



# DEVELOPMENT SITE NEAR OCHSNER MEDICAL CENTER

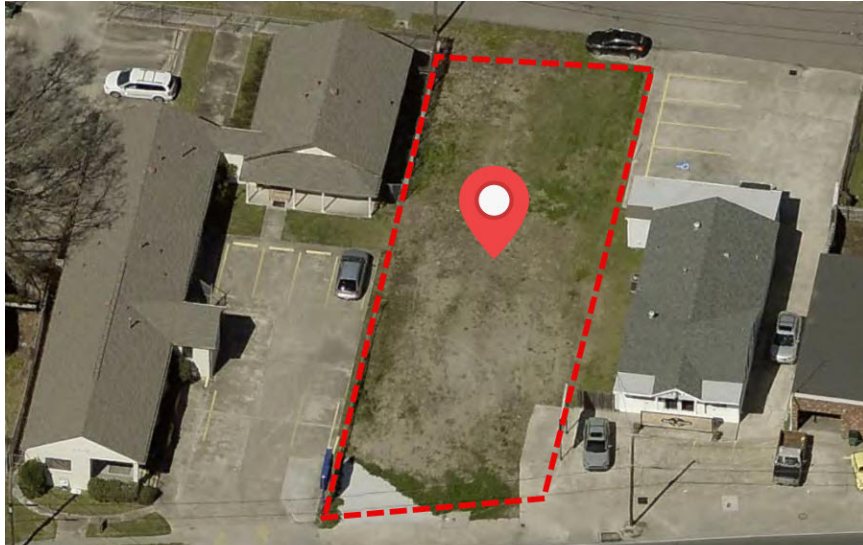
2009 Jefferson Highway, Jefferson, LA 70121

COLLIN HOLMES • DIRECTOR OF BROKERAGE

OFFICE: 504.414.0703

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cholmes@southeastcre.com



## PROPERTY DESCRIPTION

Approximately 7,600 SF lot available for sale, located along highly traveled Jefferson Highway and in close proximity to Ochsner Medical Center. This well-positioned site offers strong visibility and accessibility within a dense commercial and medical corridor, making it an excellent opportunity for development or investment.

Surrounded by medical offices, professional services, retail, and residential neighborhoods, the property benefits from consistent traffic and a built-in demand driven by nearby healthcare and employment centers.

## PROPERTY HIGHLIGHTS

- Prominent, high-visibility frontage along Jefferson Highway
- Located within the Ochsner Medical Corridor
- Strong surrounding medical and commercial activity
- Convenient access to major roadways and public transportation
- Zoned C-2 (General Commercial)

## OFFERING SUMMARY

Sale Price:	\$295,000
Lot Size:	7,600 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,265	51,044	151,663
Total Population	6,804	116,119	337,373
Average HH Income	\$78,896	\$100,238	\$99,177

## LAND FOR SALE

## PROPERTY SUMMARY







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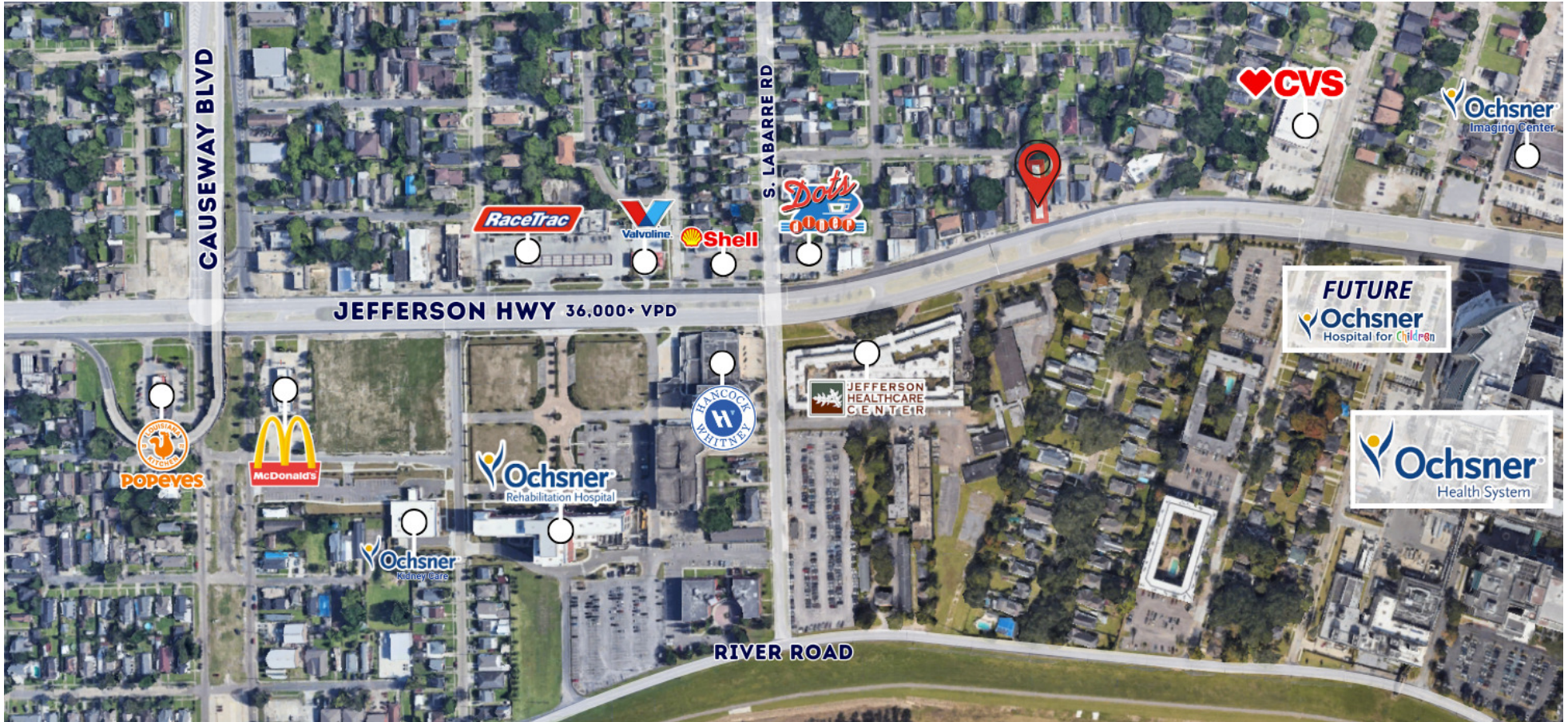
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LAND FOR SALE

AERIAL



**SOUTHEAST  
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REAL ESTATE

SOUTHEAST COMMERCIAL REAL ESTATE | 2310 19th Street, Gulfport, MS 39501 | 3900 N Causeway Blvd., Suite 100, Metairie, LA 70002 | [www.southeastcre.com](http://www.southeastcre.com)





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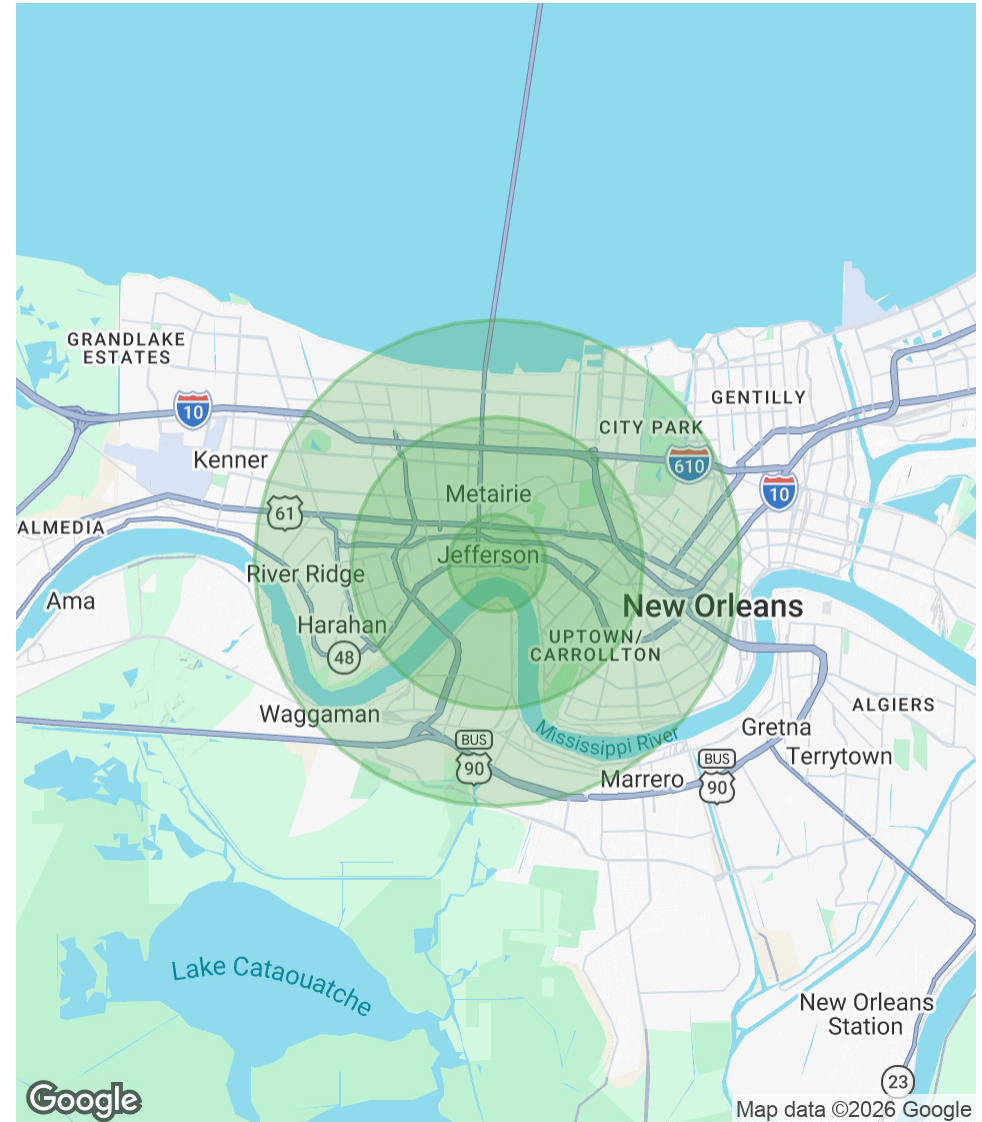
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,804	116,119	337,373
Average Age	45	40	41
Average Age (Male)	44	40	40
Average Age (Female)	46	41	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,265	51,044	151,663
# of Persons per HH	2.1	2.3	2.2
Average HH Income	\$78,896	\$100,238	\$99,177
Average House Value	\$330,946	\$456,187	\$451,210

Demographics data derived from AlphaMap



LAND FOR SALE

DEMOGRAPHICS MAP & REPORT



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