

+/- 600 ACRES

Offering Memorandum

Land Area:
+/- 600 Acres



SUMMARY

The ownership has retained Real Estate Solutions, Inc. to assist in the marketing and sale of +/- 600 acres in Jefferson Parish, LA. This acreage is one of the few large undeveloped tracts of land remaining in the Parish. It is inside the West Bank Hurricane Protection Levee and eligible for development and flood insurance.

Asking Price:
\$1.50 psf



Zoning: Interim
MUCD + Residential



A preliminary vision for this land is for development as a mixed use, well developed community. Possible scenarios include a mixture of residential, commercial, business-park, and light manufacturing and industrial developments.

Zoning will promote the future land use depicted in the area's strategic plan, which is anticipated to be forwarded to the Parish Council for adaption as part of the Parish Comprehensive Plan. This land is now like a blank page with endless possibilities.

Real Estate
Solutions, Inc.



Property Information

The +/- 600 acres are located in Jefferson Parish, South and West of the Lapalco Blvd/ Nicolle Blvd. intersection and South of US 90. This acreage is part of the largest contiguous undeveloped area in Jefferson Parish within the levee system.

The Jefferson Parish Economic Development Commission (JEDCO), the economic development organization for Jefferson Parish, is enhancing Jefferson's already thriving business climate by undertaking major economic development initiatives such as the development of the Churchill Technology and Business Park and Jefferson EDGE 2020. Located near the newly widened and upgraded Huey P. Long Bridge, the Tournament Players Club golf

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course and NOLA Motorsports complex. The technology park's 500 acres are anchored by the Patrick F. Taylor Science and Technology School. The Jefferson EDGE 2020, the Parish's economic development strategic plan, now includes implementation strategies to improve the quality of life in Jefferson Parish and to ensure the Parish's continued prosperity.

Delgado Community College is planning to build a \$15 million campus at the Churchill Technology and Business Park to prepare 3,000 students for jobs in the maritime and automotive industries.

Delgado's River City Campus, scheduled to open in 2016 will be a 45,000-square-foot facility on five acres supporting the transportation and logistics, maritime technology, automotive technology, and marine engineering industries, according to Jefferson Parish Economic Development Commission.

Jefferson Parish Market

Both the retail trade and accommodation and food service sectors are major components of the Jefferson Parish economy. The retail trade sector is the second largest employer in the Parish, while accommodation and food services is the third largest employer. The Parish is not only a retail destination for citizens within the region with its four regional shopping malls and major department stores such as Dillard's J.C. Penney, Sears, Macy's, Dick's Sporting Goods and Target, but also for tourists who visit the region throughout the year. Bonfish Grill and Panera Bread are just a few examples of national chain restaurants that have expanded recently into the Parish.



1. +/-600 acres



2. NOLA Motorsports



3. Bayou Segnette State Park



4. TPC Golf Course



**5. JEDCO Headquarters/
Churchill Technology and
Business Park**

Jefferson Parish Economic Indicators



Jefferson Parish Market Overview

Jefferson Parish, adjoining New Orleans, is a place rich with heritage and lots of cultural diversity. Jefferson Parish is truly a sportsman's paradise, which abounds with nature watching and recreational opportunities and is located approximately 15 minutes from downtown New Orleans. In Jefferson Parish you'll find beautiful wetlands and some of the top fishing spots in the United States.

According to the census bureau the population of Jefferson Parish is now 431,732. The average income level for the Jefferson Parish area is approximately \$63,504 per household according to 2012 ERSI Projections. Currently, the largest employer in Jefferson Parish is the Ochsner Health System.

DEMOGRAPHICS

Population of Jefferson Parish

ESRI Estimates Jefferson Parish's 2012 population as 431,732 persons, which makes Jefferson Parish one of the most populated parishes in the State of Louisiana.

Demographic Summary (2012)

Population	431,732
Households	169,220
Families	110,461
Average Household Size	2.53
Owner Occupied HUs	105,265
Renter Occupied HUs	63,955
Median Age	38.7

RACE AND ETHNICITY (2012)

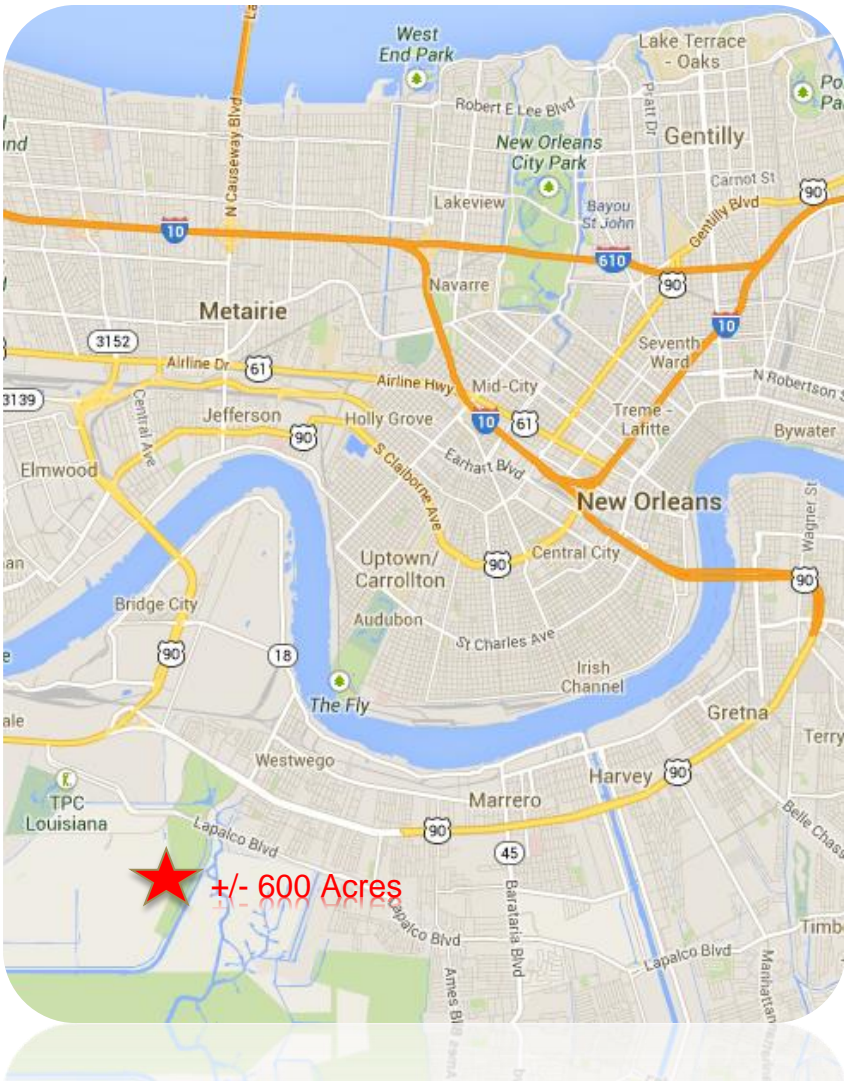
Caucasian Alone	62.5%
African American Alone	26.5%
Latino (any race)	12.8%
Asian Alone	3.9%
American Indian Alone	0.5%
Other Alone	4.4%
Two or More Races	2.2%

HOUSEHOLDS BY INCOME (2012)

Median Household Income	\$46,398
Average Household Income	\$63,504

Households by Income	%
<\$15,000	13.5%
\$15,000 - \$24,999	12.1%
\$25,000 - \$34,999	11.5%
\$35,000 - \$49,999	15.8%
\$50,000 - \$74,999	19.0%
\$75,000 - \$99,999	11.1%
\$100,000 - \$149,999	10.6%
\$150,000 - \$199,999	3.1%
\$200,000+	3.2%

EMPLOYER	CITY	PARISH	EMPLOYEES
Ochsner Health System	Jefferson	East Jefferson	13,300
Jefferson Parish School Board	Metairie	East Jefferson	6,631
Superior Energy Services	Harvey	West Jefferson	4,400
Jefferson Parish Government	Metairie	E/W Jefferson	2,882
East Jefferson Gen. Hospital	Metairie	East Jefferson	2,310
West Jefferson Medical Center	Marrero	West Jefferson	1,849
Acme Truck Line	Harvey	West Jefferson	3,250
AI Copeland Investments, Inc.	Metairie	East Jefferson	1,700
Cox Communications	Metairie	East Jefferson	1,600
Jefferson Parish Sheriff's Office	Metairie	East Jefferson	1,500
Universal Sodexho (USA), Inc.	Metairie	East Jefferson	1,200
Laitram, LLC	Harahan	East Jefferson	1,011



PERCENT OF POPULATION BY AGE

AGE	POPULATION
0-4	6.5%
5-9	6.1%
10-14	5.9%
15-19	5.9%
20-24	6.9%
25-34	14.3%
35-44	12.2%
45-54	14.6%
55-64	7.8%
75-84	4.5%
85+	1.9%

Source: ESRI 2012 Projections

REAL ESTATE

Residential (2011 average price of single-family dwelling.)

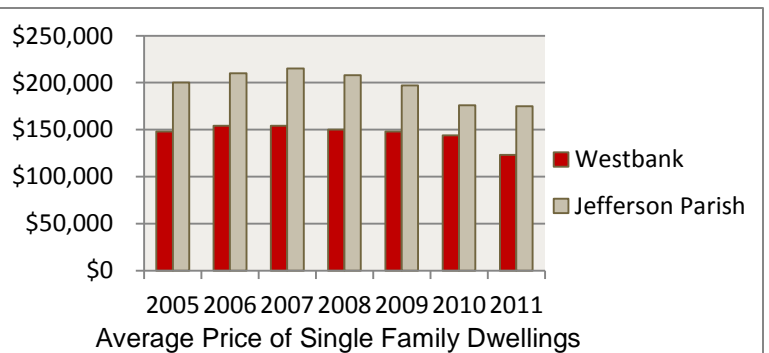
East Bank	\$220,557
West Bank	\$120,425

In Jefferson Parish, private residences are assessed at 10 percent of fair market value with no property tax assessed on the first \$75,000.

JEFFERSON PARISH AVERAGE RENT AND OCCUPANCY RATES (FALL 2011)

TYPE OF SPACE	AVERAGE \$PSF	OCCUPANCY RATE
OFFICE SPACE		
CLASS A	\$22.50	92.3%
CLASS B	\$17.10	87.3%
CLASS C	\$15.59	83.5%
RETAIL SPACE		
CLASS A	\$17.26	94.6%
CLASS B	\$13.23	90.1%
CLASS C	\$14.25	88.6%

Warehouse Space Area	Average \$PSF		Occupancy Rate	
	Distribution	Service Center	Distribution	Service Center
Kenner	\$3.00-\$5.50	NA	90.0%	NA
Elmwood	\$3.50-\$5.50	\$6.50-\$10.00	85.0%	90%
West Bank	\$2.50-\$4.50	NA	90.0%	NA



Source: Metropolitan New Orleans Real Estate Market Analysis, Vol. 44, March 2012

Huey Long Bridge

Due to the recent widening and upgrading of the Huey P. Long Bridge, an exciting and unique opportunity awaits developers and investors on Jefferson Parish's West Bank. The expansion has led a path for new mixed-use developments on the West Bank such as the Fairfield community and the Churchill Technology and Business Park. The +/- 600 acres available in this memorandum are undeveloped and abundant with opportunity. It also sits in a prime location, only minutes away from the Huey Long Bridge!

Now that the bridge is wider, it has begun to jump-start the area much in the same way the Crescent City Connection did for Algiers, Gretna and Terrytown in the late 1950's and 1960's. The initial opening of the former Mississippi River Bridge in 1958 signaled a new frontier on the Westbank. The parallel bridge that opened 30 years later created an even bigger boom.



[EXPANSION ARTICLE LINK](#)

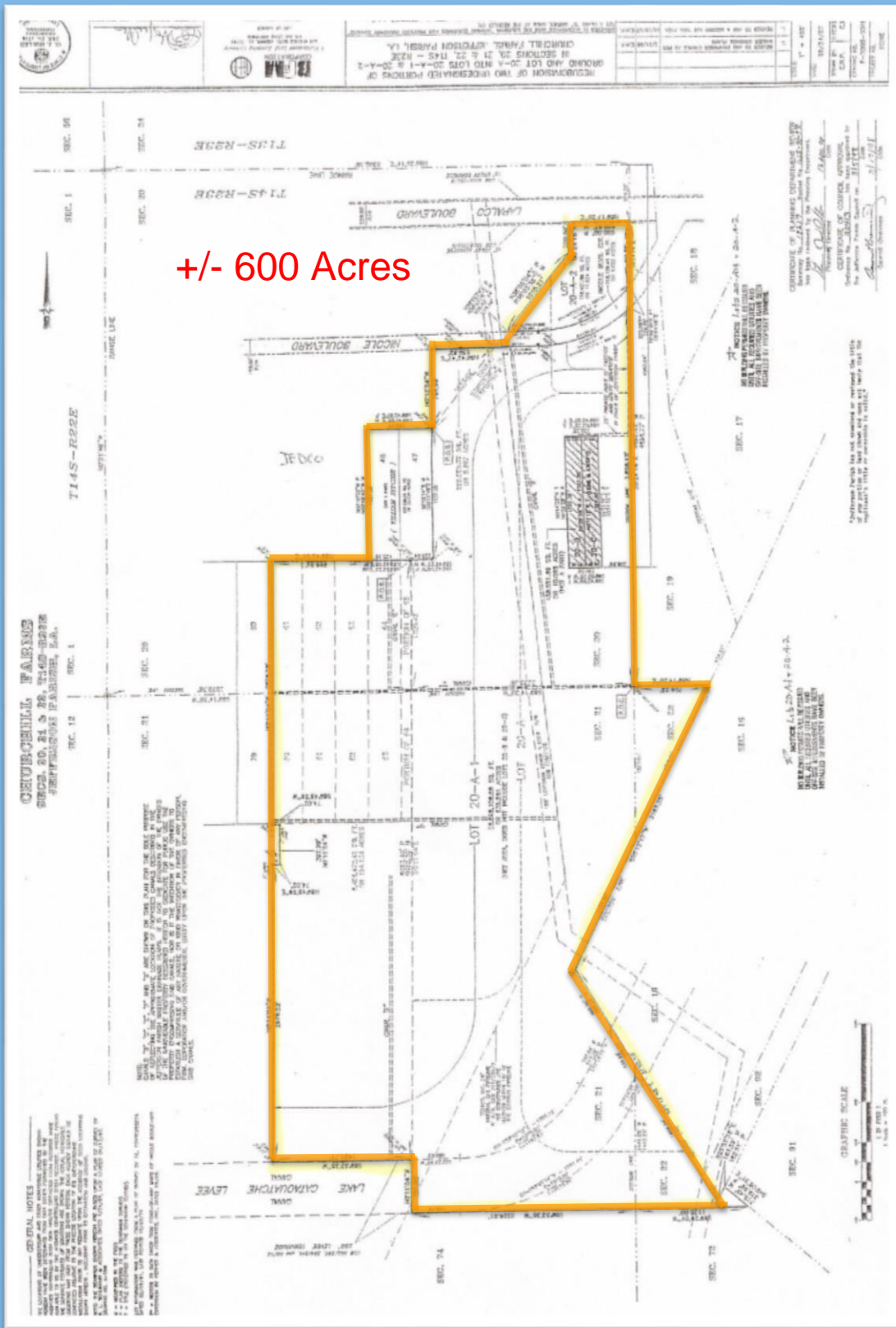
[SOUTHEAST FLOOD PROTECTION AUTHORITY - WEST](#)

[US ARMY CORP OF ENGINEERS NEW ORLEANS](#)

[JEFFERSON PARISH ECONOMIC DEVELOPMENT PROFILE](#)



LAND SURVEY





MORE USEFUL LINKS

[JEDCO](#)

[NOLA MOTORSPORTS](#)

[TPC GOLF COURSE](#)

[CHURCHILL TECHNOLOGY AND BUSINESS PARK](#)

[DELGADO COMMUNITY COLLEGE](#)

[JEFFERSON PARISH](#)

[INSTITUTE FOR ECONOMIC AND REAL ESTATE
DEVELOPMENT](#)

[BAYOU SEGNETTE STATE PARK](#)

[OCHSNER HEALTH SYSTEMS](#)

[REAL ESTATE SOLUTIONS, INC.](#)

Disclaimer

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This Offering Memorandum does not constitute a representation that there has been no change in the business or affairs of the property or Owners since the date of preparation of the Offering Memorandum. Additional information and an opportunity to inspect the property will be made available upon request from interested and qualified prospective investors.

Owner shall have no legal commitment or obligations to any party or person reviewing this Offering Memorandum or making an offer to buy the property unless and until such offer is approved by Owners, a written agreement for the purchase of the property has been fully executed, delivered and approved by Owners and their legal counsel, and any obligations set by Owners thereunder have been satisfied or waived.



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