

FOR SALE



SLIDELL LAND WITH ACCESS TO WATER

- ADDRESS:** 36236 SLOAT ROAD
- SALE PRICE:** \$374,900
- LAND SIZE:** APPROXIMATELY 11.22 ACRES
- ZONING:** I-2, HC-2 AND A-3 (SEE ATTACHED FOR ZONING DESCRIPTIONS)
APPROXIMATELY 6.4 ACRES OF SITE IS ZONED INDUSTRIAL; 3.2 ACRES IS ZONED COMMERCIAL; 1.6 ACRES IS ZONED SINGLE FAMILY RESIDENTIAL
- COMMENTS:** THIS SUBJECT SITE IS LOCATED IN A SMALL INDUSTRIAL AREA CENTERED AROUND BAYOU BONFOUCA AND BAYOU LIBERTY ROAD. THIS IS ONE OF THE FEW AREAS THAT HAS WATERFRONT INDUSTRIAL PROPERTY IN THE SLIDELL AREA. THE SITE IS PARTIALLY CLEARED AND PARTIALLY FILLED. IT HAS APPROXIMATELY 810 LINEAR FEET OF WATER FRONTAGE ALONG BAYOU BONFOUCA THAT IS CURRENTLY USED TO TIE-UP BARGES. CONVENIENTLY LOCATED BY I-10, I-12 & HWY. 11.

FOR MORE INFORMATION CONTACT:

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The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. 747 Magazine St. Unit 7 New Orleans, LA 70130 USA | P: 504.525.9763 | F: 504.524.2402 Talbot Realty Group is a Real Estate Brokerage licensed in the State of Louisiana, U.S.A. Robert E. Talbot, Broker and Thomas Lewis, Salesperson are also licensed in the State of Mississippi, U.S.A. FEBRUARY 2020

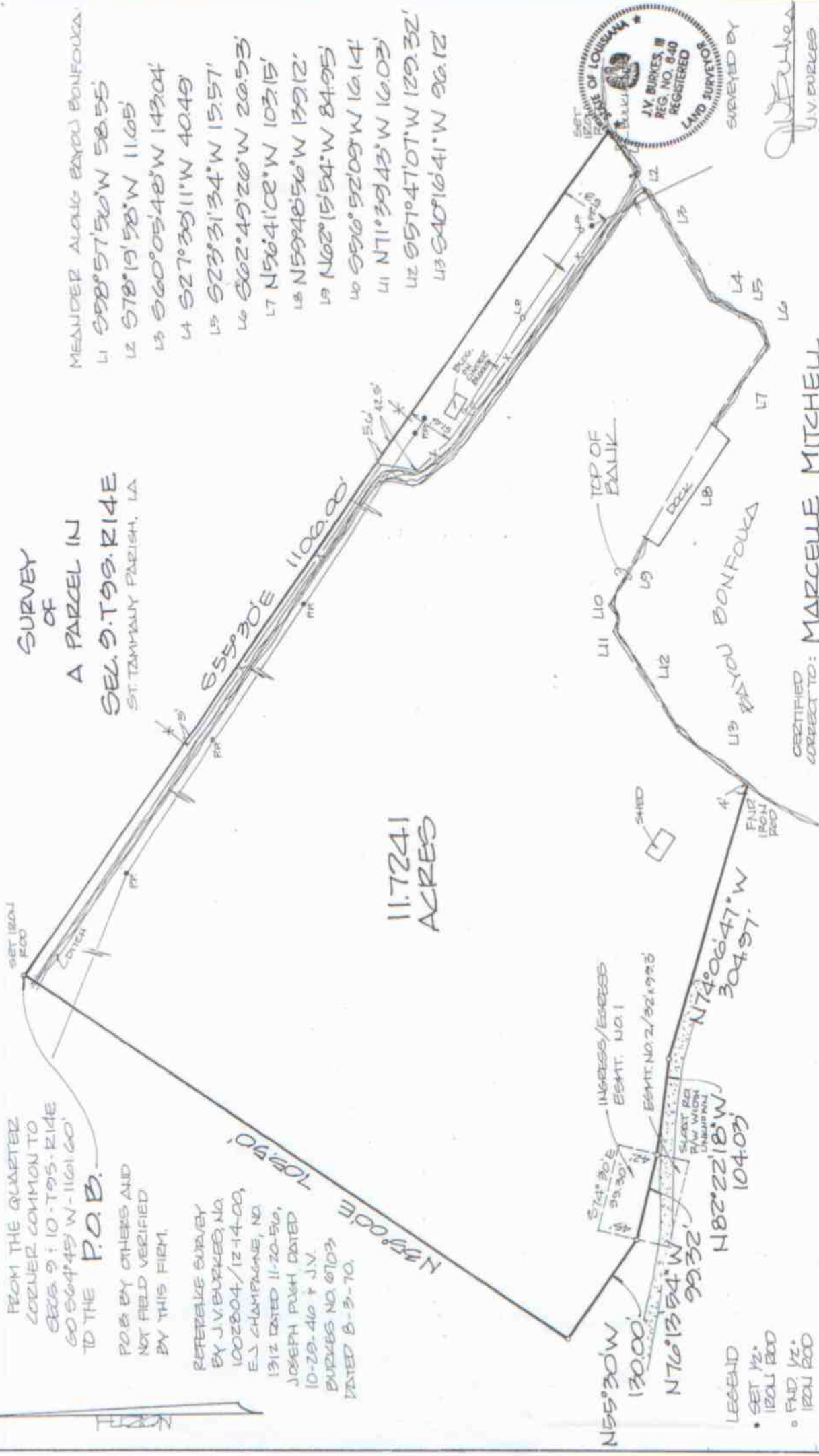
SURVEY OF A PARCEL IN SEC. 9, T.99, R.14E ST. TAMMANY PARISH, LA

FROM THE QUARTER CORNER COMMON TO SECS. 9 & 10, T.95, R.14E TO THE P.O.B. POS. BY OTHERS AND NOT FIELD VERIFIED BY THIS FIRM.

REFER BACK SURVEY BY J.V. BURKES, NO. 1002804, 12-14-00, E.J. CHAMPAGNE, NO. 1312 DATED 11-20-50, JOSEPH PUGH DATED 10-29-46 & J.V. BURKES NO. 6703 DATED 8-3-70.

11.7241 ACRES

- MEASURED ALONG BAYOU BONFOUCA:
- L1 S88°57'50"W 58.55'
 - L2 S78°19'58"W 11.05'
 - L3 S60°05'48"W 143.04'
 - L4 S27°39'11"W 40.49'
 - L5 S23°31'34"W 15.57'
 - L6 S62°49'26"W 20.53'
 - L7 N56°41'02"W 103.15'
 - L8 N59°48'56"W 139.12'
 - L9 N62°15'54"W 84.95'
 - L10 S56°52'09"W 16.14'
 - L11 N71°39'43"W 16.03'
 - L12 S57°47'07"W 129.32'
 - L13 S40°16'41"W 26.12'



SURVEYED BY
J.V. BURKES
LA REG. NO. 848

CERTIFIED CORRECT TO: MARCELE MITCHELL

SCALE: 1" = 100'
DATE: 10-5-2001
JOB NO.: 1012384

PREPARED BY:
J. V. BURKES & ASSOC., INC.
2990 CAUSE BOULEVARD EAST - SUITE B
SLIDELL, LOUISIANA 70461 504 649-0075

F.I.R.M. 225 208
DATE 4-21-99
ZONE A7, S.F.E. 9
*Verify prior to Construction with Local Governing Body

ENCUMBRANCES SHOWN HEREON ARE NOT NECESSARILY EXCLUSIVE ENCUMBRANCES OF RECORD AS SHOWN ON THIS RECORD OR TITLE POLICY WILL BE VOIDABLE HEREON UPON REQUEST. SURVEYOR HAS NOT PERFORMED ANY TITLE SEARCH OR ABSTRACT.

SURVEYED IN ACCORDANCE WITH THE LOUISIANA "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS SURVEY. BEARINGS ARE BASED ON RECORD BEARINGS UNLESS NOTED OTHERWISE.

I CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL GROUND SURVEY AND THAT TO THE BEST OF MY KNOWLEDGE NO ENCUMBRANCES EXIST EITHER WAY OR ADVERSELY OF THE PROPERTY UNLESS EXCEPT AS SHOWN.

- LEGEND
- SET 1/2" IRON ROD
 - o FWD 1/2" IRON ROD



Section 5.25 I-2 Industrial District

5.2501 PURPOSE

The purpose of this district is to provide for the location of industrial uses of large scale and highly intense industrial uses along major collectors and arterials in such a fashion and location as to minimize the conflict with nearby residential uses.

5.2502 PERMITTED USES - Use By Right subject to any minimum standards as listed in Section 8.01 of these regulations

1. Book binderies
2. Cellophane products manufacturing
3. Cleaning and dyeing works
4. Confectionery manufacturing
5. Dairy Products manufacturing
6. Electrical parts, assembly and manufacturing
7. Fiber products and manufacturing
8. Fruit or vegetable canneries
9. Furniture manufacturing
10. Garment manufacturing
11. Foundry casting and extruding mills of lightweight nonferrous metal
12. Millwork and wood product manufacturing
13. Sheet metal products
14. Television and radio broadcasting transmitters
15. Tool manufacturing
16. Toy manufacturing
17. Well drilling services
18. Public Utility Facilities
19. Outdoor storage yards that occupy greater than ten (10) percent of the area of the developed site.
20. Beverage distilling
21. Food products manufacturing
22. Glass products manufacturing
23. Paint manufacturing and treatment
24. Pharmaceutical manufacturing
25. Shop fabricating and repair
26. Structural fabrication (steel and concrete)
27. Tire retreading, recapping or rebuilding
28. General, multi-use office buildings of 40,000 square feet of gross floor area or less (Amended 07/02/09 ZC09-05-009 OCS#09-2082)
29. Indoor Recreational Facilities (Amended 07/02/09 ZC09-05-011 OCS#09-2083)

5.2503 Administrative Permits (Amended 11/05/09 OCS#09-2151)

The purpose of an Administrative Permit is to provide for a Staff review of certain uses. The following uses are prohibited unless application for the use has been processed by the Department of Planning and are in conformance with the minimum standards for that use as outlined in Section 8.01 - Minimum Standards:

- A. Snowball Stands between April 1 and September 30.
- B. Christmas Tree Sales between November 1 and January 1.
- C. Seasonal Seafood Peddlers using temporary structures provided that the use is temporary and valid for a period not greater than 6 months.
- D. Seasonal Produce stands, provided that the use is temporary and valid for a period not greater than 6 months.
- E. Fireworks sales (where allowed)

All temporary uses not specifically permitted in these regulations are expressly prohibited.

Max building size: 200,000sf

Section 5.26 I-3 Heavy Industrial District

5.2601 PURPOSE

The purpose of this district is to provide for the location of industrial uses of large scale and highly intense industrial uses along major collectors and arterials in such a fashion and location as to minimize the conflict with nearby residential uses.

5.2602 PERMITTED USES - Use By Right subject to any minimum standards as listed in Section 8.01 of these regulations

1. Bulk storage of petroleum products and gases provided that all above/below ground storage tanks comply with applicable standards set forth in the rules and regulations of the State Fire Marshall.
2. Canneries-not listed in I-2.
3. Grain Elevators.
4. Natural Gas Gathering Plants.
5. Non-atomic electric generating plants.
6. Paper products manufacturing.
7. Petroleum and petroleum base products refining/processing/manufacturing.
8. Rubber products manufacturing.
9. Steel mills
10. Wood products manufacturing not listed in I-2
11. Pleasure boat dry dock hull repair

5.2603 Administrative Permits (Amended 11/05/09 OCS#09-2151)

The purpose of an Administrative Permit is to provide for a Staff review of certain uses. The following uses are prohibited unless application for the use has been processed by the Department of Planning and are in conformance with the minimum standards for that use as outlined in Section 8.01 - Minimum Standards:

- A. Snowball Stands between April 1 and September 30.
- B. Christmas Tree Sales between November 1 and January 1.
- C. Seasonal Seafood Peddlers using temporary structures provided that the use is temporary and valid for a period not greater than 6 months.
- D. Seasonal Produce stands, provided that the use is temporary and valid for a period not greater than 6 months.
- E. Fireworks sales (where allowed)

All temporary uses not specifically permitted in these regulations are expressly prohibited.

Max building size: 500,000sf