

## Waterfront Acreage

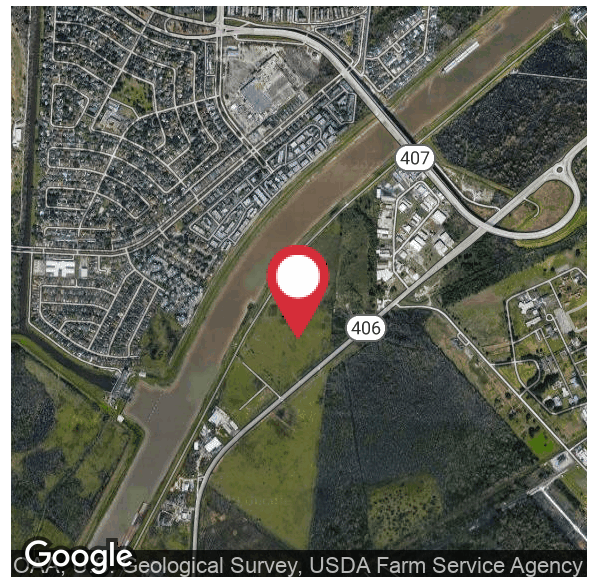
4701 Woodland Highway, New Orleans, Louisiana 70131

### Property Highlights

- ±92 Acres Available on Woodland Highway
- 2,200' of Frontage on the Intracoastal Waterway
- BIP " Business Industrial Park" Zoning
- High Elevations
- Existing Wharf & Bulkhead
- All Utilities Available
- Cleared, Filled & Graded
- Former Land Fill
- Property Consists of 2 Parcels (see details on following page, can be sold separately or together)

### Sale Price

\$2,500,000



For more information

**James Barse, CCIM, SIOR**

O: 504 340 9339 | C: 504 439 9376  
jbarse@latterblum.com

**Eli Gunesebakan**

O: 504 569 9486 | C: 504 401 4900  
elig@latterblum.com

**Maxwell Grosch**

O: 504 525 1311 | C: 504 813 1671  
mgrosch@latterblum.com

CALL OR EMAIL FOR MORE INFORMATION

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED. LICENSED IN LOUISIANA.

430 Notre Dame Street  
New Orleans, LA 70130  
504 525 1311 tel  
**latterblum.com**

July 15, 2020





### Parcel A

- $\pm 56.06$  acres (includes C.O.E. servitude area at waterway)
- 42 usable acres
- $\pm 2,200'$  of water frontage (slack water on Intracoastal Waterway)
- Existing bulkhead wharf
- $\pm 832'$  of highway frontage
- Site is cleared, filled and graded (filled with municipal waste)
- Elevation up to 10' above front highway at center

### Parcel B

- $\pm 50.47$  acres
- $\pm 2,386'$  of highway frontage
- Site is cleared, filled and graded (filled with ash from incinerator)
- Elevation generally level with front highway

### Additional Details

- Site under government regulated contract with the New Orleans Sanitation Department from 1967 to 1977
- Water, sewer and electricity at highway, has withing 250 feet
- Located 6.5 miles from Downtown New Orleans on State Highway 406



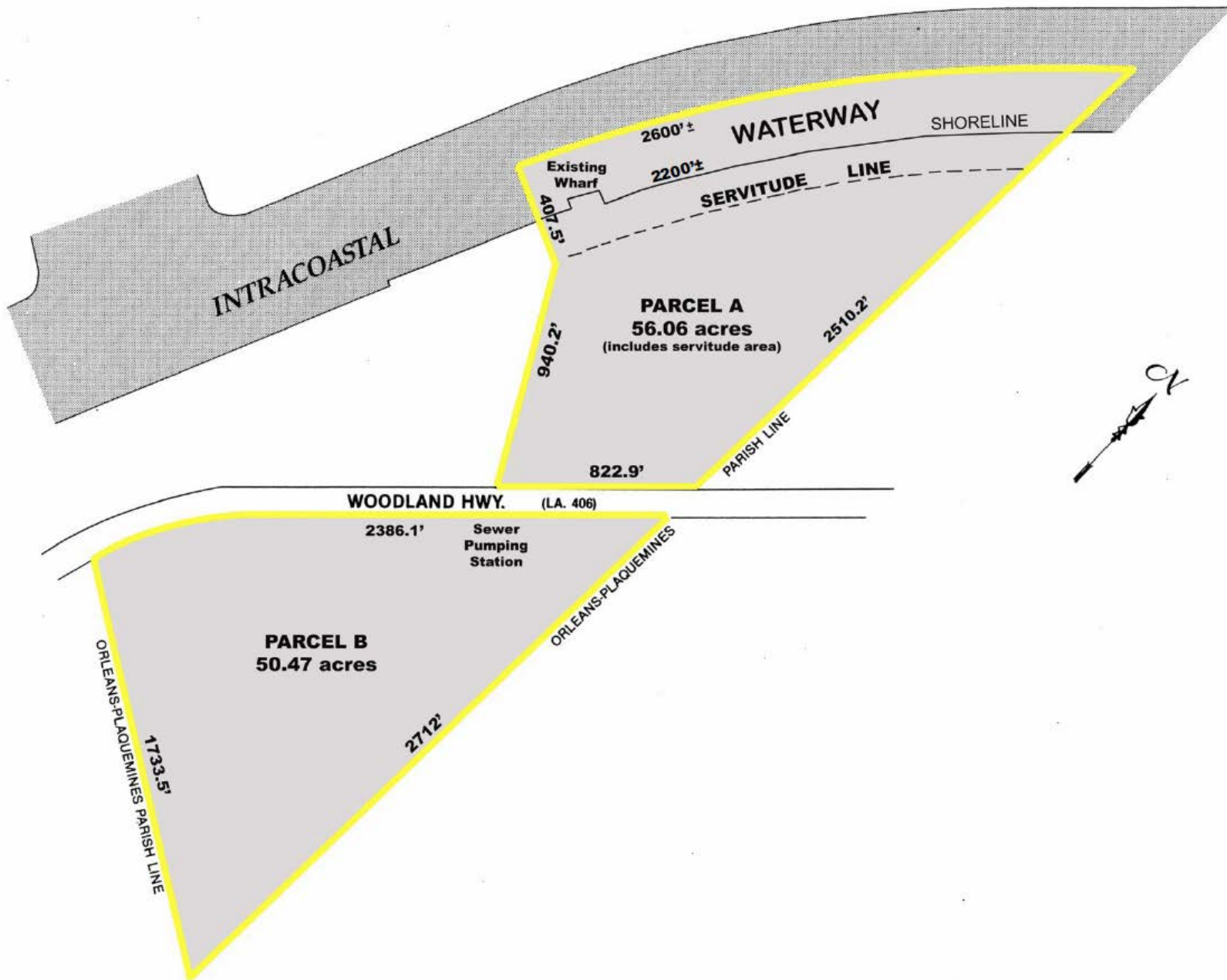


Parcel A



Parcel B





## Location Maps

