River Region labor market has over 200,000 workers. St. John the Baptist Parish is a part of the New Orleans Metropolitan Statistical Area (MSA), which is the 45th largest MSA in the U.S. St. John the Baptist Parish population is approximately 45,924. The New Orleans-Metairie-Hammond Combined Statistical Area (CSA), a nine-parish area, has a population of 1,452,500.

Workforce

Louisiana is an employer-friendly state with a "Right to Work" labor structure.

St. John the Baptist Parish is a part of the New Orleans Metropolitan Statistical Area (MSA), which is the 45th largest MSA in the U.S. St. John the Baptist Parish population is approximately 45,924. The New Orleans-Metairie-Hammond Combined Statistical Area (CSA), a nine-parish area, has a population of 1,452,502.

While a low cost of doing business may be attractive, it is the skilled workforce, enhanced by hundreds of technical college or university graduates who enter the workforce on an annual basis. Serving as home to several major industry leaders within the Petrochemical and grains industry make St. John the Baptist Parish the best place to do business.

Young professionals are a key part of the region, simply due to both Baton Rouge and New Orleans both being accessible within an hour. In just three short years, we have elevated our status as a school system to a "B" rating in the latest Louisiana Department of Education rankings. With 81% of our students classified as economically disadvantaged, we have set and held students and our employees to high standards. We are the only system that has earned a "B" rating with at least 81% of its students categorized as such., Working with our local public and private school systems along with neighboring parish's our workforce stands ready to face the challenge of both current and future work force needs.



Distances from Other Cities

St. John the Baptist Parish's strategic southeastern location and superior transportation network provide swift access to domestic and foreign markets. As a community who is home to America's largest tonnage Port district, St. John the Baptist Parish is the premier sea gateway for U.S. export and import traffic. St. John's infrastructure through water, rail and roadway makes the parish a logistical hotspot for businesses.

Transportation

St. John the Baptist Parish's versatile, all-purpose combination of water, ground, and air transportation is capable of meeting the needs of the most demanding business.

St. John the Baptist Parish truly offers an intermodal transportation network of waterways, roadways, rail, and air, an advantage resident companies enjoy. The parish sits at the intersection of Interstate 10 and Interstate 55, which allows speedy and expeditious distribution of products throughout the Americas and to the world.

Vessel and Barge

Within the 108 miles (174 kilometers) of deepwater frontage on both banks of the Mississippi River are more than 50 piers and docks. Vessels drafting 45 feet (14 meters) call the port district throughout the year. Rarely is river commerce halted because of river depth or weather conditions. The Port of South Louisiana transfers cargo to and from vessels and barges arriving in the lower Mississippi River. The inland barge system, comprised of 19,262 miles (30,992 kilometers) of waterway, moves more than 291 million short tons (source: Port of South Louisiana 2014 data) of cargo upriver to major U.S. markets in the Midwest and Northeast.

Highways

Three major interstate highways connect the Port of South Louisiana to major U.S. markets. Interstate 10 extends across the nation from the Atlantic to the Pacific. Interstate 55 reaches points as far north as Chicago, Detroit, and St. Paul. Interstate 59, which originates near the Port's northern boundary, allows direct entry to cities in the eastern United States. Just within 600 miles are 20 metropolitan area markets in the southeast U.S. accessible via these interstates. Throughout the Port's jurisdiction, an excellent state highway system feeds traffic to these major interstate arteries. Shipments can flow easily, without congestion, into the mainstream of the interstate highway system.



Rail
Gulf Coast Rail Lines

The Port of South Louisiana is served by three trunk line railroads, two on the east bank of the Mississippi River and one on the west bank. The Union Pacific railroad on the west bank provides service to western U.S. markets, whereas the Canadian National and Kansas City Southern railroads, both on the east bank, serve the mid-continental United States, Canada, and Mexico.

Pipeline

Six major oil and gas pipelines serve the Port of South Louisiana. The Port is the terminus for the nation's only offshore oil superport, located 15 miles (24 kilometers) off the Louisiana coast. The superport provides over **500,000 barrels of crude oil daily** through a 48-inch (122 centimeter) pipeline. The Port is the originating point for Capline, a 40-inch (101 centimeter), 640-mile (1,030 kilometer) pipeline that carries an average of 800,000 barrels of oil daily from Louisiana to the middle of the United States.

Air
Regional Airports

The New Orleans (Louis Armstrong) International airport is just minutes away from the Port of South Louisiana with daily passenger and commercial air services are available to major airports throughout the United States, Mexico, Europe, Central and South America, and Canada. Other area airports, including the **Port of South Louisiana Executive Regional Airport** (with a 5,150-foot paved runway), offer private, business, and/or air freight services and storage (cold included).

Gulf Coast Rail Lines

