



## Brazilier Island

New Orleans, Louisiana 70129

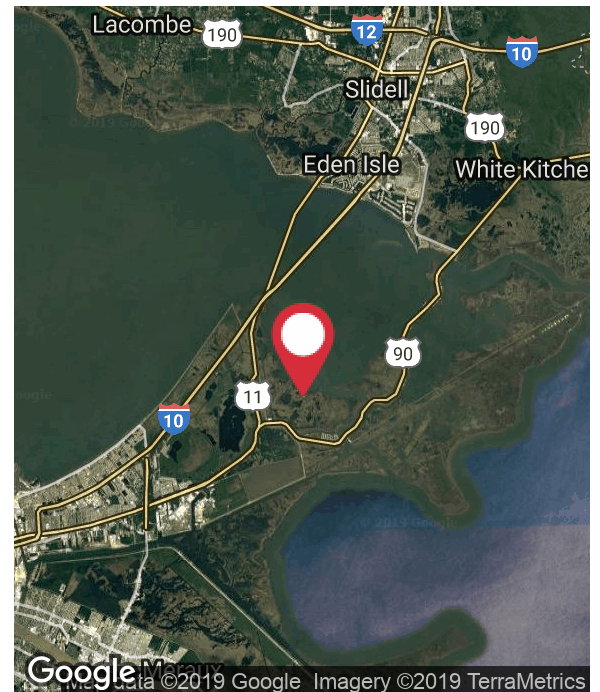
### Property Highlights

- A Sportsman Paradise in the nation's largest urban wildlife refuge, with access to fishing and hunting
- Excellent opportunity for recreational land ownership
- May be developed as 60+ individual lots or family compound
- 30 minutes northeast of New Orleans' French Quarter and 20 minutes south of Slidell
- Total Acreage: 112.7 acres
- Permitted uses could include commercial uses, marinas, hunting & fishing lodges, camps, houses, boat yards, commercial fishing operations, as well as heavy & light industrial uses
- Zoned: N-U, Non-Urban District/Maritime

### Sale Price

\$650,000

**CALL OR EMAIL FOR MORE INFORMATION**



For more information

### Duff Friend, SIOR

O: 504 569 9351 | C: 504 909 7351  
dfriend@latterblum.com

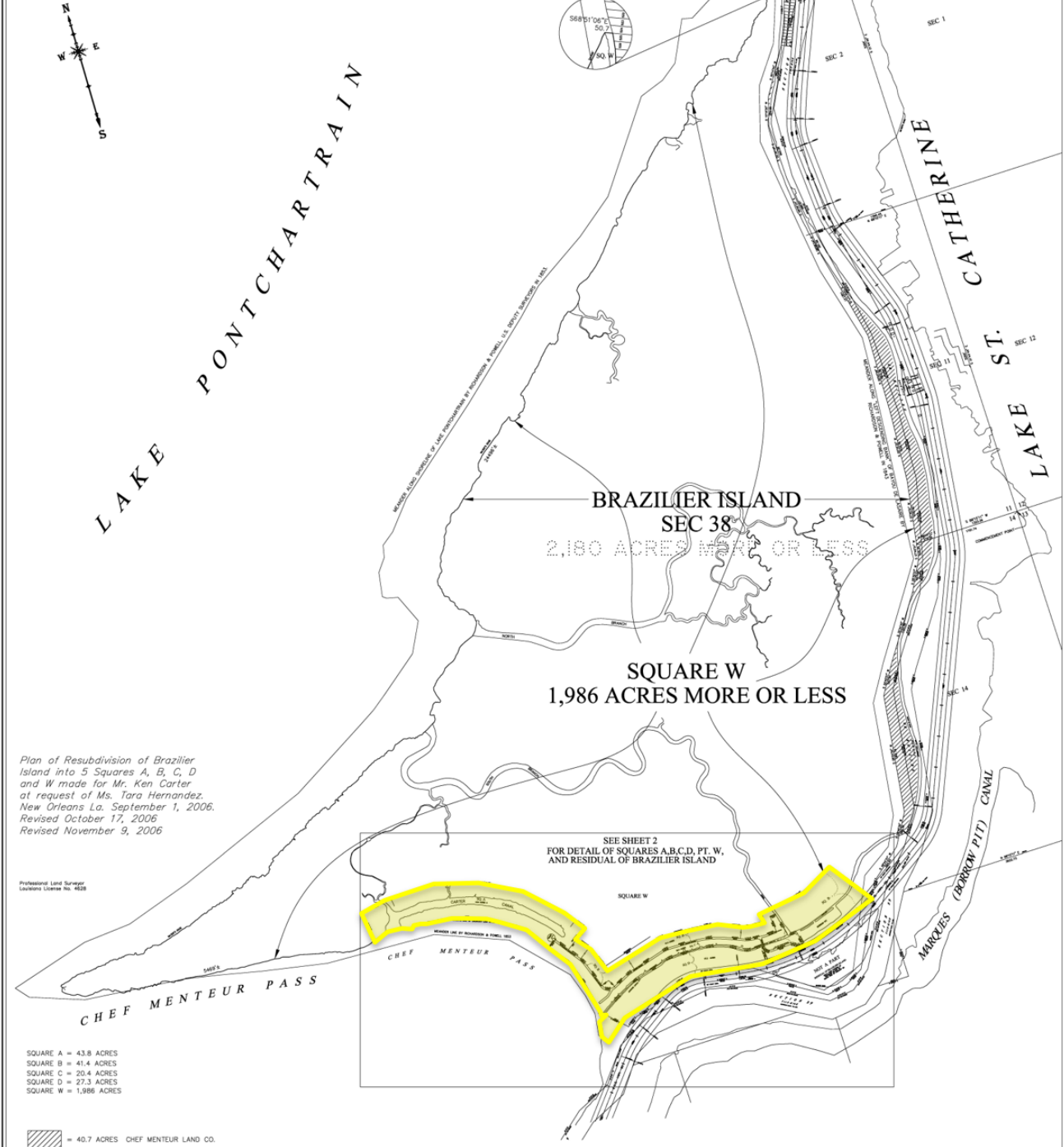
### Chris Ross

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cross@latterblum.com

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New Orleans, LA 70130  
504 525 1311 tel  
[latterblum.com](http://latterblum.com)

ORLEANS PARISH, LA.  
 THIRD DISTRICT, CITY OF NEW ORLEANS  
 PORTION OF BRAZILIER ISLAND  
 SECTION 38 T 11 S, R 14 E  
 ST. HELENA MERIDIAN

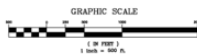


Plan of Resubdivision of Brazillier Island into 5 Squares A, B, C, D and W made for Mr. Ken Carter at request of Ms. Tara Hernandez, New Orleans La. September 1, 2006. Revised October 17, 2006 Revised November 9, 2006

Professional Land Surveyor  
 Louisiana License No. 4828

- SQUARE A = 43.8 ACRES
- SQUARE B = 41.4 ACRES
- SQUARE C = 20.4 ACRES
- SQUARE D = 27.3 ACRES
- SQUARE W = 1,986 ACRES

= 40.7 ACRES CHEF MENTEUR LAND CO.

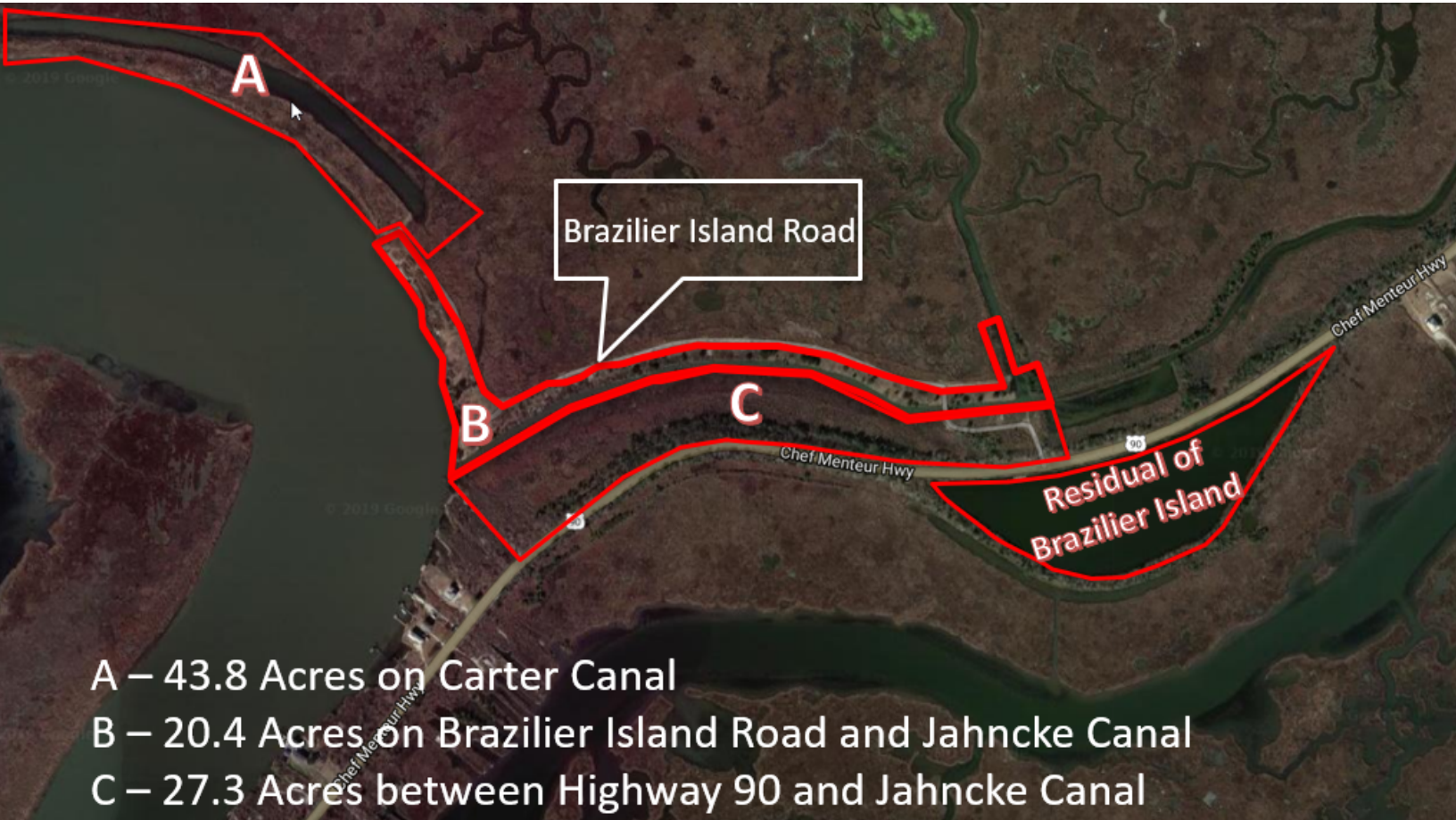
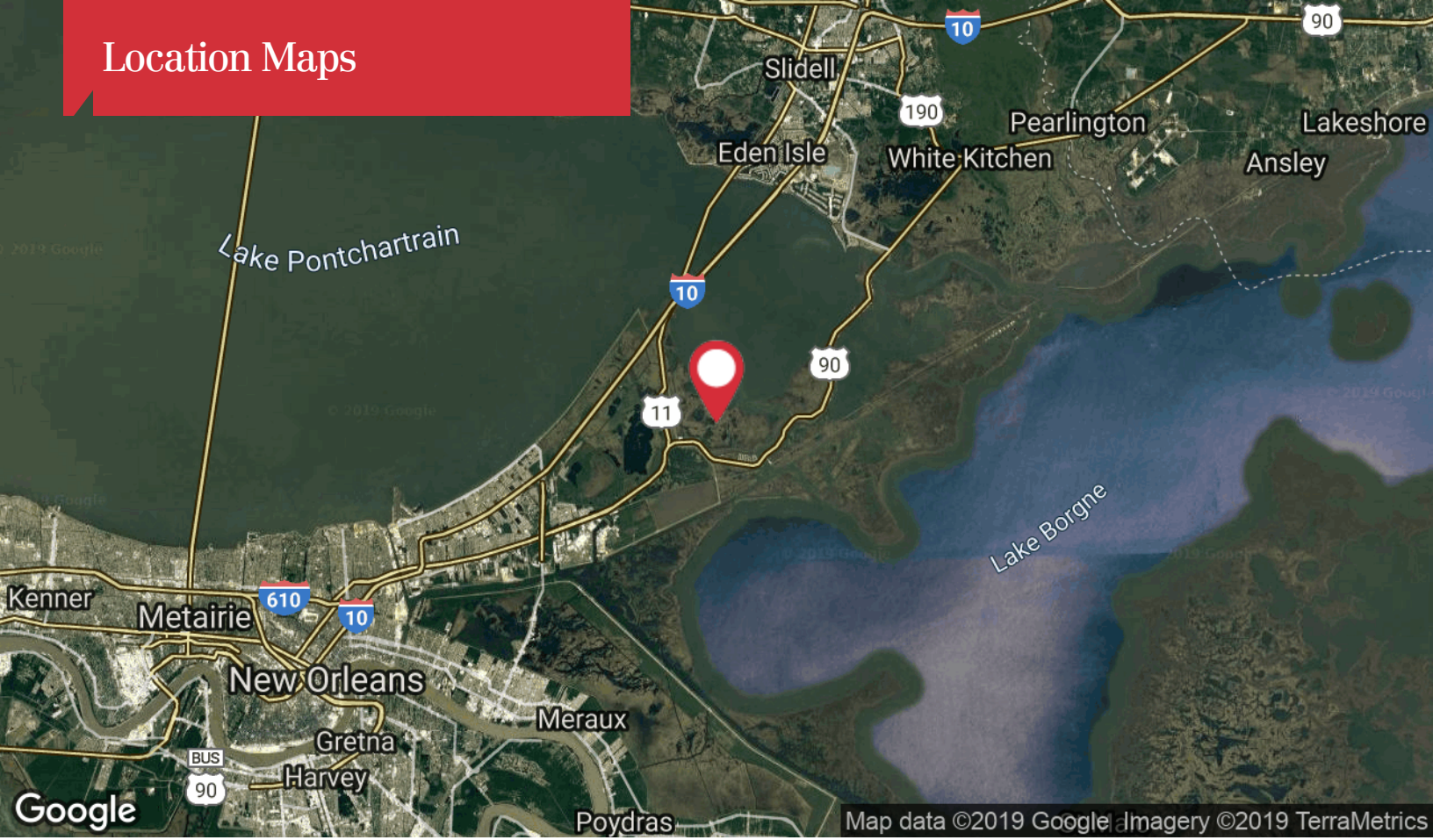


THIS PROPERTY IS LOCATED IN FLOOD ZONE V-16  
 AS SHOWN ON FEMA COMMUNITY PANEL NUMBER  
 225003-0085-MARCH 1, 1994 ELEVATION 15.0 NGVD29  
 BEARINGS REFER TO LA PLANE LAMBERT GRID.

SHEET 1 OF 2

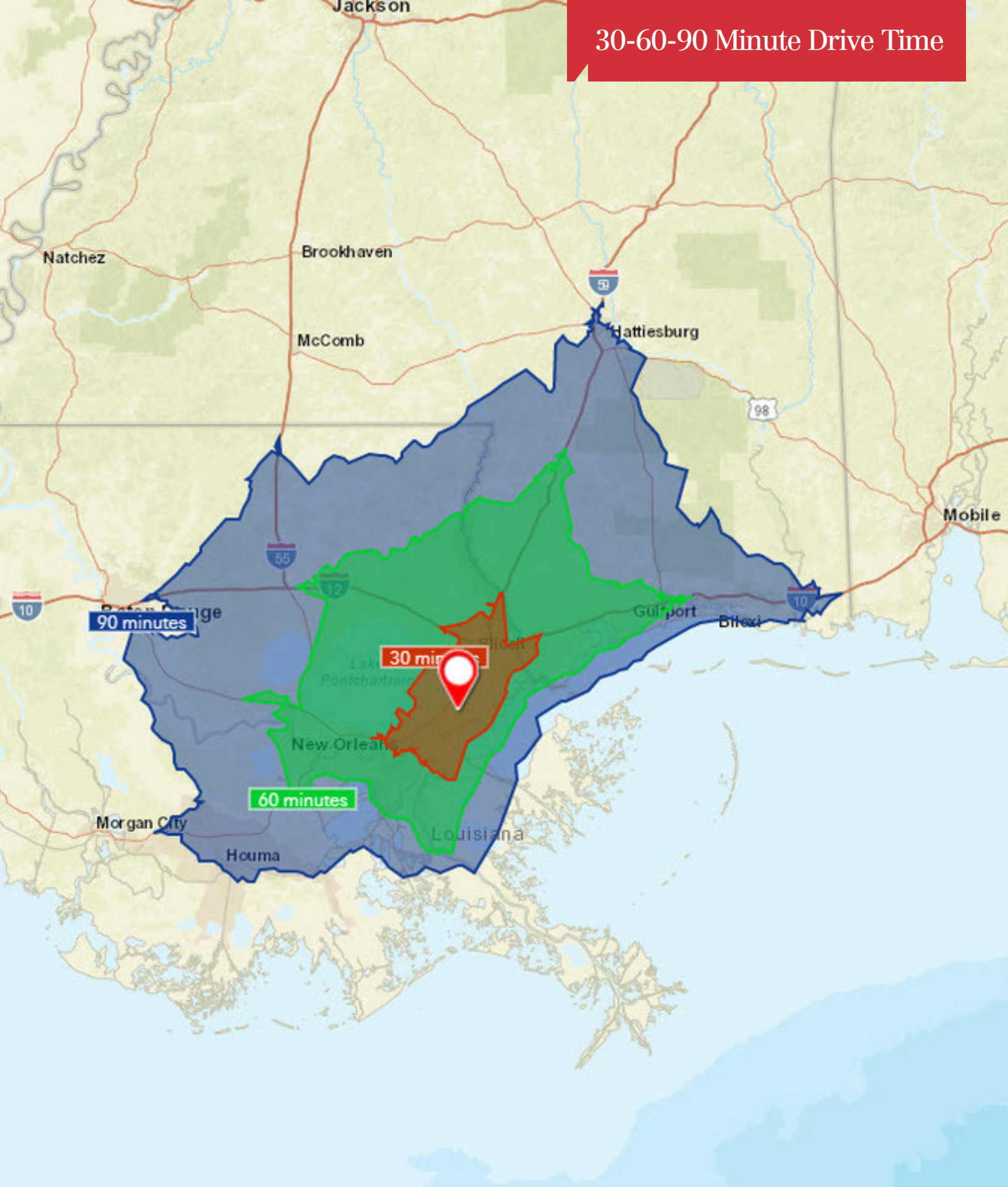
GANDOLFO RIVIN, L.L.C.  
 589-241-1199 A-1

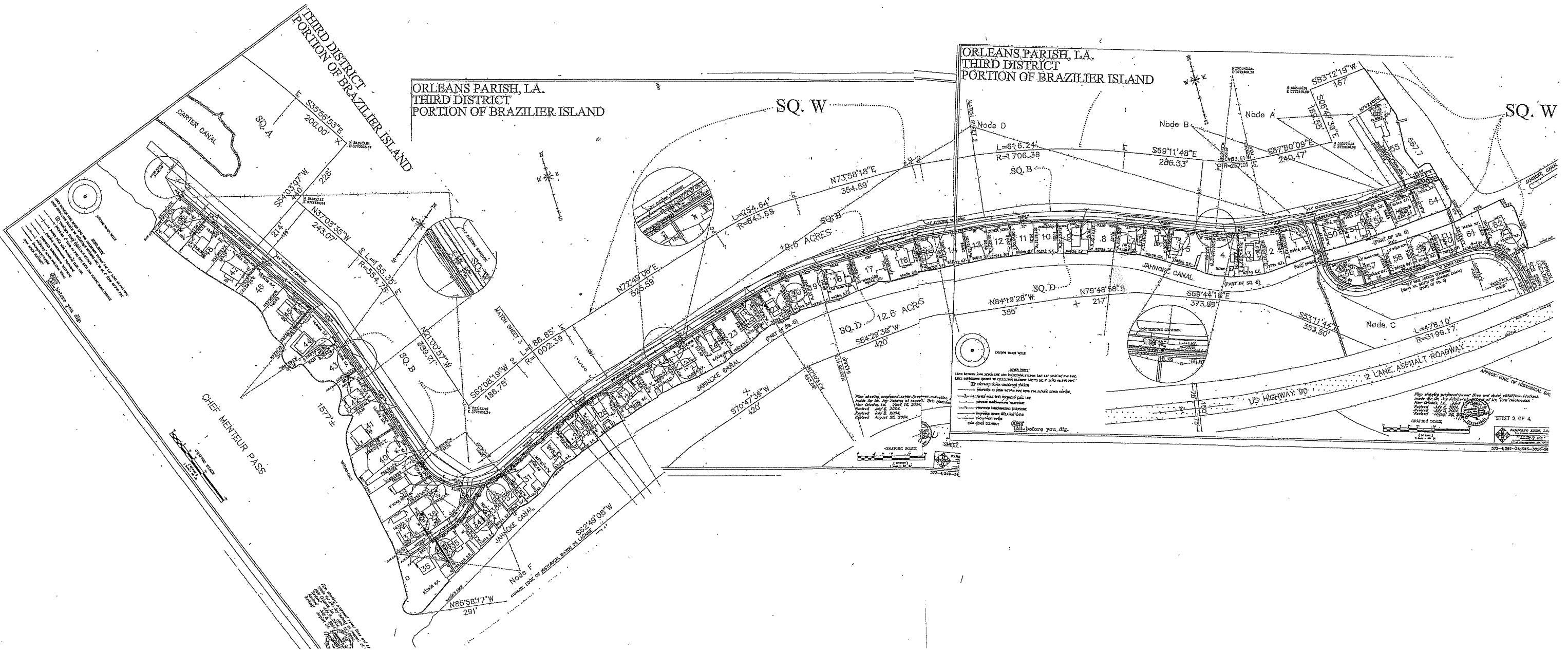
# Location Maps



- A – 43.8 Acres on Carter Canal
- B – 20.4 Acres on Brazillier Island Road and Jahncke Canal
- C – 27.3 Acres between Highway 90 and Jahncke Canal

30-60-90 Minute Drive Time





ORLEANS PARISH, LA.  
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**NOTICE**  
THIS PLAN SHOWS THE LOCATION AND DIMENSIONS OF THE PROPOSED IMPROVEMENTS.  
THEY SHALL BE CONSIDERED AS APPROVED UNLESS OTHERWISE NOTED BY THE CITY ENGINEER.  
NO PART OF THIS PLAN SHALL BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF THE CITY ENGINEER.  
THE CITY ENGINEER'S OFFICE IS AT 1500 PINE STREET, NEW ORLEANS, LA. 70112.  
APPROVED: \_\_\_\_\_  
CITY ENGINEER

APPROX. EDGE OF HISTORICAL BAY  
CRUISED SCALE  
SHEET 2 OF 4  
372-6282-34085-3620-04