

# 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**<sup>®</sup>, **CEA** at [Al@alcorgroup.com](mailto:Al@alcorgroup.com) or Travis Oglesby at [Travis@alcorgroup.com](mailto:Travis@alcorgroup.com) or call The **ALCOR** Group for additional information!

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4430 S. I-10 Service Road - Metairie, LA 70001  
**Office (504)-887-2800 - Fax (504) 889-1300**  
**"A FULL SERVICE REAL ESTATE COMPANY"**











**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  
 504-800-2440**

**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-A AND PARCEL A-1-A2-A2 OF BELLE TERRE ONE AS SHOWN ON SURVEY PLAT DATED 11/11/06 BY STEPHEN F. FLINN, SURVEYOR.**

**BASES OF BEARING: TRUE NORTH.**

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

**SURVEYOR'S NOTES:**  
 A. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE SURVEYED PARCEL AND HAS FOUND NO EVIDENCE OF ANY OTHER SURVEYS OR RECORDS THAT AFFECT THE SURVEYED PARCEL.  
 B. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE SURVEYED PARCEL AND HAS FOUND NO EVIDENCE OF ANY OTHER SURVEYS OR RECORDS THAT AFFECT THE SURVEYED PARCEL.  
 C. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE SURVEYED PARCEL AND HAS FOUND NO EVIDENCE OF ANY OTHER SURVEYS OR RECORDS THAT AFFECT THE SURVEYED PARCEL.  
 D. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE SURVEYED PARCEL AND HAS FOUND NO EVIDENCE OF ANY OTHER SURVEYS OR RECORDS THAT AFFECT THE SURVEYED PARCEL.  
 E. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE SURVEYED PARCEL AND HAS FOUND NO EVIDENCE OF ANY OTHER SURVEYS OR RECORDS THAT AFFECT THE SURVEYED PARCEL.

**NOTICE: THE APPLICANT/OWNER OF THIS SURVEY PLAT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.**

**STEPHEN F. FLINN  
 P.L.S. L.A. ST. REG. NO. 4688**

**RIVERLANDS SURVEYING COMPANY  
 505 HIBLOCK STREET  
 LA PLACE, LA 70068  
 1-800-244-0880  
 504-800-2440**