

## Waterfront Acreage

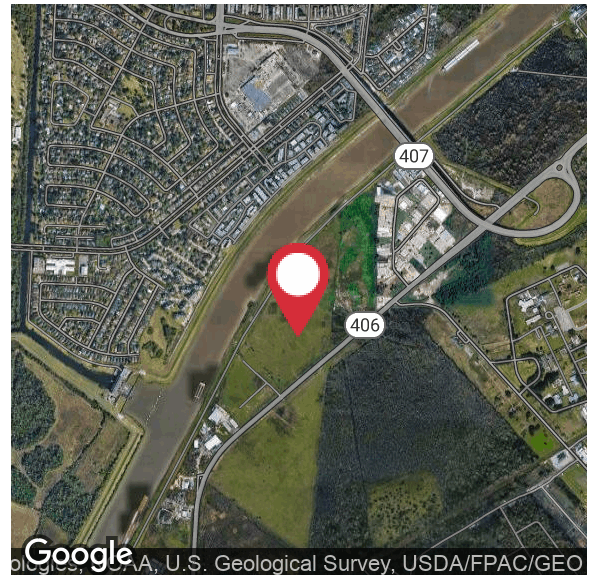
4701 Woodland Highway, New Orleans, Louisiana 70131

### Property Highlights

- ±92 Acres Available on Woodland Highway
- 2,200' of Frontage on the Intracoastal Waterway
- BIP " Business Industrial Park" Zoning
- High Elevations
- Existing Wharf & Bulkhead
- All Utilities Available
- Cleared, Filled & Graded
- Former Land Fill
- Property Consists of 2 Parcels (see details on following page, can be sold separately or together)

### Sale Price

\$1,500,000



For more information

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**CALL OR EMAIL FOR MORE INFORMATION**





### Parcel A

- $\pm 56.06$  acres (includes C.O.E. servitude area at waterway)
- 42 usable acres
- $\pm 2,200'$  of water frontage (slack water on Intracoastal Waterway)
- Existing bulkhead wharf
- $\pm 832'$  of highway frontage
- Site is cleared, filled and graded (filled with municipal waste)
- Elevation up to 10' above front highway at center

### Parcel B

- $\pm 50.47$  acres
- $\pm 2,386'$  of highway frontage
- Site is cleared, filled and graded (filled with ash from incinerator)
- Elevation generally level with front highway

### Additional Details

- Site under government regulated contract with the New Orleans Sanitation Department from 1967 to 1977
- Water, sewer and electricity at highway, has withing 250 feet
- Located 6.5 miles from Downtown New Orleans on State Highway 406



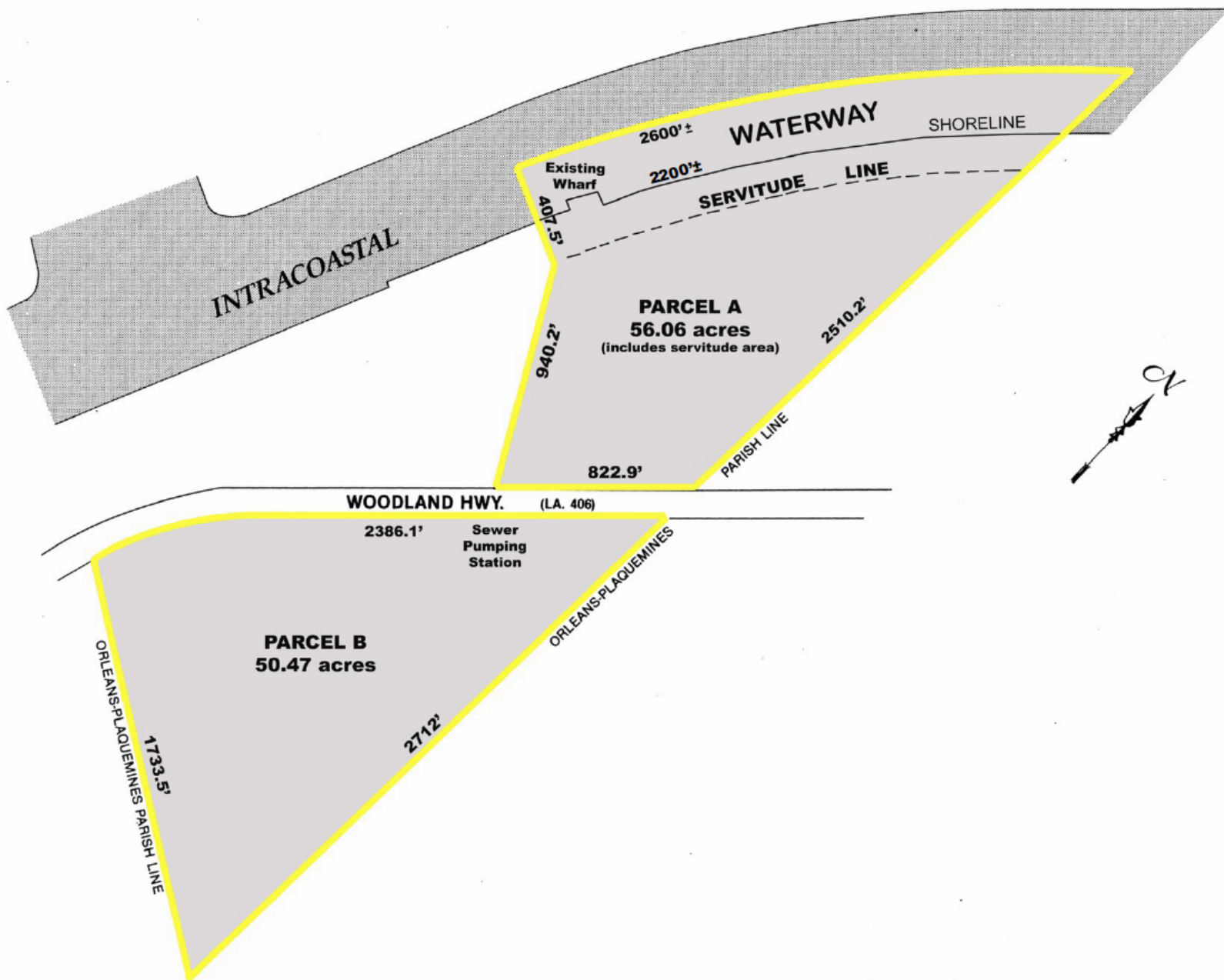


Parcel A



Parcel B







# New Orleans

## Location Maps

