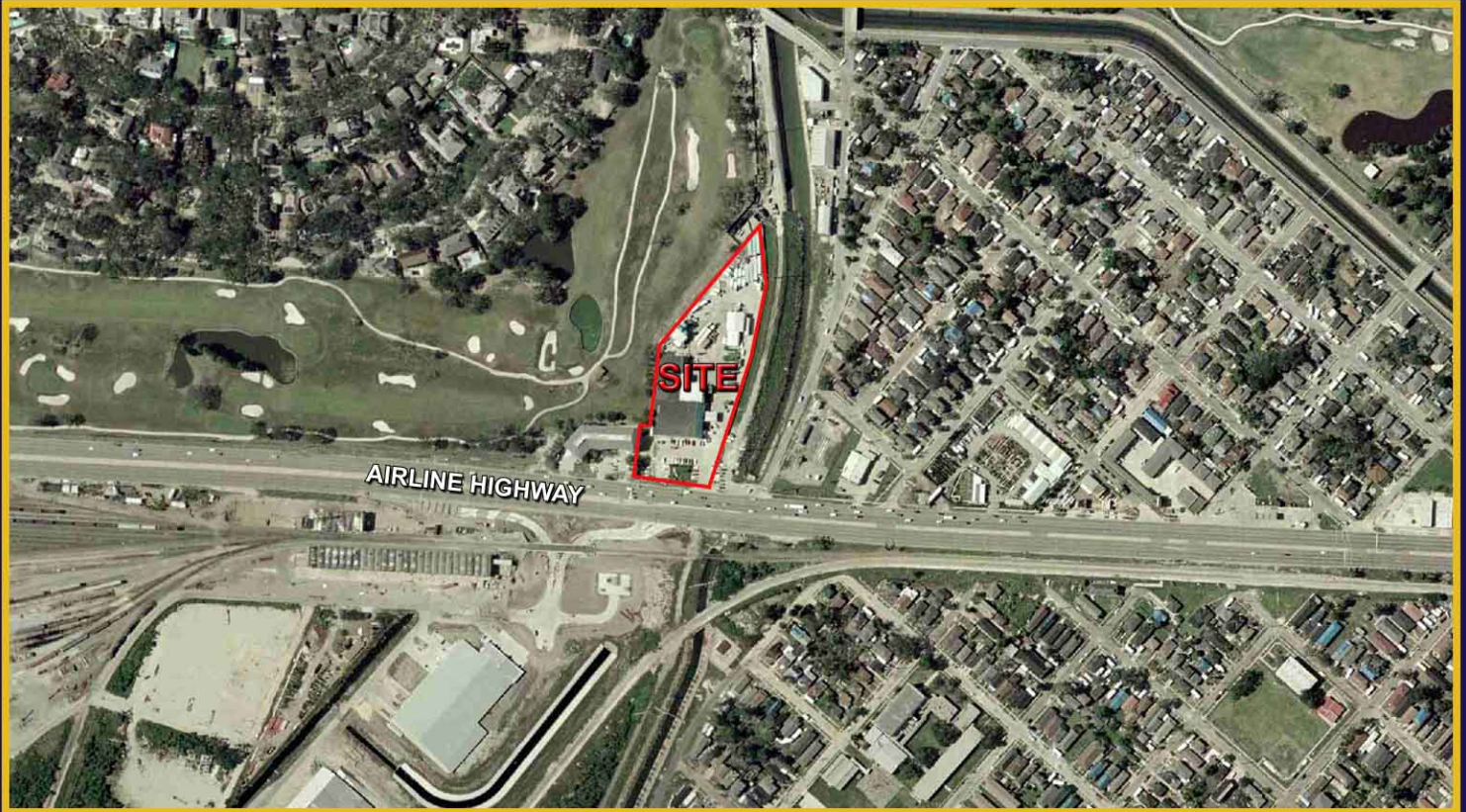


101 Airline Highway, Metairie, Louisiana





# 101 AIRLINE HIGHWAY METAIRIE, LOUISIANA



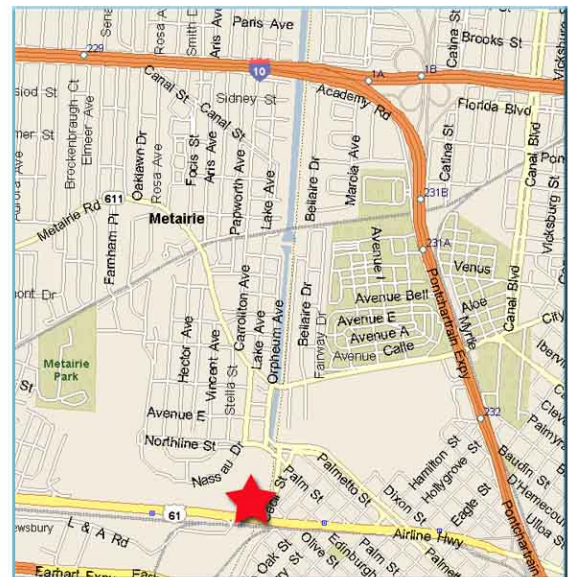
## PROJECT HIGHLIGHTS

- ★ 3.2 acre tract with frontage and excellent visibility along Airline Highway.
- ★ Located in Jefferson Parish - 50 feet west of the Orleans Parish line.
- ★ Convenient access to Interstate 10 and New Orleans Central Business District.
- ★ Over 800 apartment units currently under construction within 2.5 miles of the site along the Tulane Avenue corridor.
- ★ New VA-LSU Hospital to be completed in 2012 within 2.5 miles of the site.
- ★ 27% increase in population from November 2006 to November 2007 within a 2 mile radius.

## DEMOGRAPHICS

	1 Mile	2 Miles	3 Miles
Population	13,936	75,107	169,563
Households	5,374	30,232	69,096
Growth 4Qtr 2006 vs. 4Qtr 2007	+27.39%	+22.65%	+19.52%
2007 Est. Avg. HH Income	\$80,932	\$68,987	\$67,106

TRAFFIC COUNTS: Airline Highway (US 61) 46,524 vpd



FOR LEASING INFORMATION CONTACT  
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## REALM REALTY

900 Town & Country Lane, Suite 210, Houston, Texas 77024  
713-465-0001 (phone) 713.465.3856 (fax) www.realmrealty.com

## REAL ESTATE INFORMATION

101 Airline Highway

Metairie, Louisiana

### General Description

The subject property is a combination office/warehouse main building having approximately 41,000 square feet, an auxiliary building having approximately 3,800 square feet and an exterior storage building with approximately 1,600 square feet; all located on a large irregular shaped site (approximately 140,000 square feet or roughly 3.2 acres) in Metairie, Louisiana. It has excellent frontage and visibility along Airline Highway (US-61) and has close access to many local thoroughfares and Interstate 10 (I-10) as well as the New Orleans Central Business District. Since 1995, the property was used by the Abita Springs Water Company, Inc. for the bottling and distribution of water products. RTD Beverages, Inc. succeeded Abita's business interests and currently owns the property and is offering it for sale which agreement to sell shall include the terms and conditions in the attached letter of intent, Appendix A.

### Description of the Improvements

The main building consists of a ±40,825 square foot gross building area, is corrugated metal panel over steel frame construction office warehouse building with metal roof, aluminum frame glass panel windows, and 7' metal frame with glass panel pedestrian doors along the facade of which 9,138 square feet (22.37%) is good quality office area. The foundation is a pile supported concrete slab foundation with approximately 50' of dock high loading area.

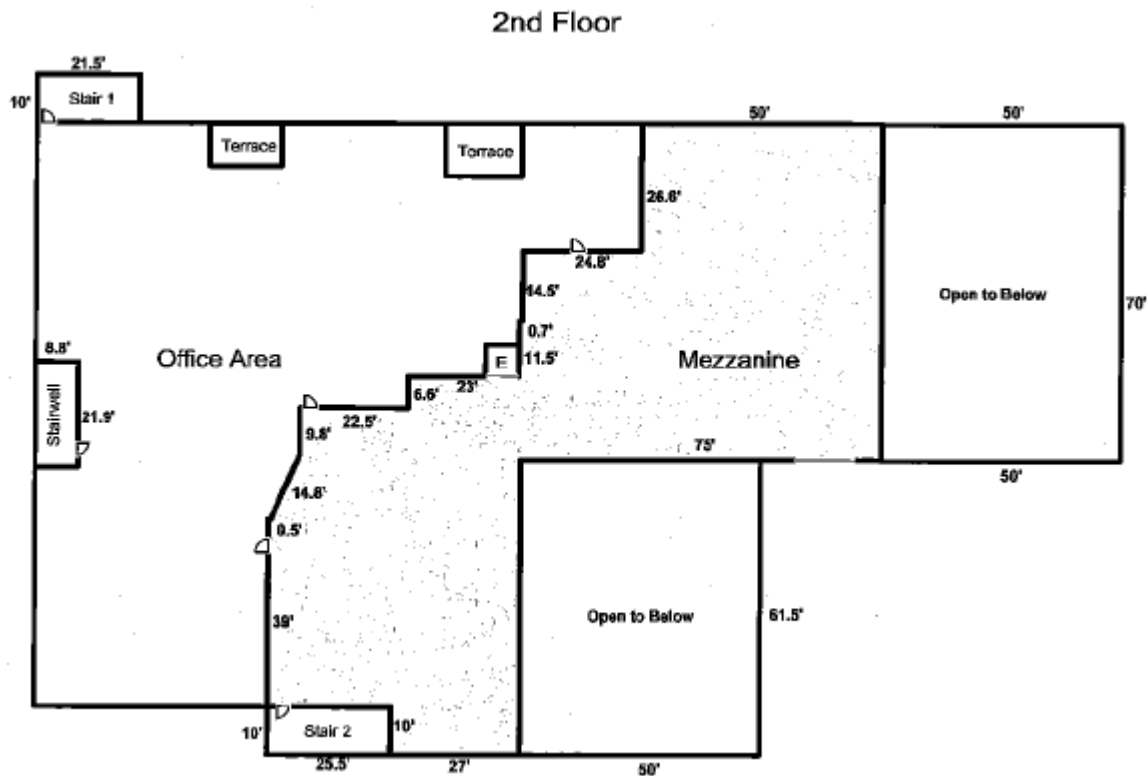
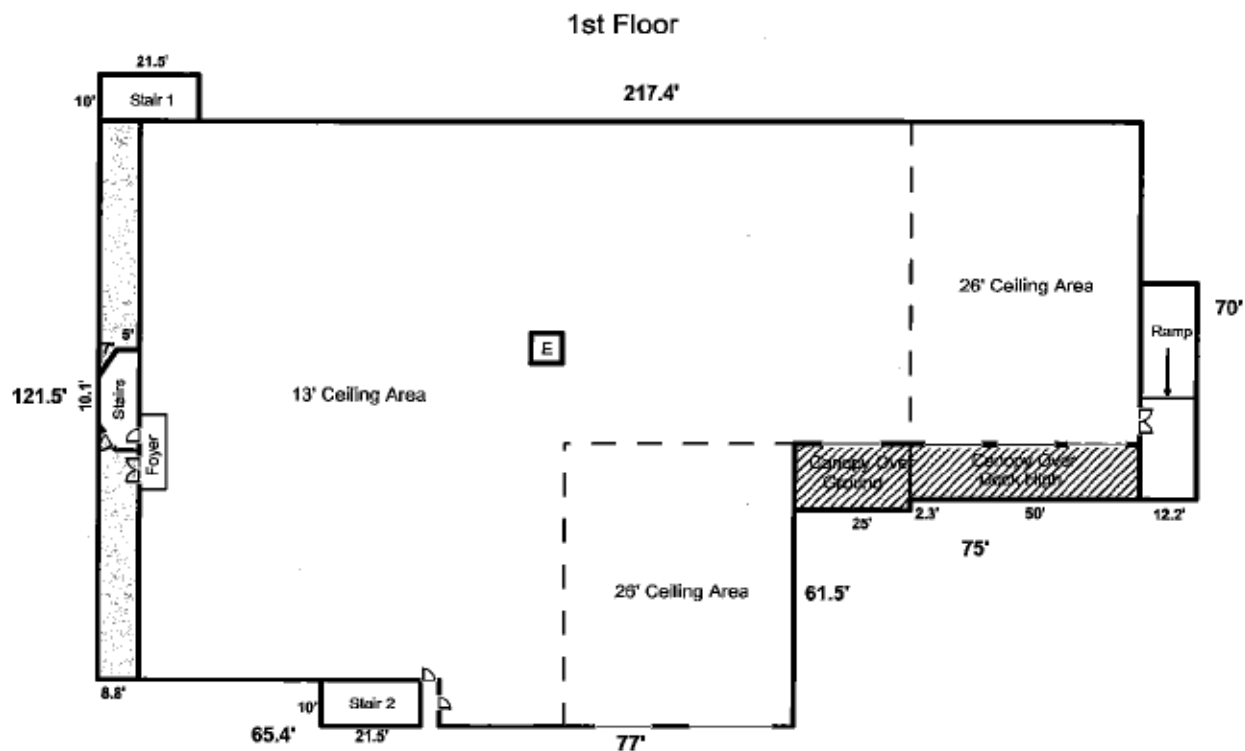
The ground floor warehouse contains ±16,700 square feet of 13' ceiling height warehouse area, ±6,575 square feet of 26' ceiling height warehouse area and ±8,172 square feet of 13' ceiling height mezzanine warehouse area. The ground floor areas have sealed concrete flooring, open frame walls and ceiling, 2'X8' florescent strip lighting, and gas fired space heaters. One handicap accessible restroom is located on the ground floor near the freight elevator (which is not operable). The mezzanine warehouse area has an open concrete flooring, a mix of open and painted dry-wall walls, and open ceilings with florescent strip lighting.

The office portion of the property contains an estimated area of ±9,138 square feet. While it does have potential elevator service, the office is primarily serviced by three stairwells accessing the second floor. The interior finishes consist of vinyl tile flooring in the open areas, halls, and restrooms; with commercial carpet in the private office areas, rubber base moldings, painted drywall walls, acoustic tile ceilings with lay-in 2'X4' florescent lighting and aluminum frame exterior windows. According to architectural plans, several handicap accessible restrooms are located throughout the office area. The break room is finished with builder grade cabinets and countertops with a stainless steel sink and faucet.

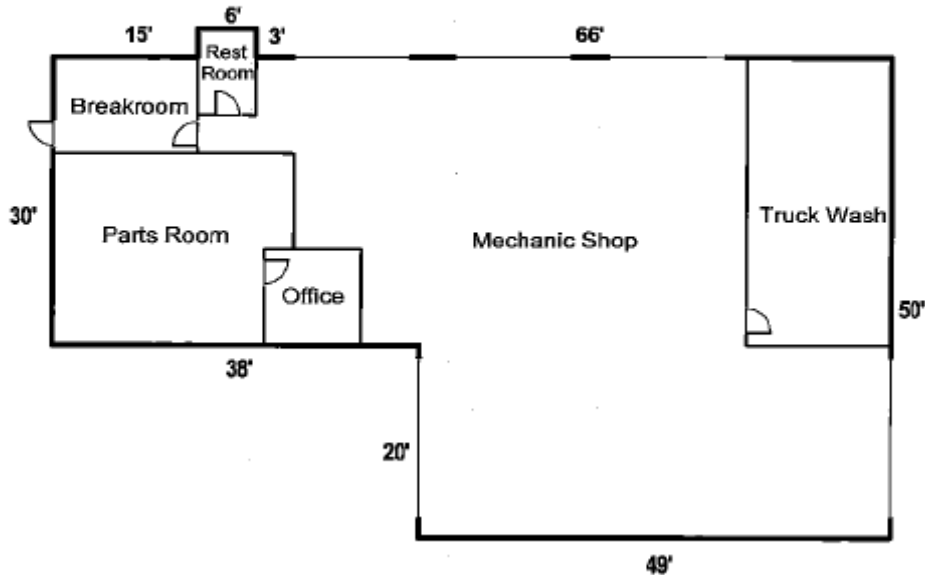
Ancillary improvements consist of a ±3,800 square foot "truck shop" with an office, parts room, truck wash area, and open shop space; as well as, an equipment building consisting of a masonry building unit exterior with metal roof. There is also a ±1,600 square foot "storage building" in the rear of the property.

Site improvements consist of approximately 91,600 square feet of concrete paving and approximately 1,500 linear feet of fencing.

**GENERAL FLOOR PLAN INFORMATION**



# Truck Shop



## Legal Description

Property is located in Jefferson Parish, Louisiana, and legally described as:

A CERTAIN PIECE OR PORTION OF GROUND, together with all of the improvements thereon, and all of the rights, ways, privileges, servitudes, advantages and appurtenances thereunto belonging or in anywise appertaining, situated, lying and being in the Parish of Jefferson, State of Louisiana, in that part thereof known as the LUDGER FORTIER PLANTATION, which said piece or portion of ground is designated as Lot 1, Lot 2 and part of Lot DD.

AND

One certain tract or parcel of land, together with all the improvements situated thereon, and all of the rights, ways, privileges, servitudes and advantages thereunto belonging or in anywise appertaining, situated in Section 30, Township 12 South, Range 11 East, Southeastern Land District, Jefferson Parish, Louisiana, parcel described as Parcel No. 2 on a special map prepared by Lawrence L. Kyzar, Professional Land Surveyor, dated October 30, 1984, which property is more particularly described as follows:

Commence at a point which is 82.57 feet North of the centerline of Route LA – US 61 (State Project No. 007-02-0042), said point being on the northerly required right of way line of Route LA – US 61, opposite Highway Survey Station 164+17.49, thence proceed along said northerly required right of way line North 88°16'36" West a distance of 137.45 feet to a point, thence continue North 87°59'25" West a distance of 77.31 feet to a point and corner,



thence proceed North 01°43'26" West a distance of 26.18 feet to a point on the northerly existing

right of way line, thence proceed along said northerly existing right of way line of Route LA – US 61 North 88°09'00" East a distance of 224.84 feet to a point and corner, thence proceed South 12°58'56" West a distance of 41.33 feet to the point of beginning and containing 7,324.0 square feet.

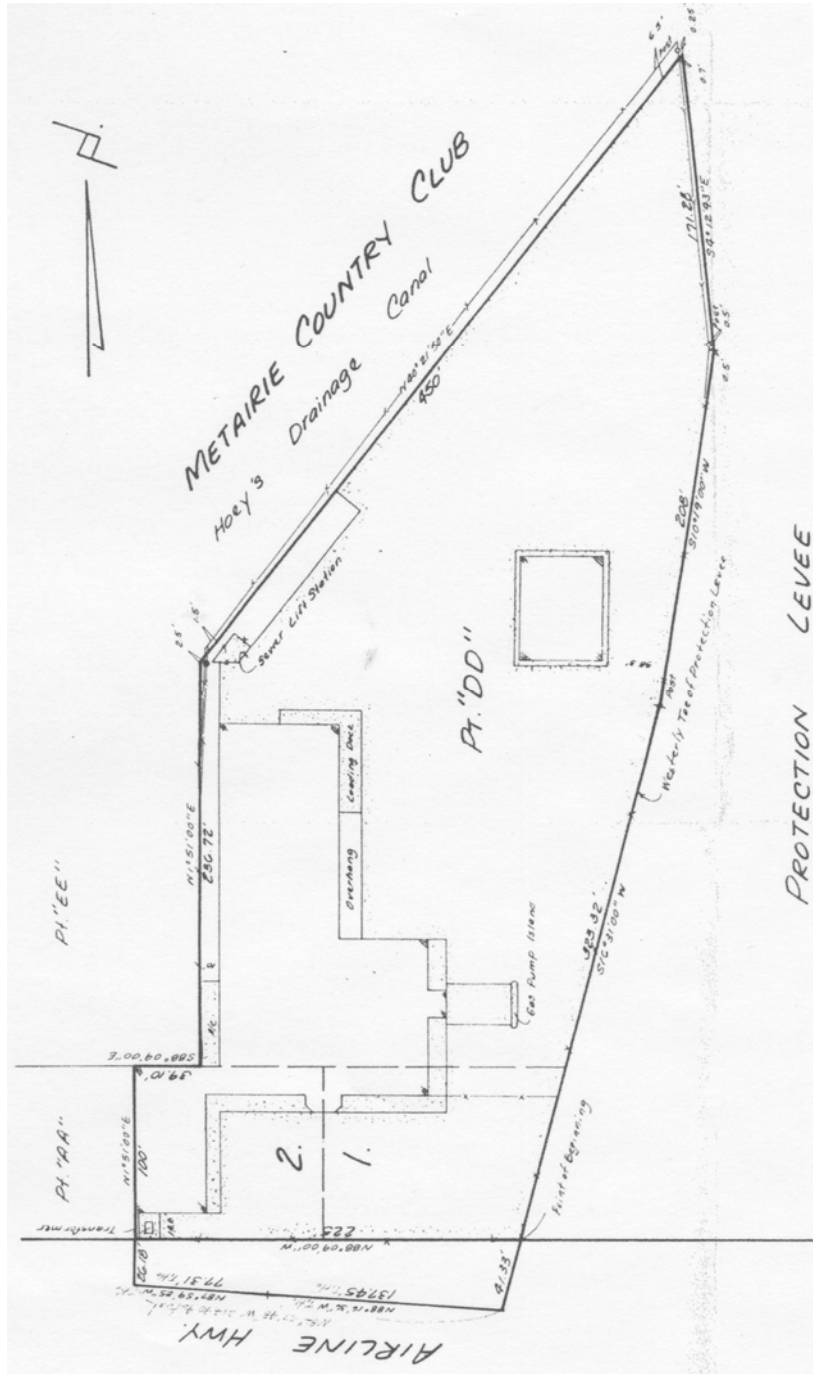
And in accordance with the survey of Gilbert, Kelly & Couturie dated April 26, 1995, the perimeter of the above property is described as follows:

Commence at the intersection of the Westerly Toe of Protection Levee and the Northerly right-of-way line of Airline Highway, thence proceed S16°31'00"W a distance of 41.33' to a point, thence N88°16'36"W a distance of 137.45' to a point, thence N87°59'25"W a distance of 77.31' to a point, thence N01°51'00"E a distance of 26.18' to a point, thence continue N01°51'00"E a distance of 100.0' to a point, thence S88°09'00"E a distance of 39.10' to a point, thence N01°51'00"E a distance of 236.72' to a point, thence N40°21'50"E a distance of 450.00' to a point, thence S04°12'43"E a distance of 171.28' to a point, thence S10°19'00"W a distance of 208.00' to a point, thence S16°31'00"W a distance of 323.32' to the Point of Beginning.

The site contains ± 140,293 square feet or approximately 3.2 acres.

The following page contains a survey of the subject property.

SURVEY



## **Zoning Information**

The property is zoned C-2 General Commercial District.

### **Permitted Uses**

Permitted uses in this district include, but are not limited to, the following:

- Any use permitted in a C-1 Neighborhood Commercial District; however, any existing use shall be recognized as a conforming use.
- Retail stores and establishments;
- Offices.
- Hotels, Motels, tourist courts and trailer parks
- Trade service and repair establishments employing not more than 10 persons on the premises.
- Apartment hotels; Bakeries, retail, employing not more than 5 persons; Banks, including drive-in banks; Barber and beauty shops; Catering and delicatessen business; Board and care home provided all applicable requirements are met.
- Clinics, medical, dental or chiropractic; Clubs and lodges; Convenient copying establishments limited to the usual office type copying equipment.
- Dry cleaning and laundries, collection and distribution stations, including pressing machines operated as part of the business, provided that no steam be discharged directly into the atmosphere, and said business not to employ more than 5 persons on the premises.
- Elderly housing facilities; Filling stations; Funeral homes, mortuaries, and crematories; Government structures and land; Parking garages and parking lots.
- Convalescent and nursing homes; Institutions, but not to include chemical dependency units and penal, correction or mental institutions; Laundromats; Libraries, museums, community centers.
- Nurseries and flower gardening; Nursery schools, pre-schools and kindergartens, privately operated and providing a minimum play area 75 feet for each child and play area must be enclosed to a height of not less than 4 feet nor more than 6 feet.
- Adult establishments meeting certain criteria; Amusement enterprises including the provision of stage entertainment, bowling alleys, skating rinks and pool rooms; Animal hospitals and veterinary clinics.
- Automobile, trailer and farm equipment sales (new and used).
- Barrooms, night clubs and lounges.



- Drive-in Theatres; Funeral homes, mortuaries, and undertaking establishments; Garages, public storage and repairs.
- Laundries employing not more than 10 persons; Laundries and dry cleaning establishment employing not more than 25 persons on the premises, and using only non-flammable solvents.
- Milk and ice distribution stations, but not including manufacturing or bottling; Mini-storage structure.

**DISCLAIMER**

**THIS REAL ESTATE FLYER ON 101 AIRLINE HIGHWAY, METAIRIE, LOUISIANA, IS FOR INFORMATION PURPOSES ONLY. THE OWNER OF THE PROPERTY IS MAKING NO REPRESENTATIONS OR WARRANTIES, EITHER EXPRESS OR IMPLIED, BY OPERATION OF LAW OR OTHERWISE, WITH RESPECT TO THE QUALITY, PHYSICAL CONDITION OR VALUE OF THE PROPERTY, THE PRESENCE OR ABSENCE OF HAZARDOUS SUBSTANCES IN, ON, UNDER OR ABOUT THE PROPERTY, THE ZONING CLASSIFICATION OF THE PROPERTY, THE COMPLIANCE OF THE PROPERTY WITH APPLICABLE LAW, OR THE INCOME OR EXPENSES FROM OR OF THE PROPERTY. WITHOUT LIMITING THE FOREGOING, IT IS UNDERSTOOD AND AGREED THAT THE OWNER OF THE PROPERTY MAKES NO WARRANTY OF HABITABILITY, SUITABILITY, MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE OR FITNESS FOR ANY PURPOSE.**

AIRLINE DRIVE / MAPLE RIDGE

EXISTING 2 STORY BUILDING  
 1st FLOOR - 16,700 SF (13' CEILINGS)  
 6,575 SF (26' CEILINGS)  
 MEZZANINE - 8,172 SF (13' CEILINGS)  
 2nd FLOOR - 9,138 SF (OFFICE SPACE)

STORAGE  
 1,600 S.F.

EXISTING SHOP  
 3,600 S.F.



CECIL ST.

**DEVELOPMENT SERVICES  
 INCORPORATED**  
 900 Town & Country Lane Suite 220 Houston, Texas 77024 (713) 647-9211

**PROPOSED DEVELOPMENT**  
 101 Airline Drive  
 Metairie, Louisiana  
 REALM REALTY  
 900 Town & Country Ln. #210 Houston, Texas 77024

No.	ISSUE:	DATE:
A	CONCEPTUAL	04/24/08
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DRAWN	SWG
CHECKED	SWG
DATE	04/24/08
SHEET TITLE	EXISTING SITE PLAN

ALL DRAWN AND WRITTEN INFORMATION APPEARING HEREIN SHALL NOT BE DUPLICATED, DISCLOSED, OR OTHERWISE USED WITHOUT THE WRITTEN CONSENT OF DEVELOPMENT SERVICES, INC.

SCALE: 1" = 30' (22 x 34)  
 SCALE: 1" = 60' (11 x 17)

SHEET  
**SP-EX**