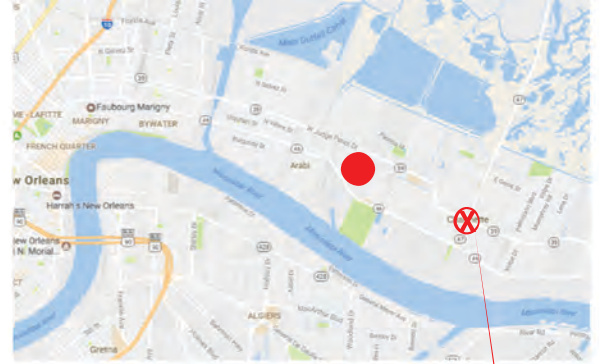


RIVERLANDS TRACT OPPORTUNITY

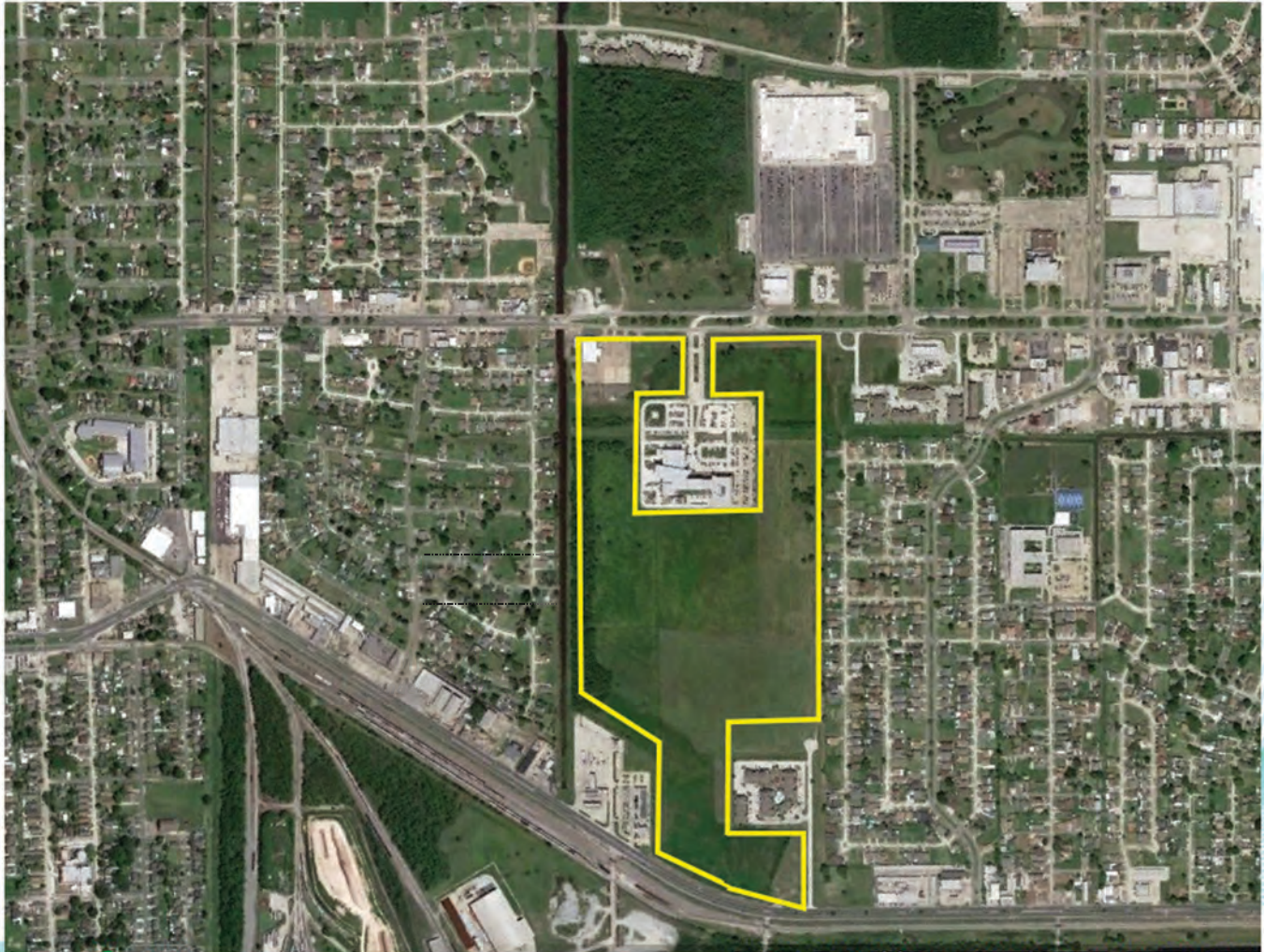
Master Developer/Retail/Mixed-Use

8000 W. Judge Perez Drive
Chalmette, Louisiana 70043



Average Daily Traffic Count

W. Judge Perez Drive and Paris Road
2017 - 42,056
2014 - 26,609
2011 - 25,961



Property Description

88 acres of commercially zoned land located in critical mass of shopping area surrounded by commercial, residential, and government developments in the heart of Chalmette and Arabi.
Opportunities for master developer, specific developments/operators, and/or outparcels.



sbddf.org

RIVERLANDS TRACT OPPORTUNITY

Master Developer/Retail/Mixed-Use



SITE CONTEXT MAP - CENTRAL RETAIL (CHALMETTE/ARABI, LA)

Other notable national retailers along the Judge Perez Corridor include Cato, Game Stop, CNC, NAPA Auto Parts, Walgreens, CVS, Pizza Hut, Capital One Bank, Regions Bank.

PROPERTY ASSETS

- Centrally located in the heart of St. Bernard Parish bounded by US Highway 39 and 46 and walking distance from St. Bernard Parish Hospital, St. Bernard Parish Government Complex, The Ranch Film Studios, and several neighborhoods and commercial developments
- Opportunities exist for mixed use development, highway commercial, neighborhood commercial, hotels, medical support uses, assisted living centers, residential, clustered townhouses, and river-view condominiums
- 3 miles from Val-Rises Sports Complex which hosts approx. 3,120 traveling teams per year attracting approx. 78,000 attendees
- Adjacent to the closest grocery store for New Orleans' popular Holy Cross, Bywater, and Marigny neighborhoods

FOR MORE INFORMATION

Bill Haines

The Arlene & Joseph Meraux Foundation

Phone: (504) 279-6559

billhaines@merauxfoundation.org

Andrew Jacques

St. Bernard Economic Development Foundation

(504) 277-4009

ajacques@sbedf.org



sbedf.org

RIVERLANDS TRACT I Outparcel/Retail/Master Developer



Northeast corner of site on E Judge Perez Hwy with St. Bernard Parish Hospital/Ochsner in the background.



Southeast corner of site from St. Bernard Hwy with high density residential unit adjacent.



Portion of Riverlands Tract along the Judge Perez Corridor. Entrance to the St. Bernard Parish Hospital/Ochsner.



Parc Place is one of two apartment complexes located adjacent to the site.



Commercial development on Judge Perez Corridor connected to Walmart Supercenter & Pickup. Across the highway from site with retailers including Rotoles, Raising Cane's, and Kay Jeweler.



Chalmette Battlefield entrance on St. Bernard Hwy across from the south, street-facing portion of site. Annual visitors exceed 100,000.



