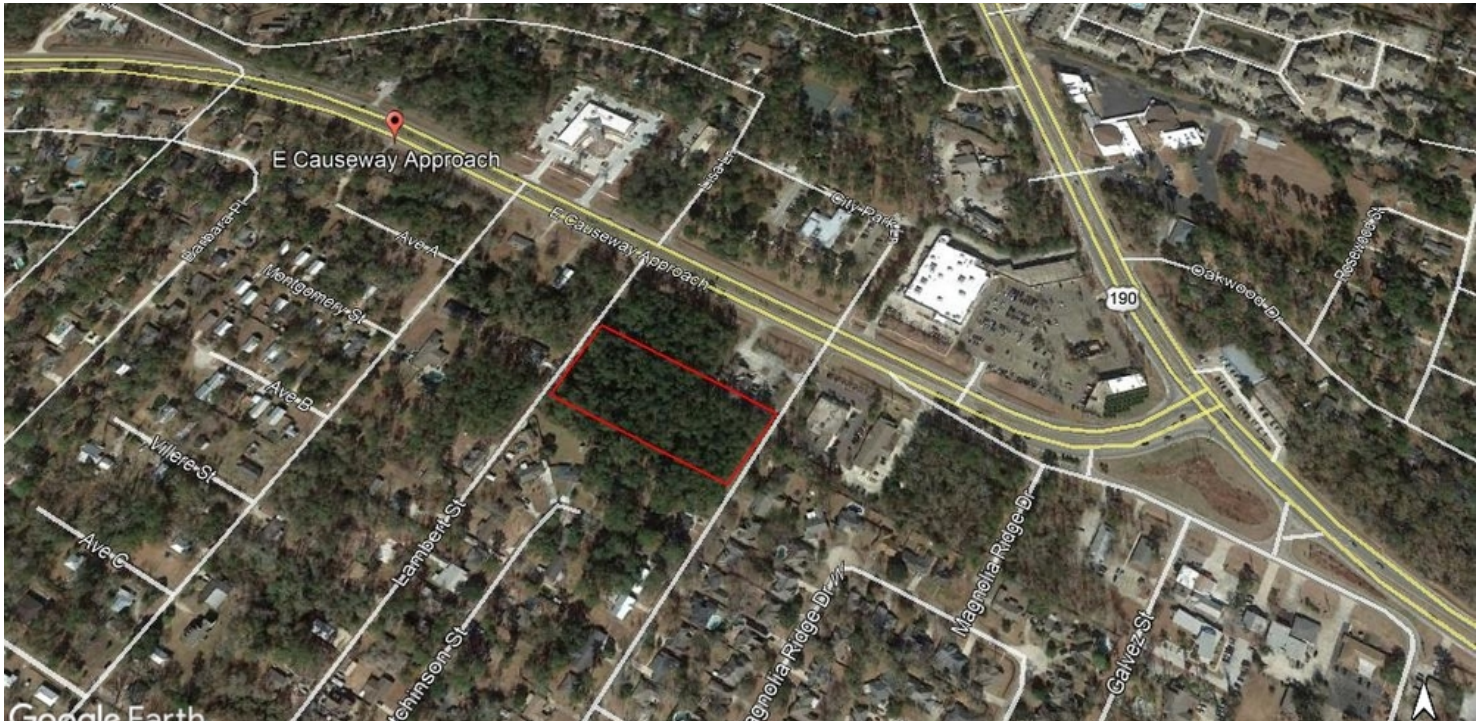


LAND FOR SALE

2.8 ACRES COMMERCIAL LAND IN MANDEVILLE

Massena St., Mandeville, LA 70448



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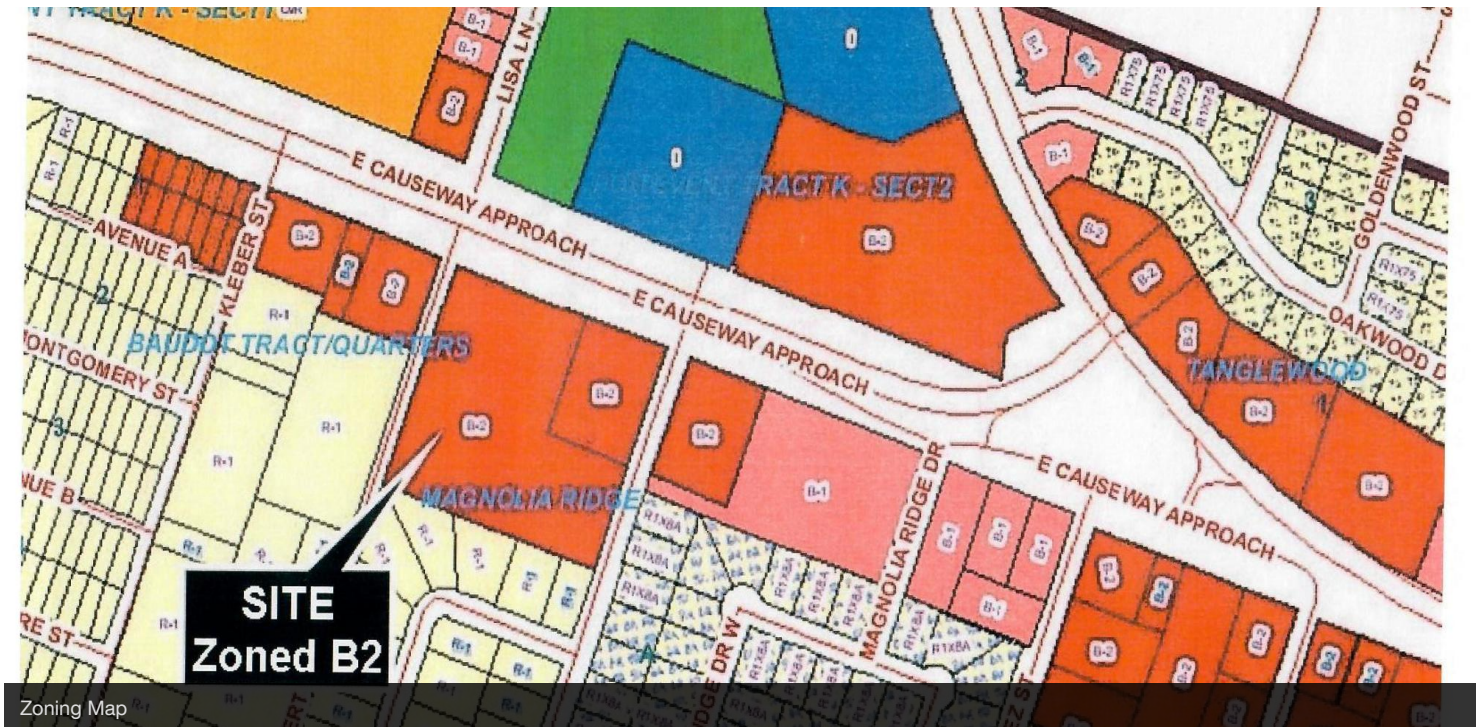
LAND FOR SALE

2.8 ACRES COMMERCIAL LAND IN MANDEVILLE

Massena St., Mandeville, LA 70448



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
(200400.44.59. 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'

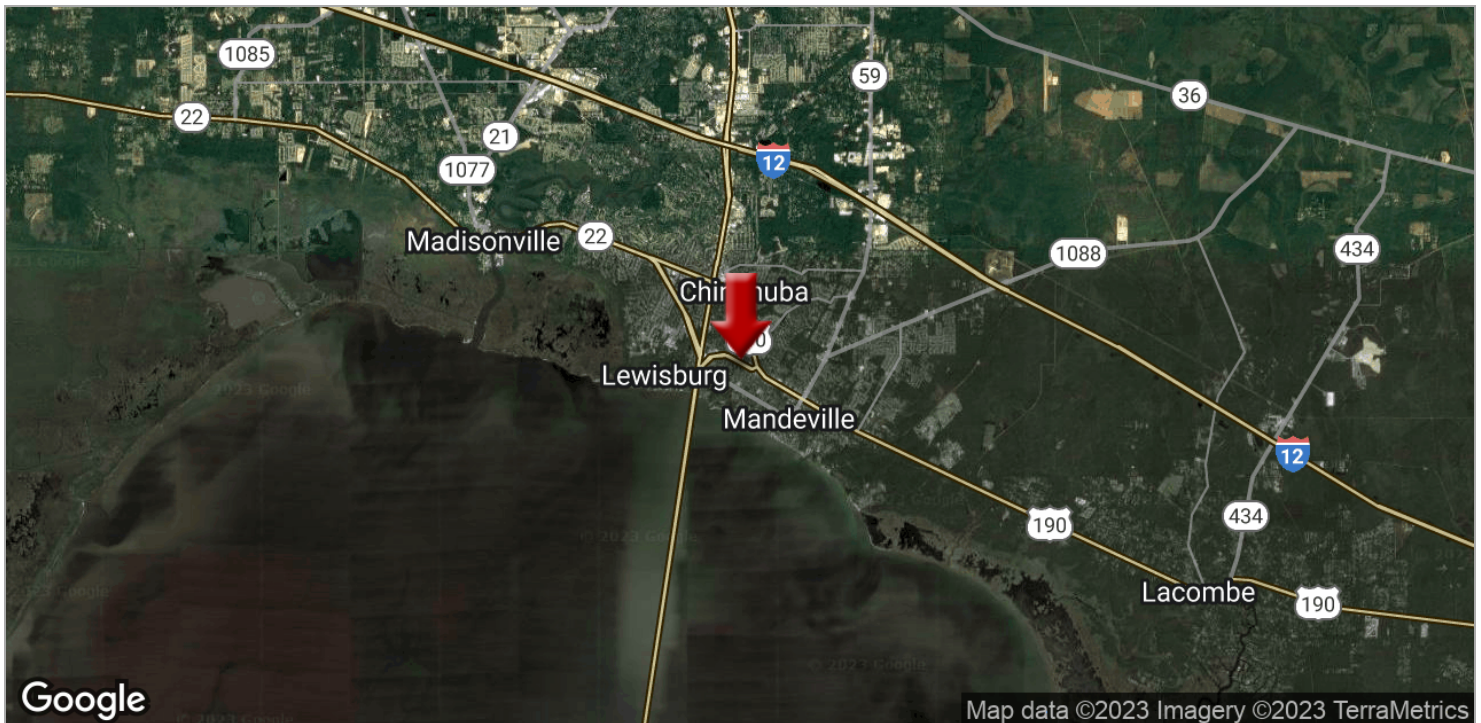
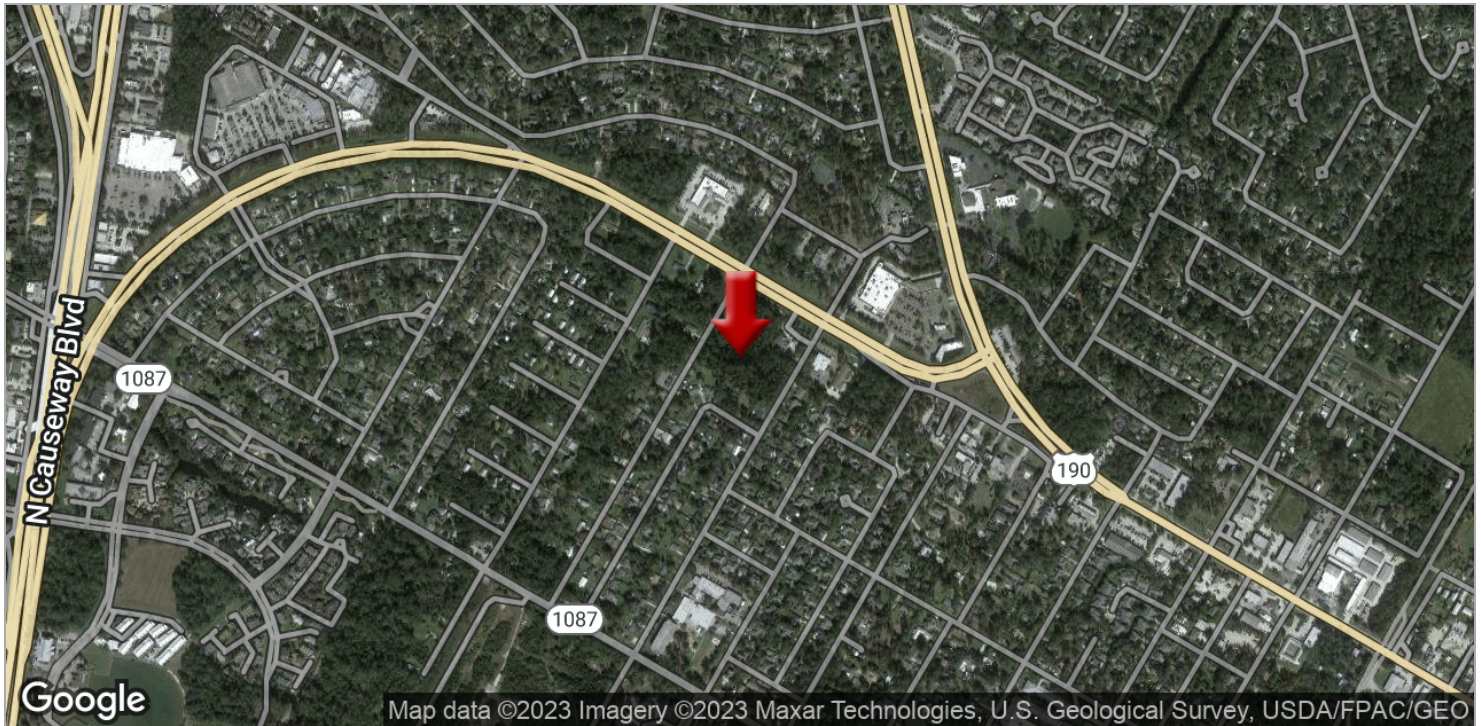
DATE: June 30, 1978

NUMBER 1458

LAND FOR SALE

2.8 ACRES COMMERCIAL LAND IN MANDEVILLE

Massena St., Mandeville, LA 70448



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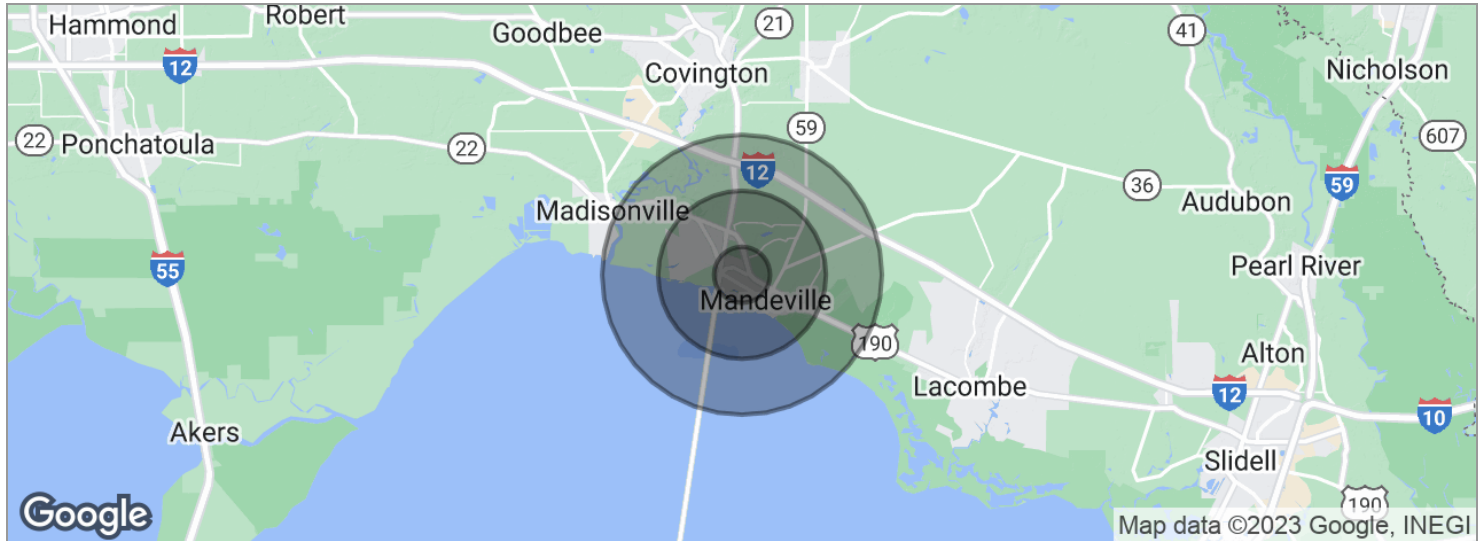
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LAND FOR SALE

2.8 ACRES COMMERCIAL LAND IN MANDEVILLE

Massena St., Mandeville, LA 70448



| 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 2020 ACS - US Census

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