

FOR LEASE

Hwy. 190 Mandeville, LA

PRICE REDUCTION

DEVELOPMENT SITE LAND PARCELS 91 & 92

PROPERTY HIGHLIGHTS

- **AREA:**
13 Acres
- **SALE PRICE:**
\$1,250,000 - PRICE REDUCTION
\$2.20 PSF
- **ZONING:**
50% B-1 - Neighborhood Commercial
50% R-1 - Single Family Residential
- **PERMITTED USES:**
B-1: Office, General retail, Restaurants,
Shopping Center, Banks
R-1: Single Family Residential
- **PROPERTY DESCRIPTION:**
Located on Hwy. 190 (Florida St.) in the City of Mandeville, approximately 9/10 of a mile east of Hwy. 59. There is 1,116 FT. fronting Hwy. 190 by a depth of 506 FT. (between Colbert and Soult Streets). The half fronting Hwy. 190 is zoned B-1, rear half fronting Montgomery St. is zoned R-1.

The information contained herein has been obtained from sources we deem reliable; however SRSA Commercial Real Estate, Inc. makes no guarantees, warranties, or representations as to the accuracy or completeness thereof. The presentation of this property is submitted subject to errors, omissions, prior sale or lease, changes of conditions or withdrawal without notice. Buyer or Tenant to verify all information to Buyer's or Lessee's satisfaction.

Steve Reisig, CCIM
p: (504)620.0349 • sreisig@srsa-realestate.com

www.srsa-realestate.com   

 **SRSA COMMERCIAL
REAL ESTATE**

\$1,250,000

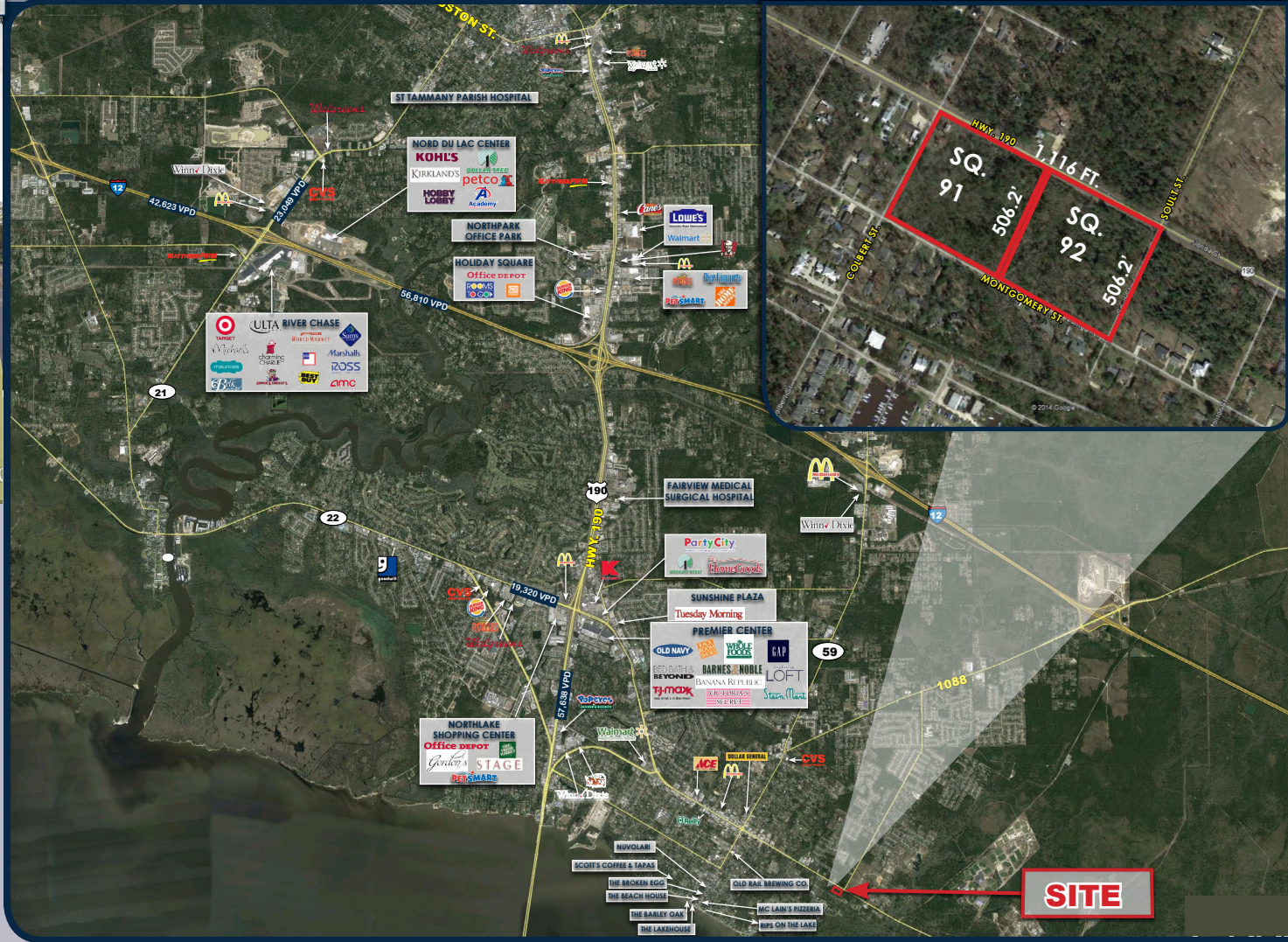
© 2014 Google

FOR SALE

LAND PARCELS 91 & 92

Hwy. 190 Mandeville, LA

site aerial



Scan this image with your mobile device to view More Information



**SRSA COMMERCIAL
REAL ESTATE**

The information contained herein has been obtained from sources we deem reliable; however SRSA Commercial Real Estate, Inc. makes no guarantees, warranties, or representations as to the accuracy or completeness thereof. The presentation of this property is submitted subject to errors, omissions, prior sale or lease, changes of conditions or withdrawal without notice. Buyer or Tenant to verify all information to Buyer's or Tenant's satisfaction.

8/2015

Steve Reisig, CCIM
p: (504) 620.0349 • sreisig@srsa-realestate.com

2555 Severn Ave. Suite 200 Metairie, LA | P: 504.831.2363 | F: 504.456.8995 | www.srsa-realestate.com

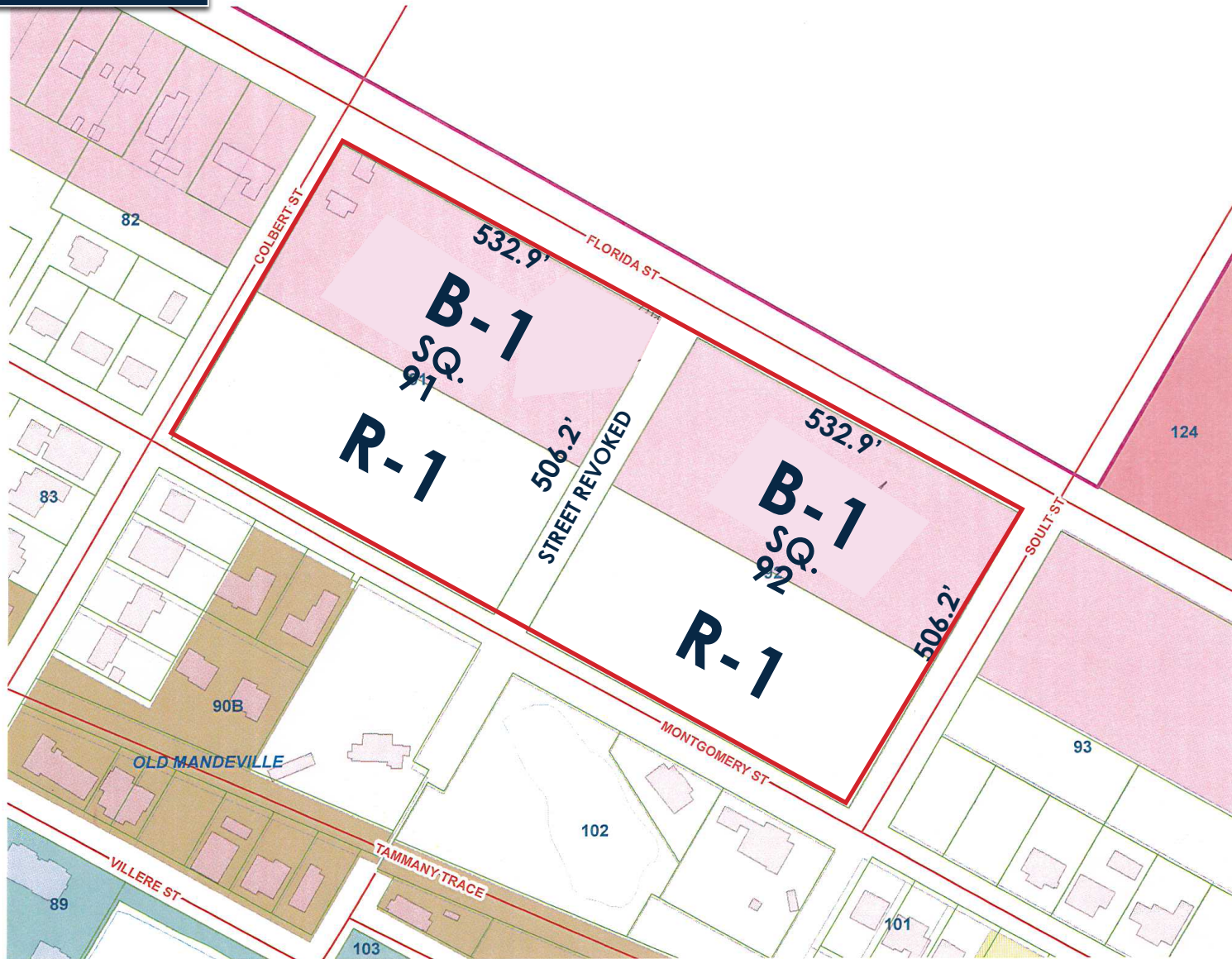


FOR SALE

LAND PARCELS 91 & 92

Hwy. 190 Mandeville, LA

site parcel zoning

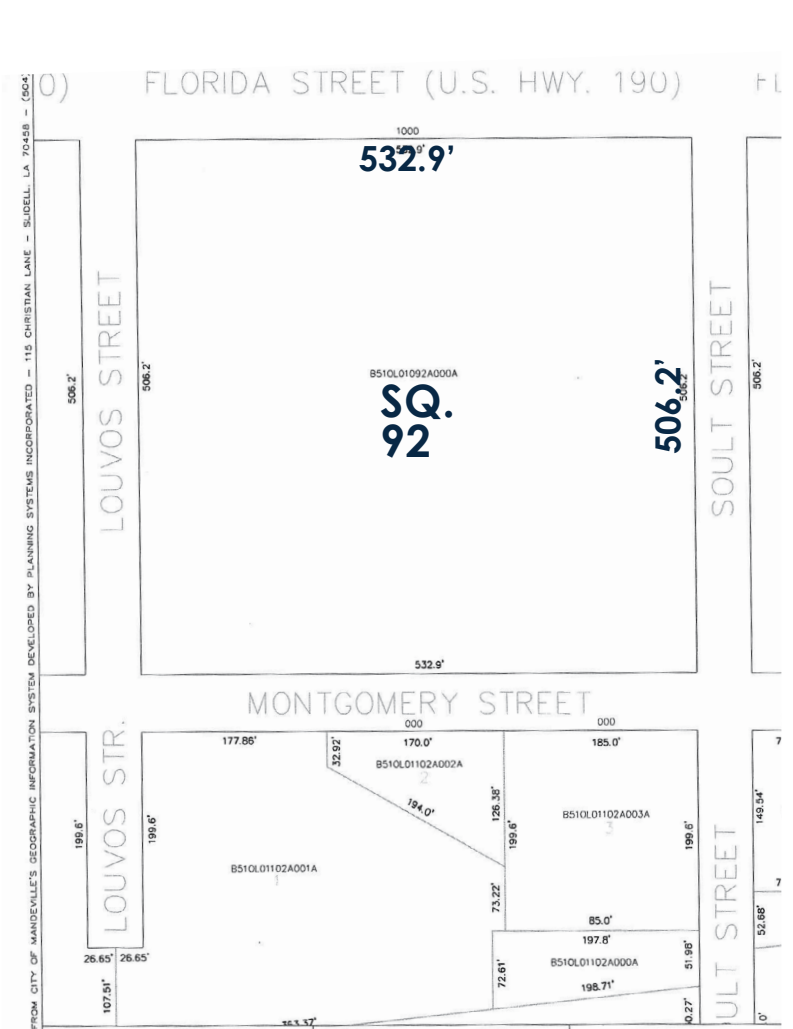
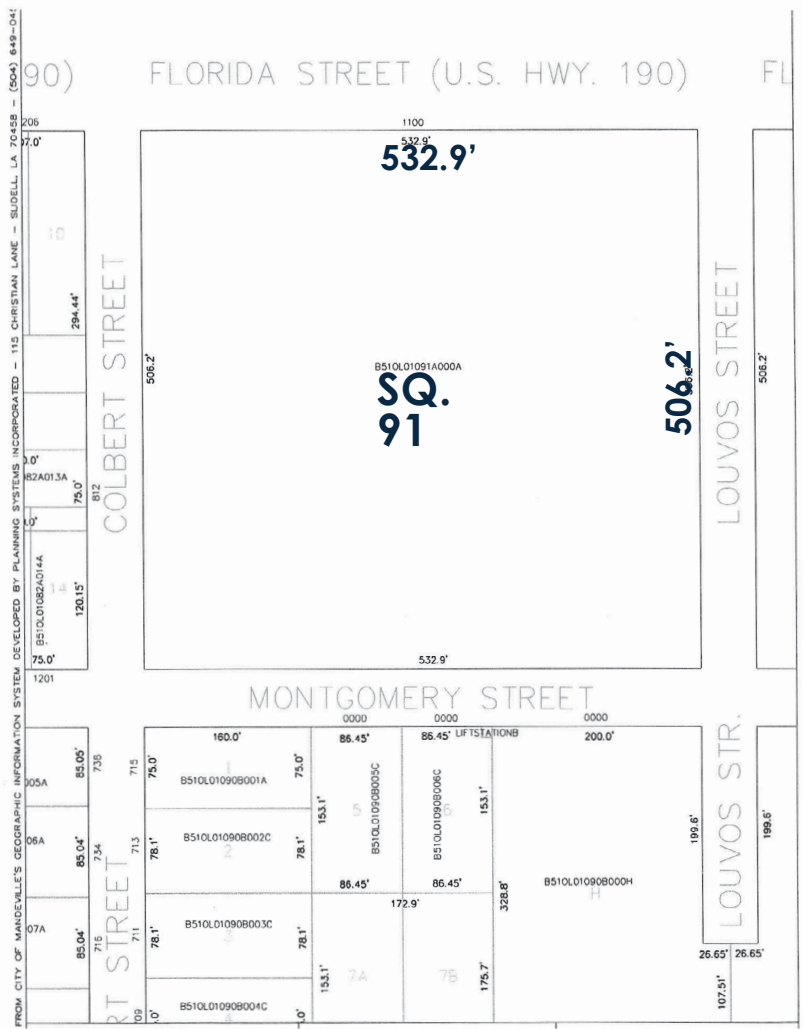


FOR SALE

LAND PARCELS 91 & 92

Hwy. 190 Mandeville, LA

site plan

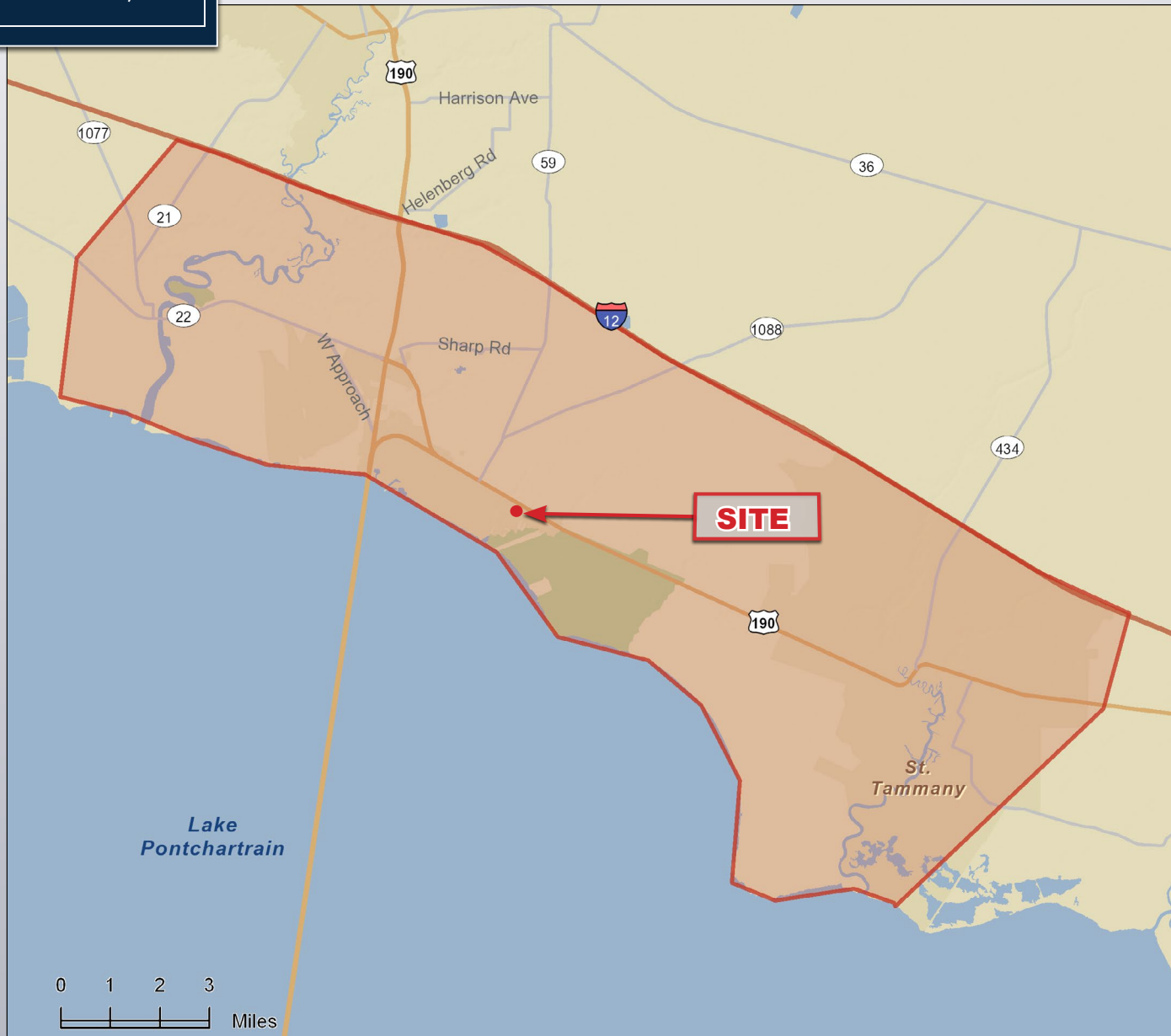


FOR SALE

LAND PARCELS 91 & 92

Hwy. 190 Mandeville, LA

demographics



FOR SALE

LAND PARCELS 91 & 92

Hwy. 190 Mandeville, LA

demographics

Population

2000 Population	51,735
2010 Population	62,213
2013 Population	63,972
2018 Population	67,223
2000-2010 Annual Rate	1.86%
2010-2013 Annual Rate	0.86%
2013-2018 Annual Rate	1.00%
2013 Male Population	48.3%
2013 Female Population	51.7%
2013 Median Age	41.1

In the identified area, the current year population is 63,972. In 2010, the Census count in the area was 62,213. The rate of change since 2010 was 0.86% annually. The five-year projection for the population in the area is 67,223 representing a change of 1.00% annually from 2013 to 2018. Currently, the population is 48.3% male and 51.7% female.

Median Age

The median age in this area is 41.1, compared to U.S. median age of 37.3.

Race and Ethnicity

2013 White Alone	88.1%
2013 Black Alone	7.0%
2013 American Indian/Alaska Native Alone	0.4%
2013 Asian Alone	1.6%
2013 Pacific Islander Alone	0.0%
2013 Other Race	1.2%
2013 Two or More Races	1.7%
2013 Hispanic Origin (Any Race)	5.4%

Persons of Hispanic origin represent 5.4% of the population in the identified area compared to 17.4% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 29.8 in the identified area, compared to 62.1 for the U.S. as a whole.

Households

2000 Households	18,438
2010 Households	23,201
2013 Total Households	24,028
2018 Total Households	25,407
2000-2010 Annual Rate	2.32%
2010-2013 Annual Rate	1.08%
2013-2018 Annual Rate	1.12%
2013 Average Household Size	2.64

The household count in this area has changed from 23,201 in 2010 to 24,028 in the current year, a change of 1.08% annually. The five-year projection of households is 25,407, a change of 1.12% annually from the current year total. Average household size is currently 2.64, compared to 2.66 in the year 2010. The number of families in the current year is 17,535 in the specified area.

FOR SALE

LAND PARCELS 91 & 92

Hwy. 190 Mandeville, LA

demographics

Median Household Income

2013 Median Household Income	\$74,950
2018 Median Household Income	\$82,190
2013-2018 Annual Rate	1.86%

Average Household Income

2013 Average Household Income	\$92,724
2018 Average Household Income	\$110,535
2013-2018 Annual Rate	3.58%

Per Capita Income

2013 Per Capita Income	\$34,969
2018 Per Capita Income	\$41,915
2013-2018 Annual Rate	3.69%

Households by Income

Current median household income is \$74,950 in the area, compared to \$51,314 for all U.S. households. Median household income is projected to be \$82,190 in five years, compared to \$59,580 for all U.S. households

Current average household income is \$92,724 in this area, compared to \$71,842 for all U.S. households. Average household income is projected to be \$110,535 in five years, compared to \$83,667 for all U.S. households

Current per capita income is \$34,969 in the area, compared to the U.S. per capita income of \$27,567. The per capita income is projected to be \$41,915 in five years, compared to \$32,073 for all U.S. households

Housing

2000 Total Housing Units	20,008
2000 Owner Occupied Housing Units	15,000
2000 Owner Occupied Housing Units	3,439
2000 Vacant Housing Units	1,569
2010 Total Housing Units	24,941
2010 Owner Occupied Housing Units	18,522
2010 Renter Occupied Housing Units	4,679
2010 Vacant Housing Units	1,740
2013 Total Housing Units	26,024
2013 Owner Occupied Housing Units	18,757
2013 Renter Occupied Housing Units	5,271
2013 Vacant Housing Units	1,996
2018 Total Housing Units	27,678
2018 Owner Occupied Housing Units	19,907
2018 Renter Occupied Housing Units	5,500
2018 Vacant Housing Units	2,271

Currently, 72.1% of the 26,024 housing units in the area are owner occupied; 20.3%, renter occupied; and 7.7% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 11.3% are vacant. In 2010, there were 24,941 housing units in the area - 74.3% owner occupied, 18.8% renter occupied, and 7.0% vacant. The annual rate of change in housing units since 2010 is 1.91%. Median home value in the area is \$236,114, compared to a median home value of \$177,257 for the U.S. In five years, median value is projected to change by 2.01% annually to \$260,853.

Customer Information Form

What Customers Need to Know When Working With Real Estate Brokers or Licensees

This document describes the various types of agency relationships that can exist in real estate transactions.

AGENCY means a relationship in which a real estate broker or licensee represents a client by the client's consent, whether expressed or implied, in an immovable property transaction. An agency relationship is formed when a real estate licensee works for you in your best interest and represents you. Agency relationships can be formed with buyers/sellers and lessors/lessees.

DESIGNATED AGENCY means the agency relationship that shall be presumed to exist when a licensee engaged in any real estate transaction, except as otherwise provided in LA R.S. 9:3891, is working with a client, unless there is a written agreement providing for a different relationship.

- The law presumes that the real estate licensee you work with is your designated agent, unless you have a written agreement otherwise.
- No other licensees in the office work for you, unless disclosed and approved by you.
- You should confine your discussions of buying/selling to your designated agent or agents only.

DUAL AGENCY means an agency relationship in which a licensee is working with both buyer and seller or both landlord and tenant in the same transaction. Such a relationship shall not constitute dual agency if the licensee is the seller of property that he/she owns or if the property is owned by a real estate business of which the licensee is the sole proprietor and agent. A dual agency relationship shall not be construed to exist in a circumstance in which the licensee is working with both landlord and tenant as to a lease that does not exceed a term of three years and the licensee is the landlord. Dual agency is allowed only when informed consent is presumed to have been given by any client who signed the dual agency disclosure form prescribed by the Louisiana Real Estate Commission. Specific duties owed to both buyer/seller and lessor/lessee are:

- To treat all clients honestly.
- To provide factual information about the property.
- To disclose all latent material defects in the property that are known to them.
- To help the buyer compare financing options.
- To provide information about comparable properties that have sold, so that both clients may make educated buying/selling decisions.
- To disclose financial qualifications to the buyer/lessee to the seller/lessor.
- To explain real estate terms.
- To help buyers/lessees arrange for property inspections
- To explain closing costs and procedures.

CONFIDENTIAL INFORMATION means information obtained by a licensee from a client during the term of a brokerage agreement that was made confidential by the written request or written instruction of the client or is information the disclosure of which could materially harm the position of the client, unless at any time any of the following occur:

- The client permits the disclosure by word or conduct.
- The disclosure is required by law or would reveal serious defect.
- The information became public from a source other than the licensee.

By signing below you acknowledge that you have read and understand this form and that you are authorized to sign this form in the capacity in which you have signed.

Buyer/Lessee:

Seller/Lessor:

By: _____

By: _____

Title: _____

Title: _____

Date: _____

Date: _____

Licensee: _____

Licensee: _____

Date: _____

Date: _____

