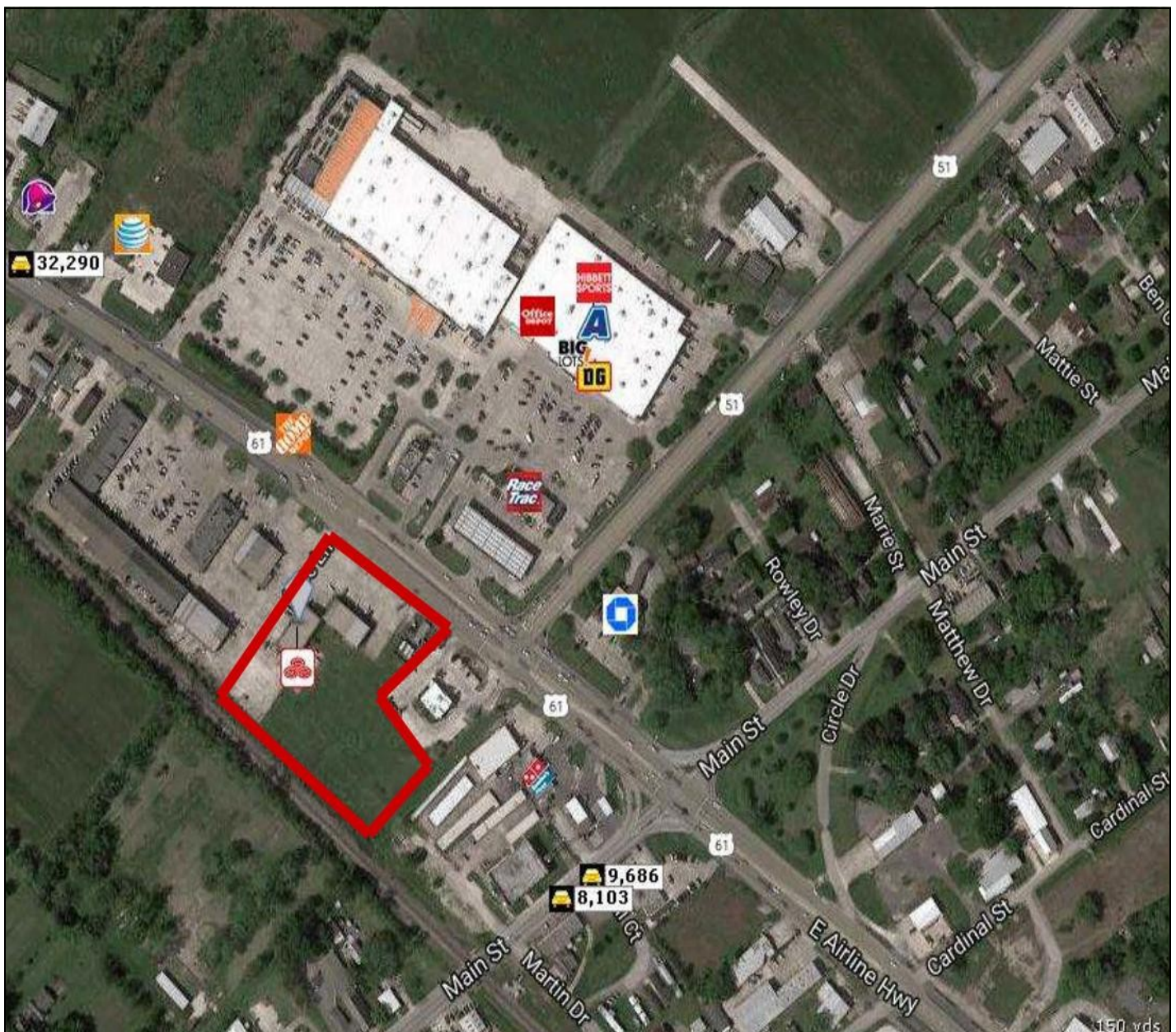


**All or Part of Approximately  
3.78 Acres on Airline Hwy, LaPlace, LA**

**SALE PRICE: \$2,950,000**

**LEASE RATE: \$21,510.42 PER MONTH, NNN**



# W. AIRLINE HWY AT HWY 51 LAPLACE, LOUISIANA

A unique commercial development opportunity is available for build to suit, lease or sale on Airline Hwy in Laplace. The tract is located next to Cane's and across from Home Depot on Airline Hwy at the intersection of Hwy 51. The property is approximately 3.78 acres. A survey will be required to determine exact size and site dimensions.

**SALE PRICE:** \$2,950,000 OR \$17.92 per square foot

**LEASE RATE:** \$21,510.42 per month NNN or \$ 1.57 per PSF per year NNN

**BUILD TO SUIT:** Landlord is most interested in entertaining a build to suit or joint venture with a qualified developer or end user.

**ZONING:** C-3, Commercial District Three. See attached zoning description.

**TRAFFIC COUNT:** Approximately 32,000 vehicles per day on Airline Hwy.

## **DEMOGRAPHIC SUMMARY:**

### **2017 Estimates**

	<b><u>1 mile</u></b>	<b><u>3 mile</u></b>	<b><u>5 mile</u></b>
Population	7,275	33,047	42,076
Households	2,585	11,408	14,385
Avg Household Income	\$55,523	\$68,699	\$66,677

## **FOR MORE INFORMATION CONTACT:**

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**WWW.TALBOT-REALTY.COM**

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisor. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. 747 Magazine St. Unit 7 New Orleans, LA 70130 USA | P: 504.525.9763 | F: 504.524.2402 Talbot Realty Group is a Real Estate Brokerage licensed in the State of Louisiana, U.S.A. Robert E. Talbot, Broker is also licensed in the State of Mississippi, U.S.A. OCT 2017



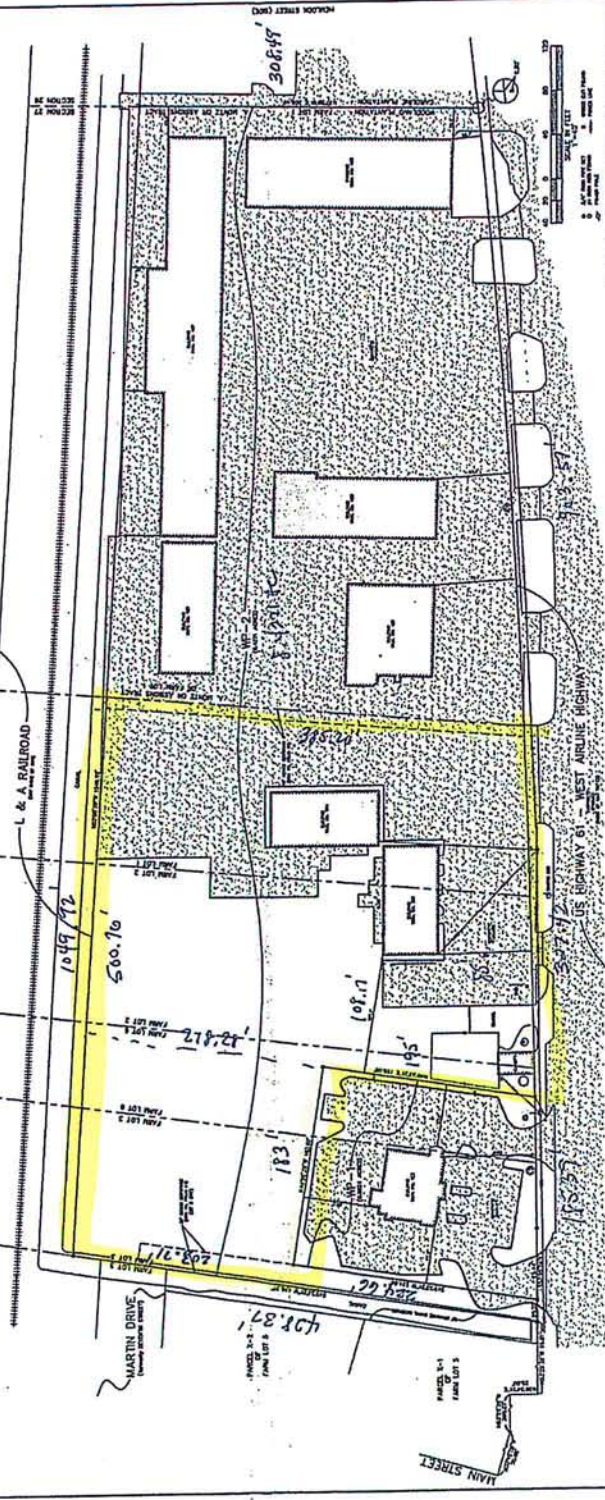
Map # 906



CONVEY, CHARLES E. WOOD, A.S.  
 SURVEYOR, STATE OF LOUISIANA  
 NO. 12345, EXP. 12/31/2024

SURVEY PLAT AND RESUBDIVISION OF PORTIONS OF FARM LOT 1, FARM LOT 2, FARM LOT 3 & LOT 6  
 BETWEEN THE L & A RAILROAD AND US HIGHWAY 61 - WEST AIRLINE HIGHWAY  
 OF WOODLAND PLANTATION INTO LOTS HEREBY DESIGNATED  
 AS LOT WP-1 AND LOT WP-2 OF WOODLAND PLANTATION  
 SITUATED IN SECTION 27, T-11-S, R-7-E,  
 LAPLACE, ST. JOHN THE BAPTIST PARISH, LOUISIANA

APPROVED AND AUTHORIZED FOR RECORDATION  
 BY THE BOARD OF SUPERVISORS OF THE PARISH OF ST. JOHN THE BAPTIST, LOUISIANA  
 DATE: 11/15/2024



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SHARPEY METHODS  
 THIS SURVEY WAS MADE BY THE SHARPEY METHOD, WHICH IS A METHOD OF SURVEYING IN WHICH THE DISTANCES ARE MEASURED ALONG THE LINES OF THE SURVEY, AND THE ANGLES ARE MEASURED AT THE CORNERS OF THE SURVEY. THIS METHOD IS USED IN ALL SURVEYS OF THIS KIND, AND IS THE MOST ACCURATE METHOD OF SURVEYING.

SCALE: 1" = 100'

NOTES:  
 1. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.  
 2. ALL ANGLES ARE IN DEGREES AND DECIMALS THEREOF.  
 3. ALL BEARINGS ARE IN DEGREES AND DECIMALS THEREOF.  
 4. ALL CURVES ARE CIRCULAR AND ARE FULLY DEFINED BY THEIR RADIUS, CHORD, AND ANGLE.  
 5. ALL LINES ARE EITHER STRAIGHT OR CURVED.  
 6. ALL CORNERS ARE FULLY DEFINED BY THEIR BEARING AND DISTANCE FROM THE PREVIOUS CORNER.  
 7. ALL LINES ARE EITHER STRAIGHT OR CURVED.  
 8. ALL CORNERS ARE FULLY DEFINED BY THEIR BEARING AND DISTANCE FROM THE PREVIOUS CORNER.  
 9. ALL LINES ARE EITHER STRAIGHT OR CURVED.  
 10. ALL CORNERS ARE FULLY DEFINED BY THEIR BEARING AND DISTANCE FROM THE PREVIOUS CORNER.

1/4" = 6.4'

## DIVISION 12. - COMMERCIAL DISTRICT THREE (C3)

## Sec. 113-344. - Purpose and intent.

The purpose and function of the Commercial District Three (C3), is to promote, provide for, and protect certain areas for businesses and services that require accessibility to highways to successfully function. To prevent unmanageable strip development, a Commercial District Three (C3) should limit businesses that do not absolutely require highway accessibility. The location of a Commercial District Three (C3) use is in no way intended to reduce the value of land and/or structures existing is otherwise proposed.

(Code 1988, § 33:64A)

## Sec. 113-345. - Permitted uses.

The following are permitted uses in the Commercial District Three (C3):

- (1) All uses permitted in a C1 and C2;
- (2) Drive-in movie theaters;
- (3) Drive-in restaurants;
- (4) Recreation equipment sales;
- (5) Mobile home sales;
- (6) Motels;
- (7) Seasonal produce stands provided they are located no closer than 20 feet from the street right-of-way line;
- (8) Auto sales lots;
- (9) Farm equipment sales;
- (10) Public and private utilities;
- (11) Police, fire stations;
- (12) Service stations;
- (13) Ministorage warehouses; and
- (14) Wireless facilities are limited to the installation of antennas on existing structures or upon newly constructed buildings that are not telecommunication towers, and the construction of monopole towers, self-supported lattice towers and related antennas

and wireless transmission and relay equipment. Guyed towers shall be strictly prohibited in the C3 zone. In the case of construction of new monopole towers and self-support lattice towers in the C3 district, the following requirements shall apply:

- a. Request for building permits to construct new monopole towers or self support lattice towers in the C3 district will require the applicant to submit to a public hearing before the planning commission and a final vote of approval by the parish council. Notice of the public hearing shall be in the manner provided for rural use permit applications, section 113-99(6). The planning commission shall conduct a public hearing in order to formulate its recommendations to the parish council on the new tower permit application. Following the public hearing, the planning commission shall recommend approval, approval subject to modification, or recommend denial of the proposal to the parish council. The parish council shall be the final decision maker on applications for permits to construct telecommunication towers in the C3 district. Following a public hearing and in consideration of the planning commission's recommendations, the parish council shall approve, modify or deny the proposal for the new tower permit.
- b. When considering an application for construction of a new telecommunication tower in the C3 district, the planning commission, in making its recommendation and the governing parish council in rendering its decision on the application, shall, on the basis of the site plan and other information submitted, evaluate the impact of the request upon, and the compatibility of the proposed use with, surrounding properties and neighborhoods to ensure the appropriateness of the use at a particular location. The application hereunder shall comply with the requirements of section 113-536(b). The planning commission and the parish council shall specifically consider the extent to which the proposed use is:
  1. Consistent with the general purpose and intent of the C3 zoning district regulations and overlay district regulations, and is not materially detrimental to the public health, safety, convenience and welfare, or results in material damage or prejudice to other property in the vicinity;
  2. Compatible with and preserves the character and integrity of adjacent development and neighborhoods and, as required by particular circumstances, includes improvements or modifications either on-site or within public rights-of-way to mitigate development-related adverse impacts including, but not limited to:

- (i) Adequate ingress and egress to property and proposed structures thereon with particular reference to vehicular and pedestrian safety and convenience, and access in case of fire;
  - (ii) Utilities with reference to location, availability, and compatibility;
  - (iii) Screening and buffering, features to minimize visual impacts and/or setbacks from adjacent uses;
  - (iv) Control of signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic impact, and compatibility and harmony with properties in the district;
  - (v) Required yards and open space; and
  - (vi) Height and bulk of structures.
- c. Nothing in this division shall prohibit the installation, replacement and or restriction of towers, monopoles, or equivalent use by the parish or its departments or agencies necessary for the support of the safety of residents and/or general daily operational requirement of the governing authority.
  - d. In recommending approval of the application, the planning commission may recommend and the parish council may impose such conditions as are reasonably necessary to ensure compliance with these standards and the purpose and intent of this division. Any conditions imposed shall be set forth in the ordinance by the parish council approving the permit for the new tower, and shall be incorporated into or noted on the site plan for final approval. The director of the planning commission or representative agents shall verify that the plan incorporates all conditions as set forth in the ordinance authorizing the permit, and shall sign the plan to indicate final approval.
  - e. The department of planning and zoning shall maintain a record of such approved permits and the site plans and conditions attached thereto.
  - f. In conformity with the authority of the parish council to authorize these permits for new telecommunication towers in C-3 district, the parish council may waive or modify specific standards otherwise made applicable to the use by this division such as height regulations and without the requirement that the applicant proceed for any such waivers or variances.

(Code 1988, § 33:64A.1; Ord. No. 98-31, 3-24-1998; Ord. No. 98-133, 12-21-1998; Ord. No. 02-67, 9-24-2002; Ord. No. 03-24, 4-8-2003)

**Note**— The parish council adopted Ord. No. 98-31 on 3-24-1998 establishing "Conditional Use Permit for telecommunication and towers in Commercial (C-3) Districts." It also adopted Ord. No. 98-31 on 3-24-1998 creating section 5, subchapter D, telecommunications structure regulations, which permits wireless facilities in C-3 districts.

Sec. 113-346. - Accessory uses.

All buildings and structures permitted are those customarily accessory and clearly incidental and subordinate to permitted uses including, but not limited to, the following:

- (1) Parking facilities;
- (2) Any incidental outdoor repair and storage necessary to conduct a principal use, but not to exceed 30 percent of true floor space of the principal building provided they are screened by an eight-foot, 100 percent sight-obscuring fence.

(Code 1988, § 33:64A.2)

Sec. 113-347. - Prohibited uses.

Any use which is not specifically permitted or by reasonable implication permitted in this section, including as prohibited uses:

- (1) Any neighborhood commercial use; and
- (2) Medical waste storage, treatment, or disposal facilities. Except that this provision shall not apply to any person that has obtained a certificate of zoning compliance from the parish, and has applied for any necessary permit from the state department of environmental quality prior to August 9, 1990.

(Code 1988, § 33:64A.3; Ord. No. 90-69, 8-9-1990; Ord. No. 91-80, 10-10-1991)

Sec. 113-348. - Area requirements.

- (a) *Lot area.* A minimum of 10,000 square feet is required for nonresidential uses. Residential uses shall meet the minimum lot area requirements of the Residential District Three (R3).
- (b) *Lot width and depth.* There shall be a minimum lot width of 100 feet and a minimum lot depth of 100 feet.
- (c) *Front yard.* A minimum of a 20-foot setback is required from the street right-of-way.

(d) *Side and rear.* Where a commercial use abuts an existing commercial or industrial district or approved use, the side and rear yard shall be a minimum of five feet from the property line. Where a C3 use abuts a school, church, or residential district use, side and rear yards are to be provided as follows:

- (1) *Side yard.* Ten feet for the first 100 feet of lot width and an additional five feet for each additional 50 feet of lot width or major fraction thereof.
- (2) *Rear yard.* A minimum of ten feet up to the first 200 feet of lot depth, and an additional five feet for each additional 50 feet of lot depth or major fraction thereof up to a minimum of 40 feet.

(Code 1988, § 33:64A.4; Ord. No. 96-144, 12-23-1996; Ord. No. 98-07, 1-13-1998)

#### Sec. 113-349. - Buffer requirements.

Where a Commercial District Three (C3) use abuts an existing school, church or residential use or district, buffer zones shall be provided in the applicable abutting rear or side yard as follows: A 100 percent site-obscuring fence, constructed of wood or other approved alternative material, a minimum of six feet in height shall be provided.

(Code 1988, § 33:64A.5; Ord. No. 97-72, 8-26-1997)

#### Sec. 113-350. - Locational criteria; performance standards.

In reaching recommendations and decisions as to rezoning land to a Commercial District Three (C3) or issuance of a use permit within the Rural District, the planning commission and parish council shall apply the following locational criteria and performance standards: In relationship to major transportation facilities the Commercial District Three (C3) or uses therein shall be so located within 1,000 feet along a federal or major state roadway.

(Code 1988, § 33:64A.6; Ord. No. 97-71, 8-12-1997)

#### Sec. 113-351. - Parking/loading requirements.

- (a) *Driveway requirements.* There shall be no more than one, two-way accessway 35 feet wide, or two, one-way accessways 15 feet wide for each 100 feet of lot frontage or major fraction thereof with no more than two accessways per establishment.

(b)

*Parking.* Parking must be set back ten feet from the front property line. A five-foot setback must be maintained on the side property lines. Paving may be placed to the property line in areas used for storage and maintained behind the required sight-obscuring fence.

- (c) *Pavement in parish easements.* Notwithstanding any other regulations, pavement cannot be constructed within the parish drainage and utility easements except as an approved driveway access.

(Code 1988, § 33:64A.7; Ord. No. 96-26, 5-14-1996; Ord. No. 96-144, 12-23-1996)

Sec. 113-352. - Height requirements.

No height regulation in the district except when a structure or building exceeds 35 feet in height, in which case there shall be an additional one-foot setback for every one foot over 35 feet from the nearest property line.

(Code 1988, § 33:64A.8; Ord. No. 02-67, 9-24-2002; Ord. No. 05-65, 11-8-2005)

Sec. 113-353. - Fire marshal approval.

A certificate attesting to the state fire marshal's approval of plans for all construction and improvements pursuant to the state fire code must be provided prior to the issuance of a building permit.

(Code 1988, § 33:64A.9)

Sec. 113-354. - Building materials.

The front elevation of all buildings in a Commercial District Three (C3) must have an exterior surface material of brick, stone, architectural block, stucco, glass, wood or vinyl siding. Architectural metal panel systems must be approved by the zoning regulatory administrator. Standard metal building panels are not acceptable. The architectural surface material must also be included on the front 20 feet or the front 20 percent of the side elevations, whichever is greater. The building materials criteria applies to the following commercial corridors:

- (1) US Hwy. 61 between LA Hwy. 53 (Central Ave.) and LA Hwy. 3217 (Bayou Steel Road);
- (2) US Hwy. 51 (New Hammond Hwy.);
- (3) LA Hwy. 3188 (Belle Terre Blvd.);
- (4) LA Hwy. 54 from US 61 to LA Hwy. 44; and

(5) Woodland Drive

(Code 1988, § 33:64A.10; Ord. No. 96-26, 5-14-1996)

Secs. 113-355—113-363. - Reserved.

**Editor's note—** Ord. No. 17-06, § V, adopted Feb. 7, 2017, repealed § 113-355, which pertained to signs and derived from Code 1988, § 33:64A.11; and Ord. No. 96-26, adopted May 14, 1996.