

Almonaster Avenue CSX Property

New Orleans, Louisiana



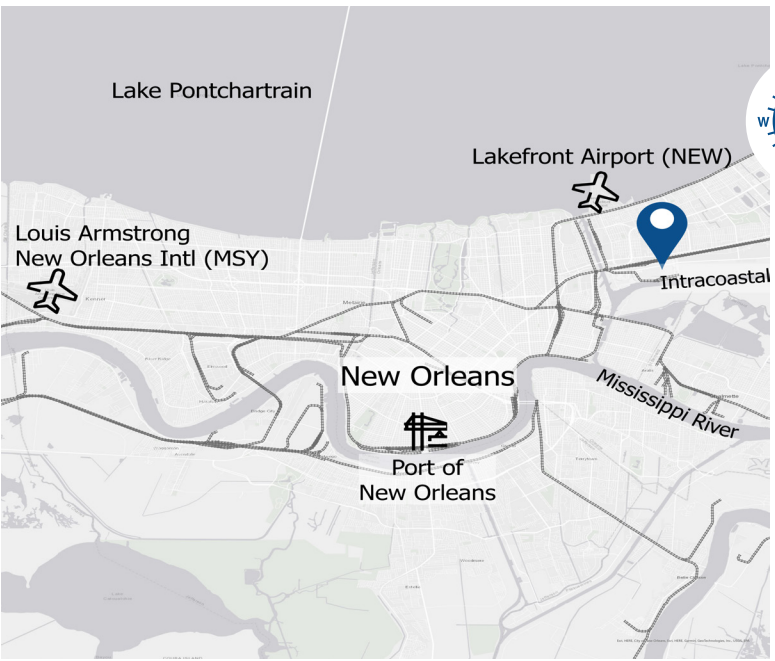
Site Tour Link

LouisianaSiteSelection.com/Almonaster Avenue CSX Property

- Louisiana Economic Development Certified Site.
- 79.5-acre heavy industrial zoned property, located in New Orleans, Louisiana.
- Located in close proximity to the Port of New Orleans and NASSA Michoud Assembly Facility.
- Interstate 55 and US Highway 90 access.
- Eligible for New Market Tax Credits and located in an Opportunity Zone.
- Ability to add CSX rail spur.



79.5
Total acres



Almonaster Avenue
CSX Property

New Orleans, Louisiana



NEW ORLEANS

HIGHLIGHTS



Transportation Infrastructure

 **INTERSTATES**
I-10
I-610

DISTANCE
0.4 Miles
2.9 Miles

 **RAIL**
CSX


DISTANCE
0.1 Miles

 **HIGHWAYS**
US Hwy 90
State Hwy 1253

DISTANCE
0.4 Miles
1.6 Miles

 **AIRPORT**
Lakefront (NEW)
New Orleans Int (MSY)

DISTANCE
2.8 Miles
15 Miles


 **PORTS**
Port of New Orleans
Port of St. Bernard

DISTANCE
7.7 Miles
4 Miles

Utility Providers

 **ELECTRICITY**
Entergy New Orleans

 **NATURAL GAS**
Entergy New Orleans

 **FIBER-OPTIC**
Cox, AT&T

 **TELECOMMUNICATIONS**
Cox, AT&T

 **WATER & SEWER**
New Orleans Sewage and Water Board

Demographics

 **POPULATION (2024 ESRI)**
60 Minute Drive Time 1,322,659

 **TOTAL DAYTIME POPULATION (2024 ESRI)**
60 Minute Drive Time 1,343,985

 **EMPLOYED CIVILIAN POPULATION 16+ (2024 ESRI)**
60 Minute Drive Time 623,127

 **AVERAGE HOUSEHOLD INCOME (2024 ESRI)**
60 Minute Drive Time \$94,739

 **PER CAPITA INCOME (2024 ESRI)**
60 Minute Drive Time \$38,815

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[CERTIFICATION DOCUMENTS](#)



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