

DESCRIPTION OF SUBJECT SITE

The subject property consists of two non-contiguous parcels of unimproved land identified as Squares 29 and 30, Helenbirg Lots and Farms located on the west side of Louisiana Highway 59 about 900 feet south of Harrison Road, Abita Springs, St. Tammany Parish, Louisiana. This location is outside the Abita Springs town limits.

No complete legal descriptions with the dimensions of the property were provided.

Square 29 is irregular in shape and appears to have no road access at present. One legal description of the property indicates the size to be 4.14 acres which equates to 180,338 square feet. The 4.14 acres appears to be reasonable and will be used in this appraisal. The site measures approximately 1,100'/835' x 280'

Square 30 is irregular in shape and appears to have about 500' of road frontage along Highway 59. One legal description of the property indicates the size to be 4.56 acres which equates to be larger than the actual site size. The GIS map below indicates a size of about 150,000 square feet or 3.44 acres which will be used in this appraisal. The site measures approximately 500'/280'/835' x 650'/350'.

The property is located in Flood Hazard Zone C which is not a HUD identified special flood hazard area.

Utilities available to the subject lots include overhead electricity, telephone and natural gas. This area is outside a municipal water and sanitary sewerage district and will require a private well and sewer treatment facility for development.

The northern portion of Square 29 is zone I-2, Industrial District by St. Tammany Parish, and southern portion is zoned HC-2, Highway Commercial District. Most of Square 30 is zoned HC-2, Highway Commercial District. The northern tip of Square 30 may be zoned I-2.



AERIAL PHOTOGRAPH (8/25/2015)



