

## LAND FOR SALE

# I-12 FRONTAGE LAND READY FOR DEVELOPMENT!

I-12 Service Rd., Slidell, LA 70460



<b>SALE PRICE:</b>	\$2,000,000
<b>LOT SIZE:</b>	15.91 Acres
<b>ZONING:</b>	Highway Commercial
<b>MARKET:</b>	New Orleans
<b>CROSS STREETS:</b>	Airport Rd./Northshore Blvd.
<b>BROCHURE DATE:</b>	4/12/18

### PROPERTY OVERVIEW

Great site for various uses. This 15.91 acre site is ready for development. Two hotels near site, SAMS CLUB and various BIG BOX stores. Excellent visibility on I-12 as property has over 1200 ft. of frontage! Wetlands determination has been applied for and in process. Property is in Flood Zones X and part of rear in A-11. Priced at just \$2.88 per square foot!

### PROPERTY FEATURES

- Retail-Commercial Land with over 1200 ft. of frontage on I-12
- Excellent visibility from highway
- Great location, high traffic count.

**KW COMMERCIAL**  
1522 W. Causeway Approach  
Mandeville, LA 70471

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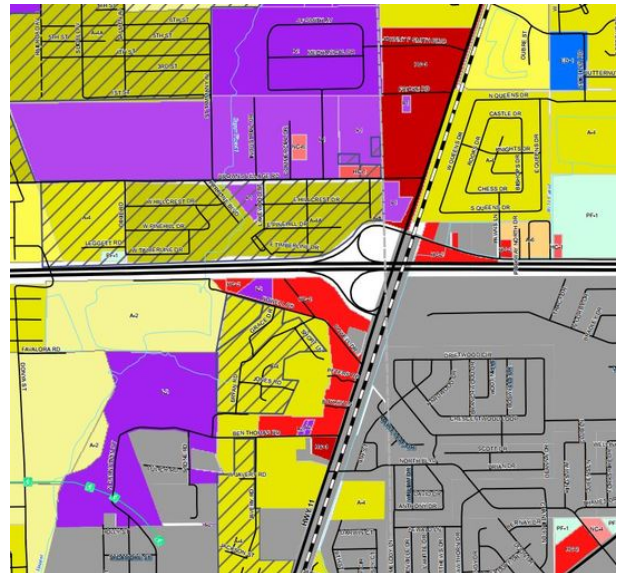
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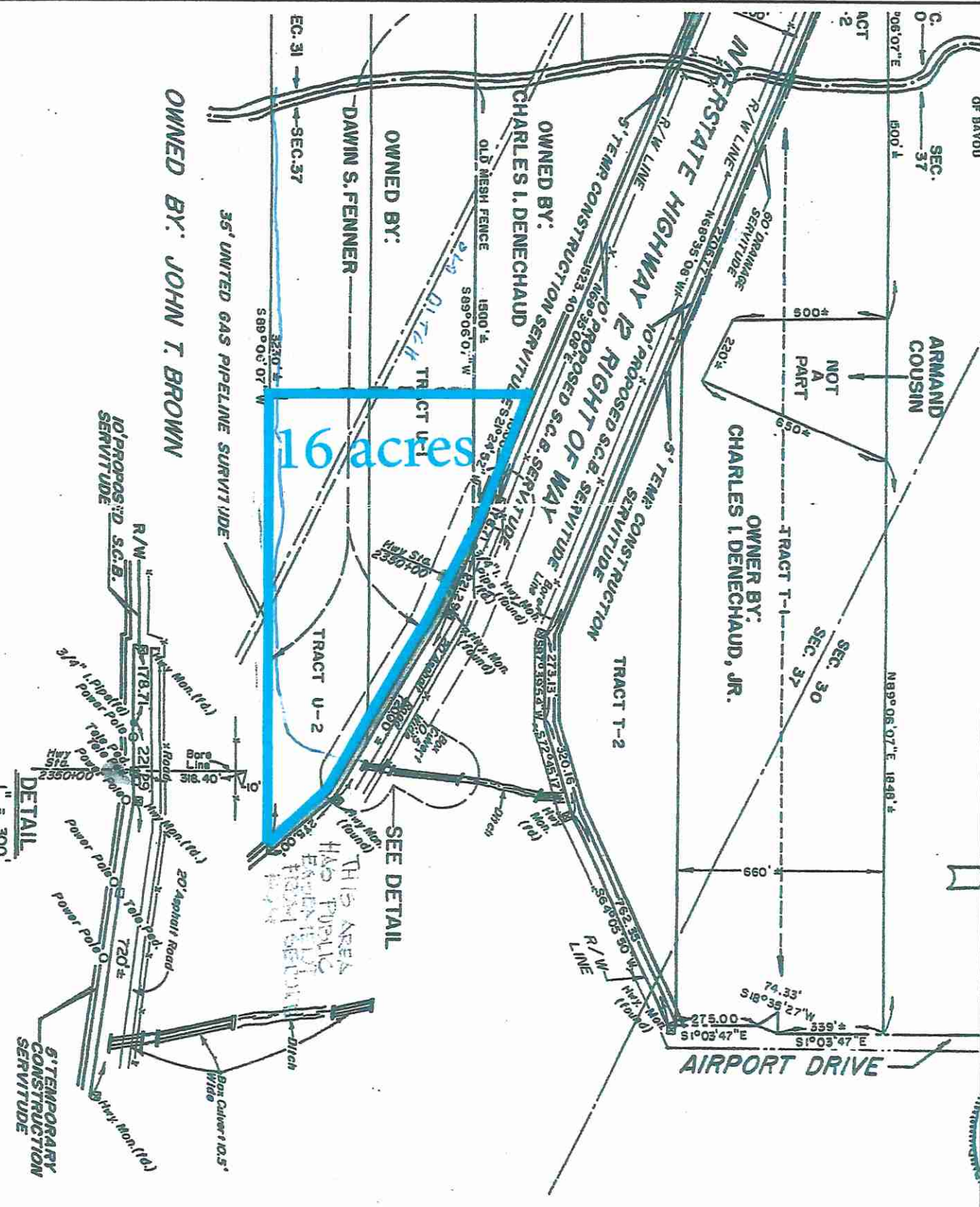
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OWNED BY: JOHN T. BROWN

16 acres

OWNED BY: CHARLES I. DENECHAUD

OWNED BY: DAWIN S. FENNER

OWNER BY: CHARLES I. DENECHAUD, JR.

ARMAND COUSIN

SEC. 30

SEC. 37

AIRPORT DRIVE

SEE DETAIL

THIS AREA HAS PUBLIC EXISTING ROAD SECTION

DETAIL

1" = 300'

SCALE 1" = 400'		SURVEY OF A PROPOSED 10' S.C.B. SERVITUDE AND A 5' TEMPORARY CONSTRUCTION SERVITUDE ON PROPERTY OF CHARLES I. DENECHAUD AND DAWIN S. FENNER, SECTIONS 30 & 37 T 8 S - R 14 E	
DATE November 6, 1991			
DRAWN BY:	CHECKED BY:		



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Map data ©2018 Google Imagery ©2018 , DigitalGlobe, Mississippi GIS Coordinating Council, U.S. Geological Survey, USDA Farm Service Agency

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**BOUNDARY DESCRIPTION**

ALL THAT CERTAIN PARCELS OF LAND SITUATED IN SECTION 31, TOWNSHIP 8 SOUTH, RANGE 14 EAST, ST. TAMMANY PARISH, LOUISIANA, MORE FULLY DESCRIBED AS FOLLOWS:

FROM THE SECTION CORNER COMMON TO SECTIONS 24, 26, 31 & 36, IN SAID TOWNSHIP AND RANGE GO EAST 1278.79 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

THENCE CONTINUING EAST - 497.11 FEET MORE OR LESS TO A POINT ON THE WESTERLY R.E.-T-C-WAY OF A SERVICE ROAD LYING TO AND FROM THE INTERSTATE 12 - HIGHWAY RAMP ALTO. INTERCHANGES;

THENCE GO BY A SOUTHEASTERLY DIRECTION ALONG THE WESTERLY RIGHT-OF-WAY OF SAID SERVICE ROAD IN THREE CONSECUTIVE:

SOUTH 67 DEGREES, 43 MINUTES, 08 SECONDS EAST - 248.44 FEET TO A POINT;

SOUTH 59 DEGREES, 13 MINUTES, 00 SECONDS EAST - 770.45 FEET TO A POINT;

SOUTH 38 DEGREES, 17 MINUTES, 00 SECONDS EAST - 288.68 FEET TO A POINT WHICH INTERSECTS THE WESTERLY RIGHT-OF-WAY OF SAID SERVICE ROAD AND THE SOUTH WEST PROPERTY LINE OF SAID PARCEL;

THENCE GO WEST ALONG THE SOUTH PROPERTY LINE 1410.67 FEET, MORE OR LESS, TO A POINT;

THENCE NORTH 67 DEGREES, 30 MINUTES, 39 SECONDS WEST - 647.29 FEET TO THE POINT OF BEGINNING CONTAINING 13.91 ACRES MORE OR LESS

**FENNER PROPERTY  
BAYOU LIBERTY**



**St. Tammany  
Parish Department  
of Engineering**  
P.O. Box 638  
Covington, La. 70434  
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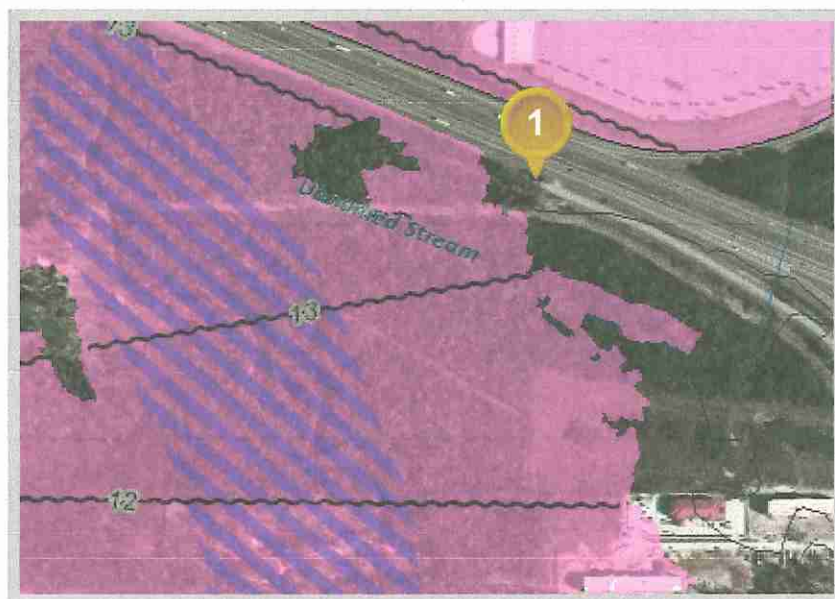
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# Louisiana Flood Map

## I-12 and Frontage Road, Slidell, LA



### Visible Layers

Preliminary FIRM  
(04/30/2008)

Bing Aerial

### Point Coordinates

Point #	Lat., Long.
1	30.3148, -89.8312

Flood information in this table is from the: Preliminary FIRM (04/30/2008)

Point	Panel ID	Flood Zone	BFE	Ground Elevation	BWS('13)*
1	22103C0480F 04/30/2008	X	out	15.1	110-119 mph

1. **Ground Elevation** is provided by USGS's elevation web service which provides the best available data for the specified point. If unable to find elevation at the specified point, the service returns an extremely large, negative value (-1.79769313486231E+308).
2. **BWS** is provided by the LSU AgCenter's basic wind speed web service developed for the 2012 IRC building codes.

Floodplain data that is shown on this map is the same data that your flood plain administrator uses. This web product is not considered an official FEMA Digital Flood Insurance Rate Map (DFIRM). It is provided for information purposes only, and it is not intended for insurance rating purposes. Please contact your local floodplain administrator for more information or to view an official copy of the FIRM or DFIRM.

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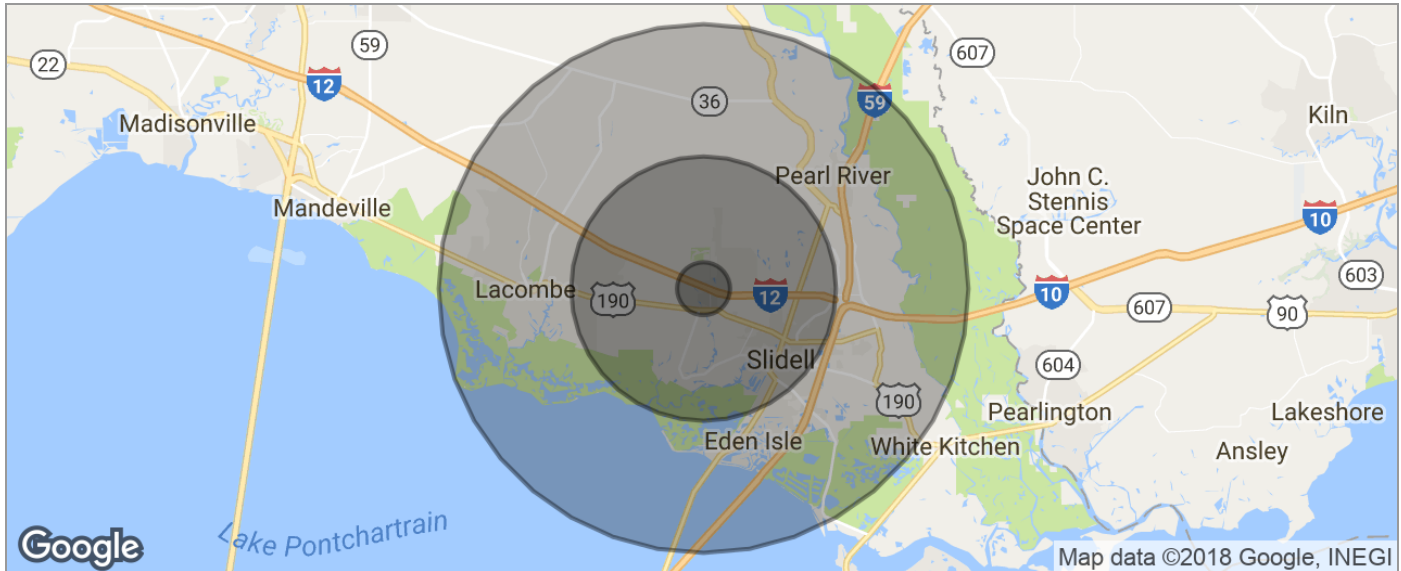
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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	1,669	49,318	106,364
MEDIAN AGE	35.7	36.9	38.1
MEDIAN AGE (MALE)	31.6	36.2	37.5
MEDIAN AGE (FEMALE)	38.6	37.7	38.6
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	593	17,826	39,173
# OF PERSONS PER HH	2.8	2.8	2.7
AVERAGE HH INCOME	\$54,220	\$61,207	\$67,830
AVERAGE HOUSE VALUE		\$159,879	\$199,111
RACE	1 MILE	5 MILES	10 MILES
% WHITE	58.5%	75.9%	76.1%
% BLACK	32.4%	18.9%	17.6%
% ASIAN	0.1%	0.5%	1.4%
% HAWAIIAN	0.0%	0.0%	0.1%
% INDIAN	0.0%	0.5%	0.5%
% OTHER	7.0%	2.3%	2.4%
ETHNICITY	1 MILE	5 MILES	10 MILES
% HISPANIC	13.4%	5.4%	5.2%

\* Demographic data derived from 2010 US Census

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