

Prime Chalmette Site

“Lot P-1”

St. Bernard Parish, Louisiana

Location

The site is in the heart of Chalmette. It is on the proposed corner of the Entrance Boulevard (to a Shadow Wal-Mart) and W. Judge Perez Dr. The site is adjacent to the under development Holiday Inn Express site at the 8200 block of W. Judge Perez Dr.

Dimension & Acreage

The site measures 259.33 feet on W. Judge Perez Dr. by a depth of 266 feet. It contains 65,792 square feet, or 1.51 acres. The right rear has a cutout of 30 feet by 106.33 feet for the Gas Station drainage retention pond.

Existing Conditions & Surrounding Land Use

The site is flat and vacant. It contains no vegetation, except grass. To the West are the planned Holiday Inn Express; to the East is Wal-Mart, its entrance road, an existing billboard site, and a Rotolo’s Restaurant complex; and to the South is W. Judge Perez Dr and newly built state of the art hospital. Also nearby is The Ranch film studio campus and robust commercial development.

Present Zoning & Wal-Mart Covenant Restrictions

The zoning is C-2 General Commercial, and allows the widest variety of commercial uses. However, Wal-Mart covenant restrictions (Tract 2) on the site states the property cannot be used as a 10,000 square foot supermarket (no bakery), a wholesale club (similar to Sam’s), a discount department store (like a Dollar General), a pharmacy, an oil, tire, or gas station, and a shoe store. Further the building shall not exceed twenty two feet in height, have its rooftop equipment screened, no rooftop sign over twenty two feet is allowed, must have a high quality building (no metal facades), no outlets for over 50% alcohol sales with written consent, and no pornographic stores.

Transportation Access

The site fronts on W. Judge Perez Dr. (La. 39), a major four-lane median divided roadway. The site will be on the corner of a future boulevard leading into a Shopping Center to the left of Wal-Mart. The 35+ acre project has not been announced yet. The boulevard will be a four-lane, median divided roadway with a turnaround about 80 feet off of W. Judge Perez Dr. The subject site will be surrounded with access lanes (to the North will be cross-lanes for a parking lot, and to the East is the existing roadway into the Wal-Mart parking lot.

Utility Availability

The site has easy access to water, sewerage, and electric power. Water and sewerage are provided by St. Bernard Parish. Electricity is provided by Entergy, Inc.