

Executive Summary

Presidio



OFFERING SUMMARY

Sale Price:	\$4,000,000
Lot Size:	16.44 Acres
Zoning:	A-8 – High Density Urban
Market:	New Orleans, LA
Submarket:	Slidell, LA
Price / SF:	\$5.59

PROPERTY OVERVIEW

Presidio is a proposed multifamily development project located in the heart of Slidell, Louisiana. The property is zoned High Density Urban (multifamily, 460 units by right) and is perfect for garden style apartments, townhomes, or senior living, all in close proximity to recreational, shopping and entertainment venues. The property is located next to the Grand Theatre, a state-of-the-art multiplex stadium-seating movie theatre, boasting 2,750 stadium seats and 16 screens. The project can capitalize on the close proximity to the Grand Theatre, and incorporate supporting retail, eatery and residences into this dynamic development.

PROPERTY HIGHLIGHTS

- Zoned Multifamily Land Parcel
- Special Height Overlay District
- High Density - 460 Units
- 16.44 Acres
- Enterprise Zone
- New Market Tax Credits

Ward Realty

"The Original Developers of Topsail Island"

Property Description

Presidio



PROPERTY OVERVIEW

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LOCATION OVERVIEW

The site is located at 1900 Gause Boulevard, Slidell Louisiana 70460 and consists of 16.44 acres of unimproved land. The site is not affected by the current revision to the FEMA Base Flood Elevation and is one of the rarely positioned parcels suitably zoned for multifamily development in this city. According to City Officials; the site is situated in what they term the "Sandwich Loop." This is the area of Gause Boulevard that lies between Northshore Boulevard and Highway 11 (the sandwich) and is connected to Interstate 12 via Northshore Boulevard and Interstate 10 via Gause Boulevard (the loop). The site is 1.5-miles from Interstate 12 and 3.5-miles from Interstate 10; thus making a loop into the main artery of the City (Gause) from 2-major interstate systems. Gause Boulevard is a major retail / business corridor that have pushed expansion toward the site from both I-12 / I-10.

Complete Highlights

Presidio

SALE HIGHLIGHTS

- Zoned high density urban
- Consists of 16.44 acres of unimproved land
- Site is not affected by the current revision to the FEMA Base Flood Elevation
- Special height overlay district
- Environmental investigation indicates no hazards
- Incentives consist of Enterprise Zone and New Market Tax Credits



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