

## LAND FOR SALE

# 2.8 ACRES COMMERCIAL LAND IN MANDEVILLE

Massena St., Mandeville, LA 70448



<b>SALE PRICE:</b>	\$985,000
<b>LOT SIZE:</b>	2.8 Acres (121,968 SF)
<b>PRICE PER SF:</b>	\$8.08/SF
<b>LOT DIMENSIONS:</b>	232 x 530
<b>ZONING:</b>	B-2 - Highway Business
<b>MARKET:</b>	New Orleans
<b>SUBMARKET:</b>	Northshore New Orleans - Mandeville
<b>BROCHURE DATE:</b>	6/11/19

### PROPERTY OVERVIEW

Large commercial-zoned parcel in high-demand Mandeville area. Lots of permitted uses with the parcel. This is part of a 4.8 acre parcel that fronts East Causeway. It is the rear portion behind Citizens Bank and would be a great multi-family site as well as office. Located between Massena and Lambert streets. Property is across from City of Mandeville government offices and Wal-Mart Neighborhood Market.

### PROPERTY HIGHLIGHTS

- 2.8 acres commercial land
- Property is part of a 4.8 acre parcel fronting East Causeway Approach
- B-2 (Highway Business) Zoning
- Ideal for retail, office and great potential as multi-family!

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

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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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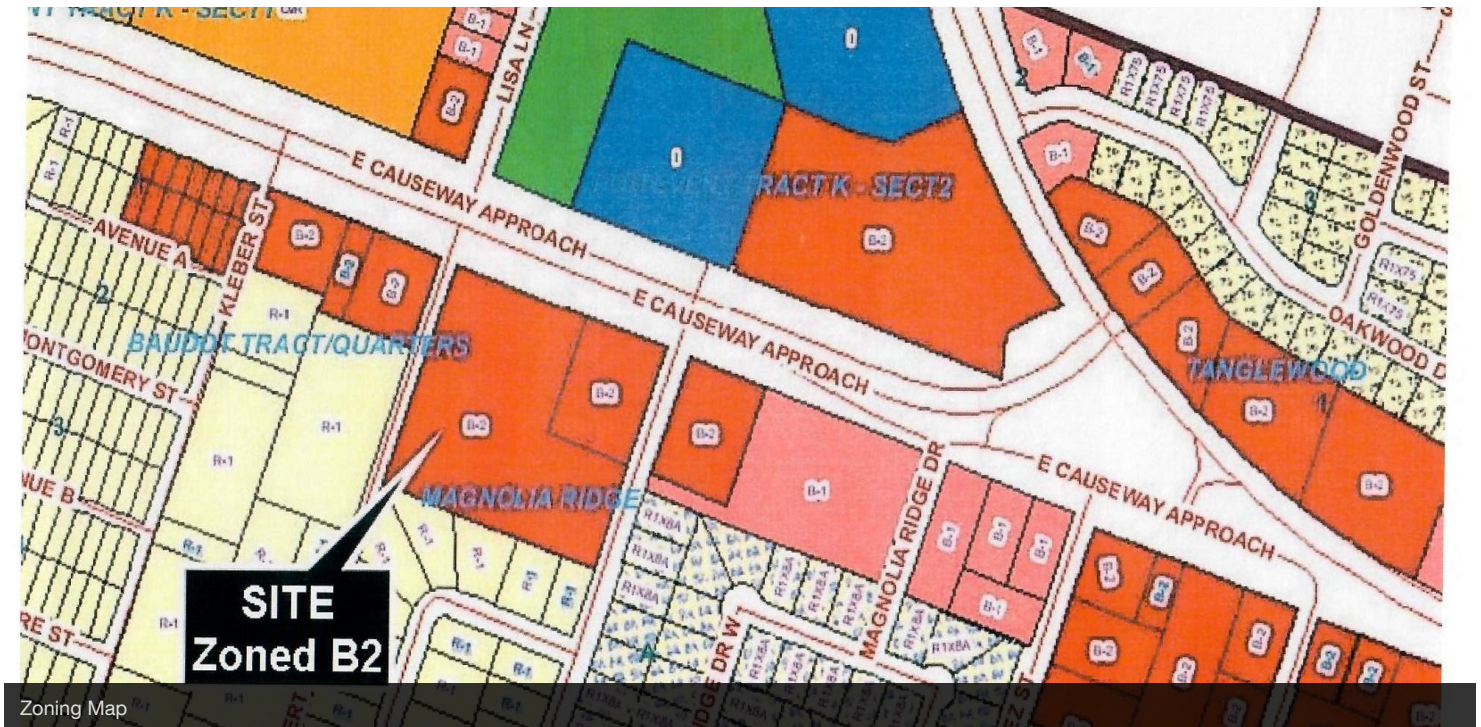
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2.8 Acres of a total 4.8-Acre Parcel



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FLORIDA STREET  
EAST CAUSEWAY APPROACH

LAMBERT STREET

LAMBERT STREET

20' STREET

MASSENA

4  
(209400.44 Sq. Ft.)

530.0'  
N61°45'W  
TAMMANY PARK SUBDIVISION



MAP PREPARED FOR

SHOWING A SURVEY MADE OF PROPERTY LOCATED IN RESUBDIVISION OF A PORTION OF TRACTS 70, 71 & 72, OF THE TOWN OF MANDEVILLE, LOT 4, ST. TAMMANY PARISH, LOUISIANA

THIS MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED:

CERTIFIED CORRECT

**LAND SURVEYING Inc.**

COVINGTON, LOUISIANA

*Jeron R. Fitzmorris*  
LOUISIANA REGISTERED LAND SURVEYOR

SCALE: 1" = 100'

DATE: June 30, 1978

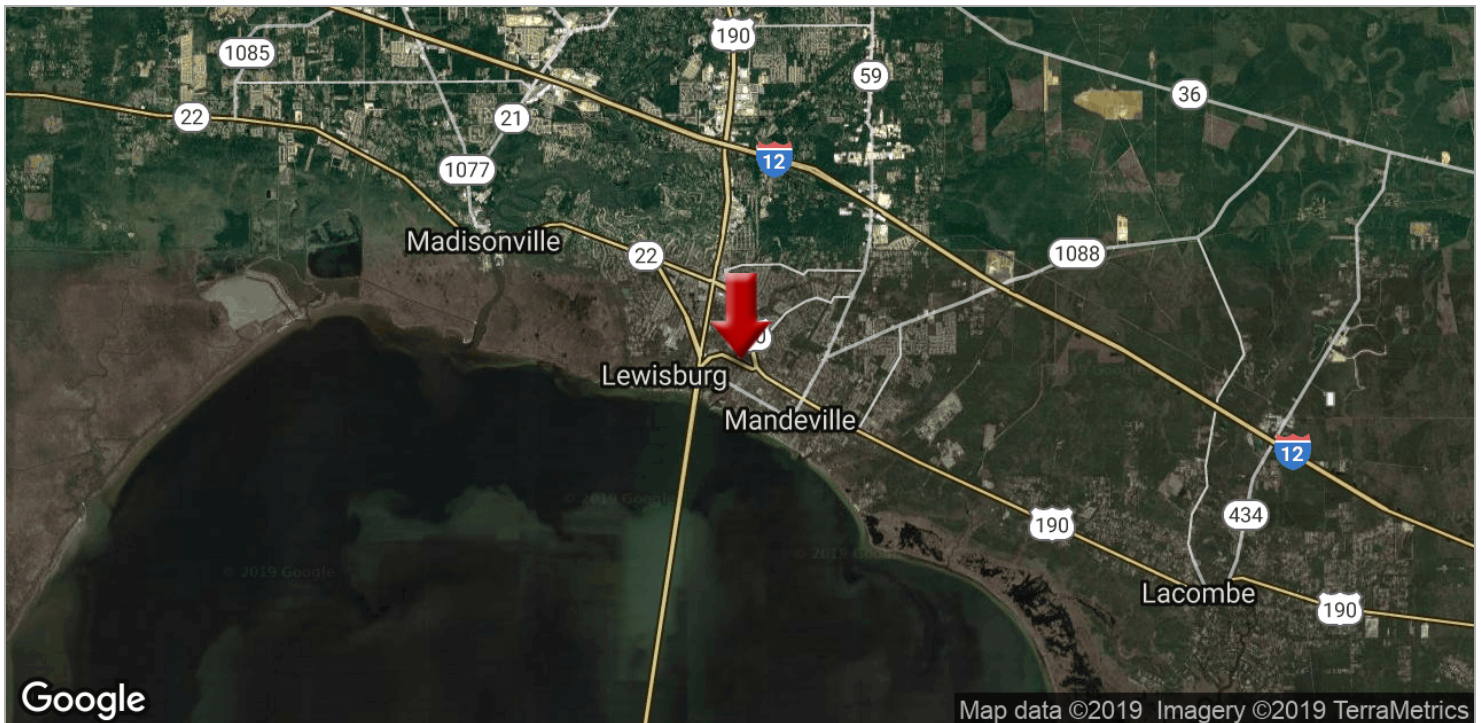
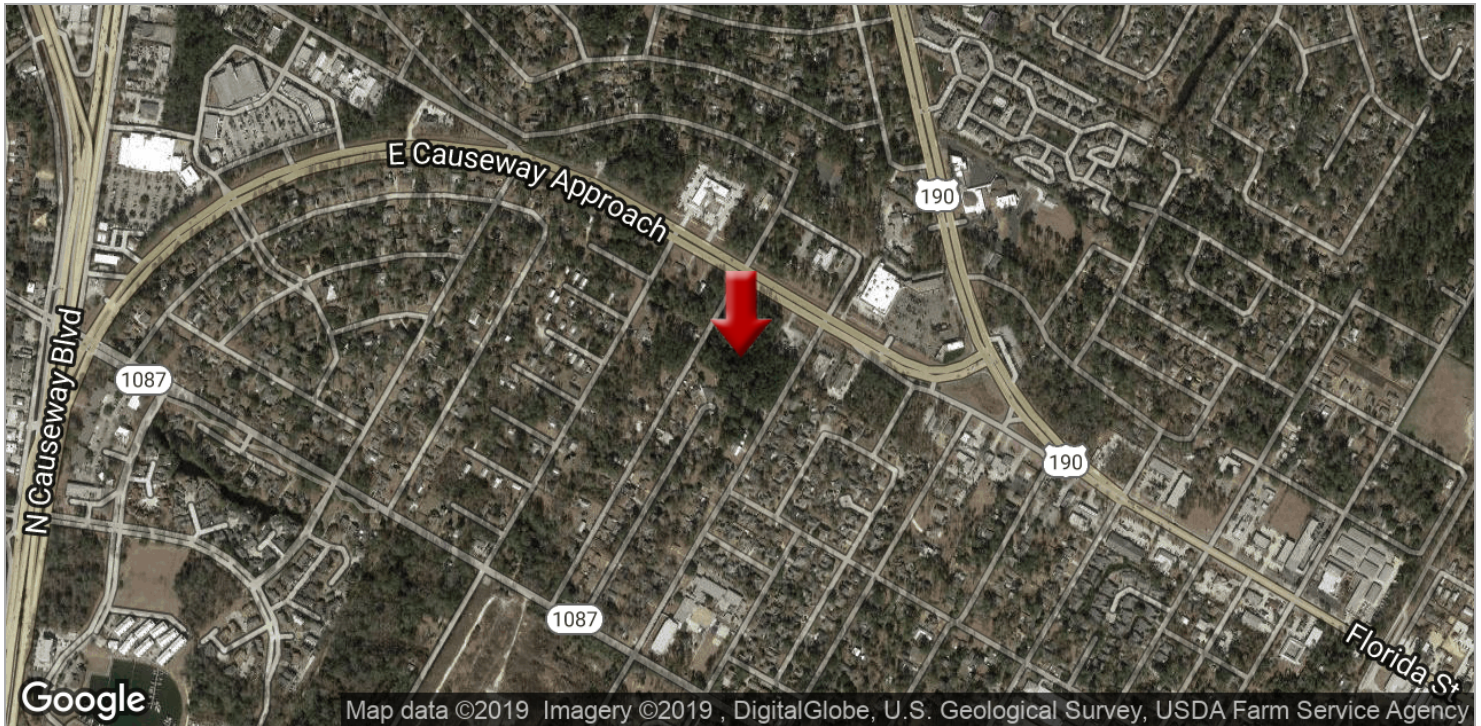
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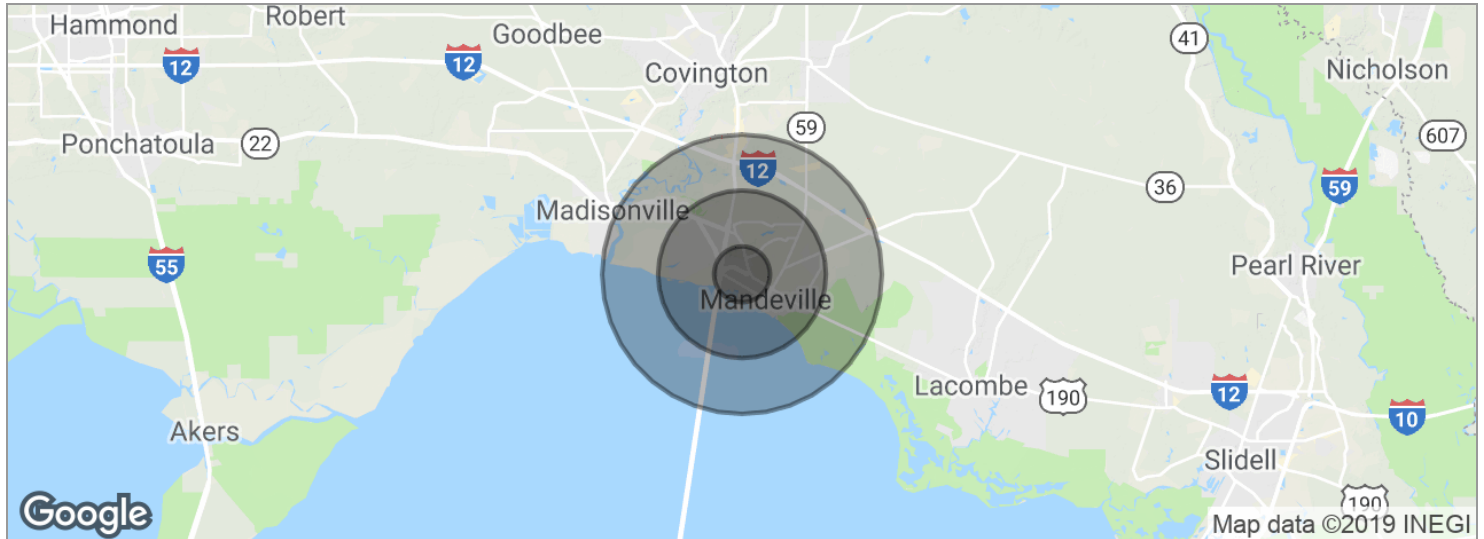
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## LAND FOR SALE

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POPULATION	1 MILE	3 MILES	5 MILES
Total population	4,703	32,625	58,404
Median age	44.1	41.4	40.3
Median age (male)	43.3	39.5	38.3
Median age (Female)	44.6	42.5	41.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,857	12,104	21,660
# of persons per HH	2.5	2.7	2.7
Average HH income	\$95,677	\$101,864	\$96,512
Average house value	\$291,677	\$314,425	\$317,706

\* Demographic data derived from 2010 US Census

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