

GLENDALE HEIGHTS BUSINESS PARK

2100 Highway 59, Mandeville, LA 70448



SALE PRICE:	\$3,500,000
LOT SIZE:	13.3 Acres
ZONING:	PUD
MARKET:	New Orleans
SUB MARKET:	St. Tammany / Northshore New Orleans
CROSS STREETS:	Walder Road, Horace St./Starfish Ln, Highway 59
BROCHURE DATE:	12/19/19

PROPERTY OVERVIEW

Glendale Heights is a 13.3-acre connected Commercial & Office/ Professional PUD with each area having its own development. The front Commercial area of the park (7.14 acres) has 2 entrances onto 3-lane Hwy 59. The rear Office/Professional area (6.16 acres) faces paved Walder Rd. with 2 entrances. Both areas are interconnected with all 4 entrances. Site is roughly a half-mile from the intersection of Highways 59/1088, which each have separate I-12 access. Site is approximately 2 miles from I-12 on Hwy 59. Fontainebleau Jr. and Sr. High Schools are in the area as well as many residential subdivisions. Expandable area with 13.34 acres adjacent to the north.

PROPERTY FEATURES

- Planned Urban Development
- 7.14 acres of Commercially zoned property
- 6.16 acres of Professional Office zoning
- Both areas interconnected with 4 total entrances.

KW COMMERCIAL
1522 W. Causeway Approach
Mandeville, LA 70471

LIZBY EUSTIS
CCIM
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GLENDALE HEIGHTS PARK

PROVIDED ORDINANCE GREEN SPACE/DETENTION ACREAGE:	±3.54 ACRES	- 27%
PROVIDED ADDITIONAL GREEN SPACE ACREAGE:	±0.87 ACRES	- 6%
COMMERCIAL BUILDABLE ACREAGE:	±5.10 ACRES	- 38%
OFFICE/PROFESSIONAL BUILDING ACREAGE:	±0.75 ACRES	- 6%
PARKING & DRIVE ACREAGE:	±3.03 ACRES	- 23%
TOTAL ACREAGE:	±13.3 ACRES	- 100%

LOTS 1-9 COMMERCIAL USE TOTAL AREA ±7.14 ACRES
OFFICE/PROFESSIONAL USE TOTAL AREA: ±6.16 ACRES

COMMUNITY SEWER & WATER:
COMMUNITY SEWER & WATER:

APPROXIMATE LENGTH OF ACCESS ROADS: ±0.32 MILES

REAR OFFICE/PROFESSIONAL AREA:
PARKING SPACES PROVIDED: 192
PARKING SPACES REQUIRED: 189

ORDINANCE PERCENTAGE OF GREEN SPACE: 27%

REAR OFFICE/PROFESSIONAL AREA:
TOTAL SQ.FT OF OFFICE/PROFESSIONAL BUILDINGS - 66,000 sq.ft.

MAXIMUM HEIGHT OF BUILDINGS: 35'

EXISTING ZONING:
SA

PROPOSED ZONING:
PUD

F.I.R.M. MAP:
PANEL # 225205 0245C
FLOOD ZONE "C"
OCT. 17, 1989

DENSITY:
±3.15 BUILDINGS/ACRE

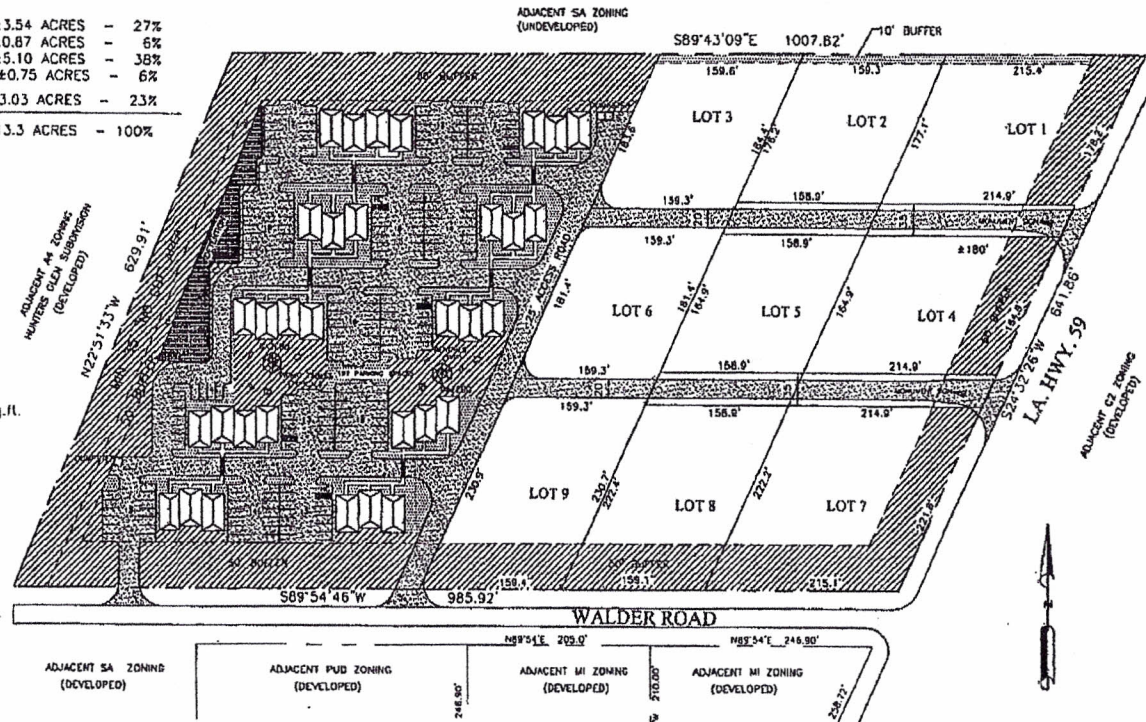
LANDSCAPING:
ALL EXISTING TREES ARE TO BE SAVED
WITHIN THE GREEN SPACES.

EXISTING CONDITIONS:
RURAL

PHASE DEVELOPMENT:
THIS PROJECT WILL BE DEVELOPED IN ONE PHASE.
APPROX. JANUARY 2009

DETENTION AREA TO BE A DRY POND.

ANY PORTION OF THE BUFFER NOT REQUIRED FOR POSSIBLE
EXPANSION OF THE DRY DETENTION POND SHALL BE A NO-CUT
BUFFER FOR A DEPTH OF 50'. IN NO CASE SHALL THE NO-CUT
DEPTH OF THE REAR BUFFER BE LESS THAN 35' IN DEPTH
FROM THE REAR (WEST) PROPERTY LINE.



NOTE:

1. LOTS 1 THRU 9 SHALL COMPLY INDIVIDUALLY WITH PARISH
ORDINANCE FOR COMMERCIAL PROPERTY IN REGARD TO
PARKING.

2. LOTS 1 THRU 9 MINIMUM SETBACK REQUIREMENTS:
FRONT - 20'
REAR - 10'
SIDE - 10'

DEVELOPER:

MARILYN & KARL SEIFERT
KM STOESELL SEIFERT, L.L.C.
P.O. BOX 2419
MANDEVILLE, LA 70470

ZONING PLAN

SCALE: 1" = 120'

LEGEND:

- DETENTION
- ADDITIONAL GREEN SPACE
- ORDINANCE GREEN SPACE
- NEW PAVING
- NEW BENCHES & PICNIC TABLES

CEI COOPER ENGINEERING, INC.
Civil Engineering Planning Environmental
810 So. HWY. 101, Suite 101A, Metairie, LA 70002

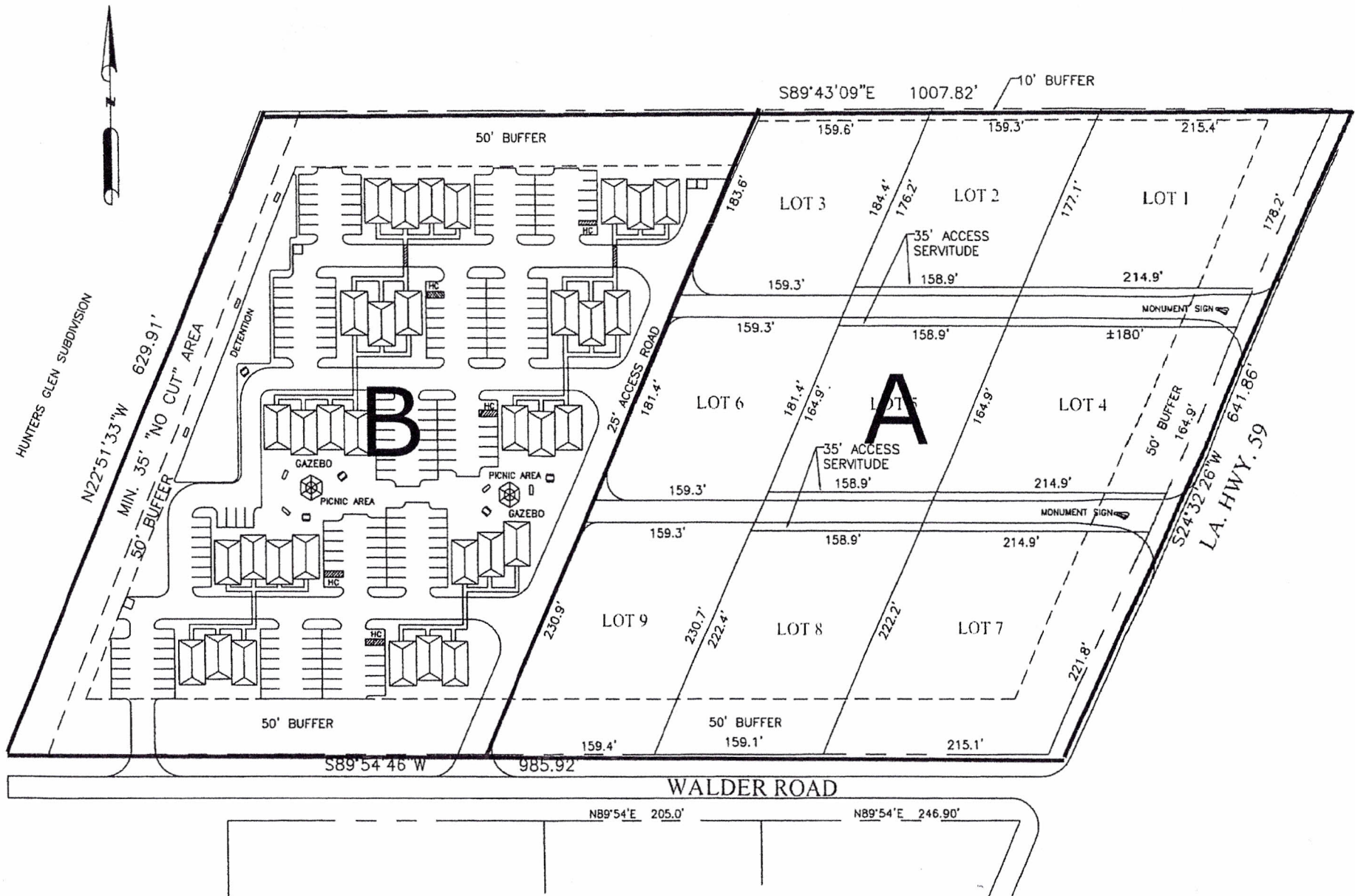
PLANS FOR
GLENDALE HEIGHTS PARK
SECTION 1, TOWNSHIP 13 SOUTH, RANGE 11 EAST
ST. TAMMANY PARISH, LOUISIANA

07-110

Z-1

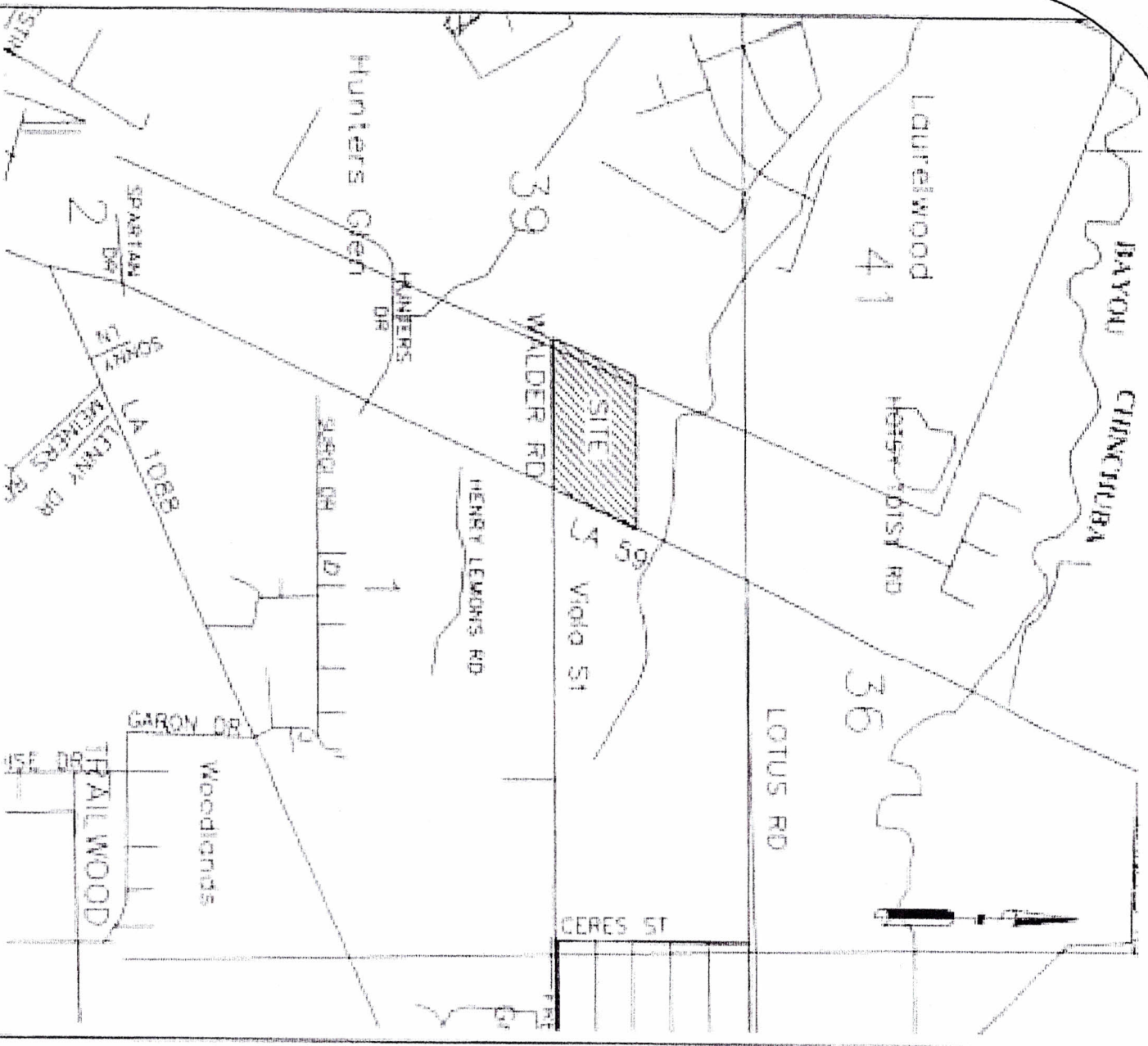
06-12-08

2008-10-0007



GLENDALE HEIGHTS BUSINESS PARK

SCALE: 1" = 120'



VICINITY MAP

NOT TO SCALE

07-1-00
V-1
10-18-07

ON VACUUM
GLENDALE HEIGHTS PARK
SHEET NO. 1, TOWNSHIP 41 SOUTH, RANGE 11 EAST
51 EMMANY PARKER, ILLINOIS

CEI Group & Engineering, Inc.
1001 East 10th Street, Suite 100, Peoria, IL 61603
P.O. Box 1001, Peoria, IL 61603

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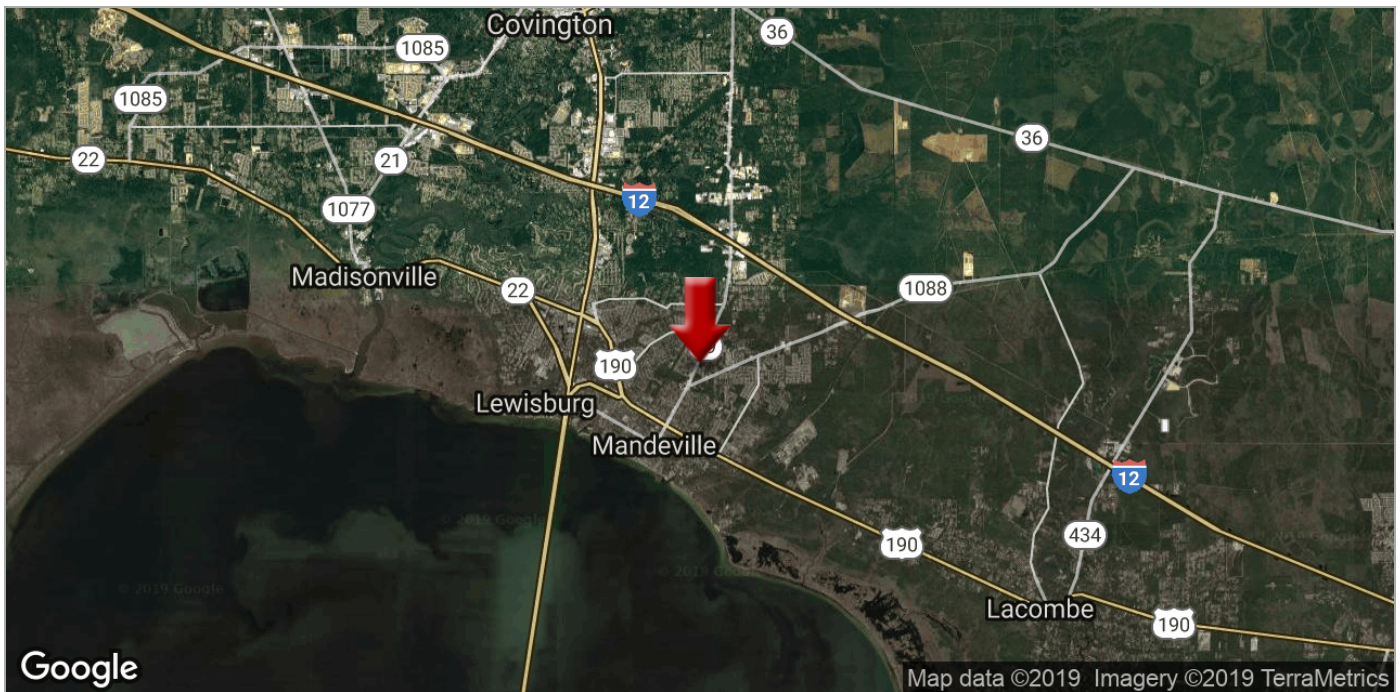
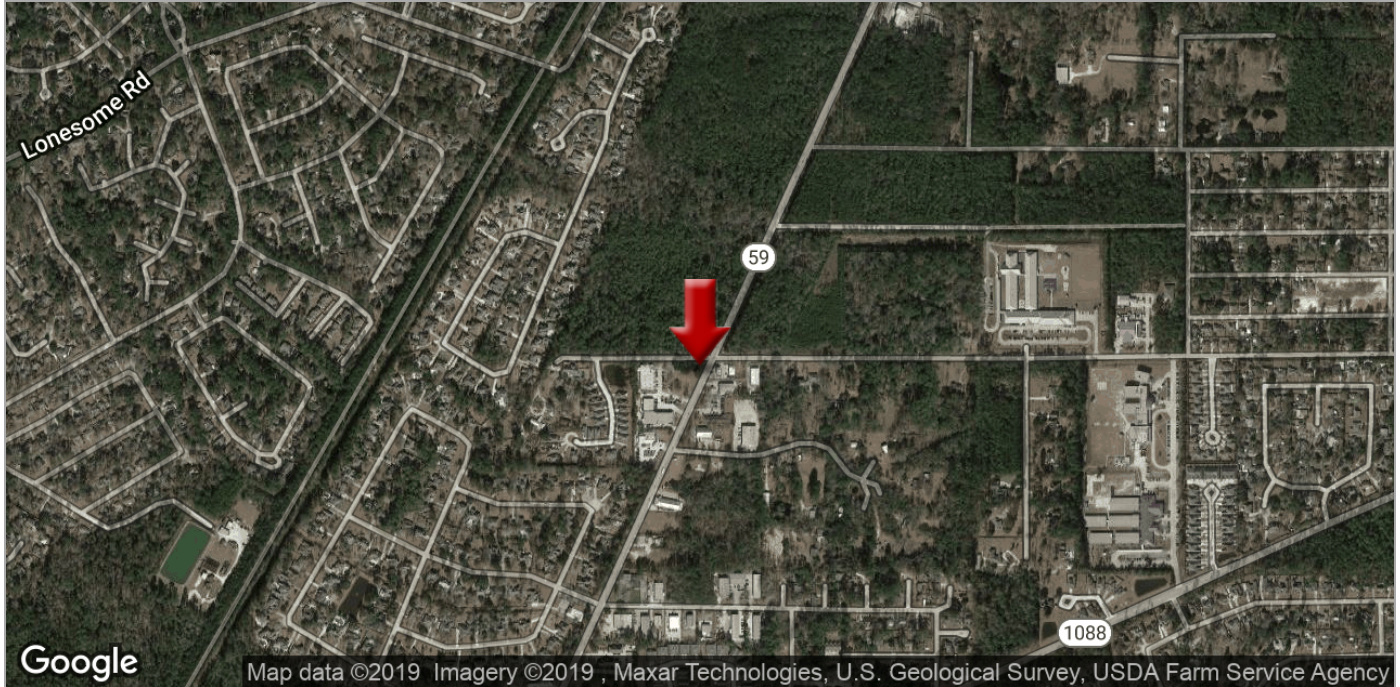
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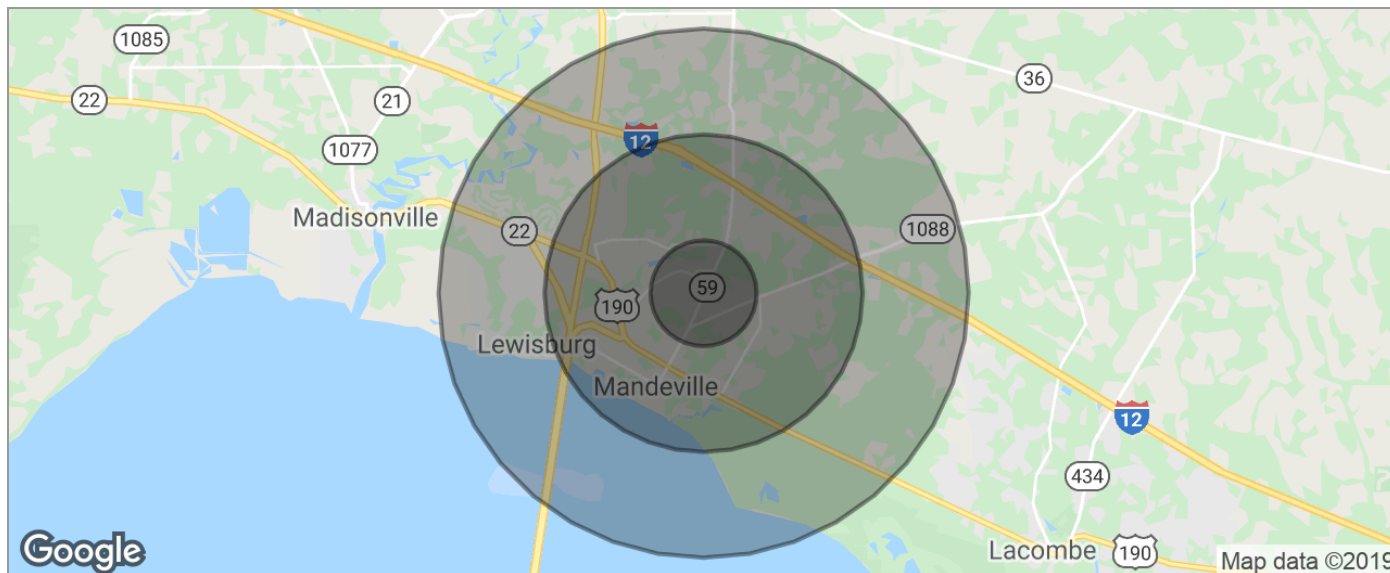
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,394	33,741	58,430
MEDIAN AGE	40.0	39.3	39.4
MEDIAN AGE (MALE)	38.9	37.9	37.8
MEDIAN AGE (FEMALE)	41.0	40.4	40.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,202	11,993	21,525
# OF PERSONS PER HH	2.9	2.8	2.7
AVERAGE HH INCOME	\$104,832	\$99,332	\$92,738
AVERAGE HOUSE VALUE	\$312,786	\$311,385	\$315,263
RACE	1 MILE	3 MILES	5 MILES
% WHITE	91.1%	90.4%	90.7%
% BLACK	3.8%	4.3%	4.4%
% ASIAN	2.6%	1.9%	1.7%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.4%	0.3%	0.2%
% OTHER	1.2%	2.1%	1.9%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	4.6%	5.3%	5.2%

* Demographic data derived from 2010 US Census

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