

LaPlace Development Site For Sale

Corner of Belle Terre Blvd. & Fairway Drive



- Approximately 1.35 acres (59,154 sf including servitude) on SE hard corner of Belle Terre Blvd. & Fairway Drive in LaPlace, LA 70068. Property is zoned C-3.
- Tenants in immediate area include, various banks, Shell, Goodyear, Ford ,Chrysler, Subway. etc.
- High visibility and traffic counts.
- Wide variety of uses commercial uses.
- Offered For Sale at \$630,000.00.

E-mail Al Oglesby, **CCIM**, **CPM**®, **CEA** at Al@alcorgroup.com or call
The **ALCOR** Group for additional information!

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Certified
Property
Manager

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Office (504)-887-2800 - Fax (504) 889-1300
"A FULL SERVICE REAL ESTATE COMPANY"

Al Oglesby, **CCIM**, **CPM**®, **CEA**









LEGEND:
 • 3/4" IRON PIPE SET
 ○ 3/4" IRON PIPE ON 1/4" IRON ROD FOUND

SCALE IN FEET
 1" = 60'

DRIVER: ST. JOHN THE BAPTIST CHURCH.

**DEVELOPER: BELLE TERRE LAKE, L.L.C.
 505 HIBLOCK STREET
 LA PLACE, LOUISIANA 70068
 504-880-2440**

TITLE: SURVEY PLAT AND RESUBDIVISION OF PARCEL A-1-A2-A OF BELLE TERRE ONE INTO PARCELS HEREIN SHOWN DESIGNATED AS PARCEL A-1-A2-A1 AND PARCEL A-1-A2-A2 OF BELLE TERRE ONE SITUATED IN SECTION 21, T-11-S, R-7-E, LA PLACE, ST. JOHN THE BAPTIST PARISH, LOUISIANA.

DATE: JUNE 8, 2008

SURVEY REFERENCE: THIS SURVEY WAS MADE IN ACCORDANCE WITH THE PROVISIONS OF PARCELS A-1-A2-A1 AND A-1-A2-A2 OF BELLE TERRE ONE AS SHOWN ON A SURVEY PLAT DATED 11/11/05 BY STEPHEN F. FLINN, L.S., AND IS BEING RECORDED AS SUCH.

BASES OF BEARING: TRUE NORTH.

FLOOD NOTE: THE SURVEYED PARCEL IS IN ZONE "X" FOR FLOOD HAZARD. THE SURVEYED PARCEL IS IN ZONE "X" FOR FLOOD HAZARD. THE SURVEYED PARCEL IS IN ZONE "X" FOR FLOOD HAZARD.

SURVEYOR'S NOTES:
 A. I, SURVEYOR, HAVE BEEN ADVISED BY THE DEVELOPER THAT THE SURVEYED PARCEL IS IN ZONE "X" FOR FLOOD HAZARD. THE SURVEYED PARCEL IS IN ZONE "X" FOR FLOOD HAZARD.
 B. THE SURVEYED PARCEL IS IN ZONE "X" FOR FLOOD HAZARD. THE SURVEYED PARCEL IS IN ZONE "X" FOR FLOOD HAZARD.
 C. NO OTHER SURVEYING RECORDS OR RECORDS OF ANY KIND HAVE BEEN FOUND TO AFFECT THIS SURVEY.
 D. THE SURVEYED PARCEL IS IN ZONE "X" FOR FLOOD HAZARD. THE SURVEYED PARCEL IS IN ZONE "X" FOR FLOOD HAZARD.
 E. THE SURVEYED PARCEL IS IN ZONE "X" FOR FLOOD HAZARD. THE SURVEYED PARCEL IS IN ZONE "X" FOR FLOOD HAZARD.
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STEPHEN F. FLINN
 L.S., L.A. ST. REG. NO. 4688

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