

# Commercial Parcel

# For Sale



**Location:** 1705 Manhattan Boulevard  
Harvey, LA 70058  
Lot P-2-A-1Y4, Wesson Oil Snowdrift Tract  
(next to First American Bank)

**Sale Price:** \$1,100,000.00  
\$11.50 per sq. ft.  
\$13.32 per sq. ft. for buildable area

**Size:** 75' front on Manhattan Blvd.  
50' wide after 25' for 225'  
225' x 367.42' at the rear  
2.2 acres

82,575 sq. ft. buildable  
13,210 sq. ft. driveway  
95,795 sq. ft. total  
(see survey on reverse)

Zoned MUCD

All Utilities

There is a 65' x 50' section of the parcel that is occupied by a tower company and the rent goes to a third party.

**Contact:** Jack Stumpf  
504-366-6800  
[jack@jackstumpf.com](mailto:jack@jackstumpf.com)

**JACK STUMPF  
& ASSOCIATES, INC.**

COMMERCIAL REAL ESTATE SERVICES

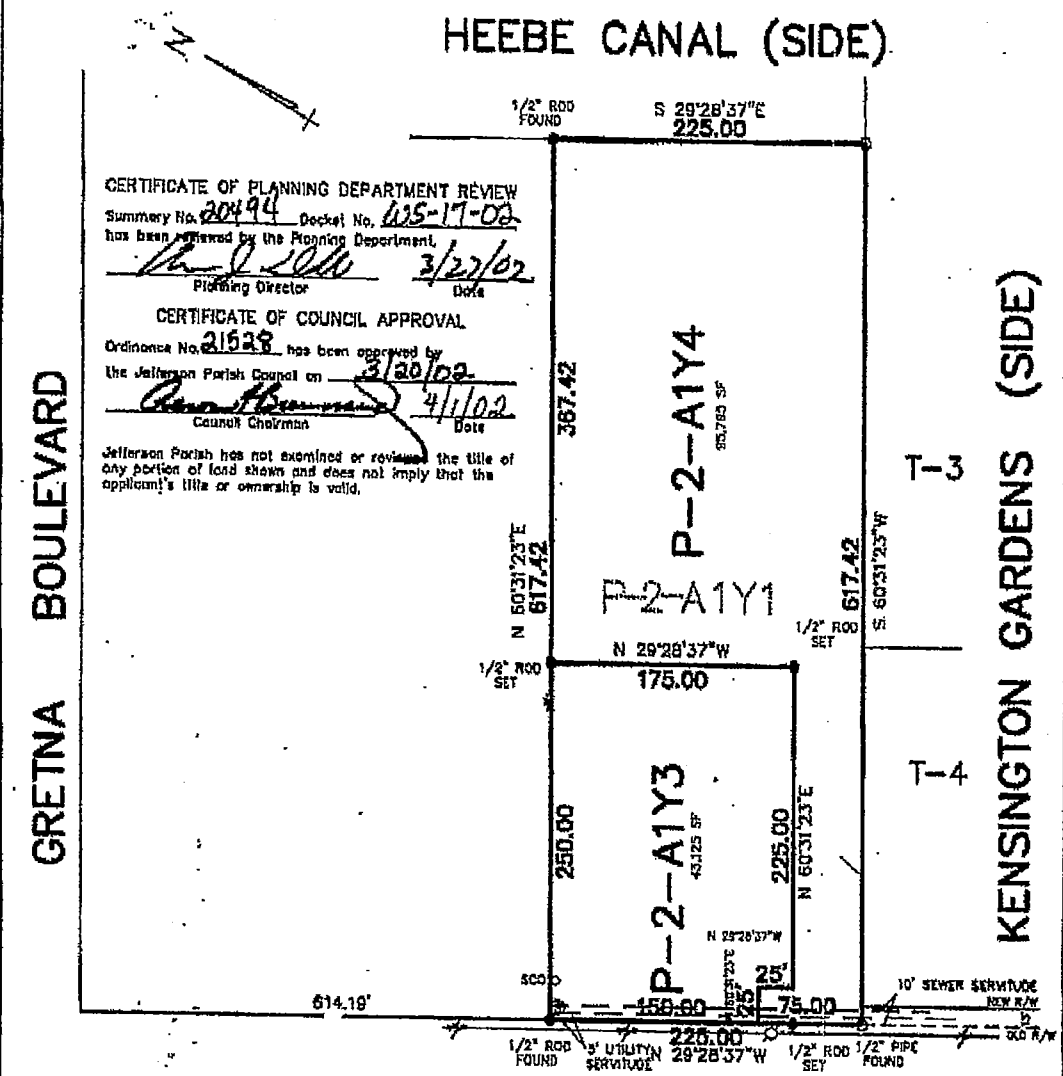
1700 Central Boulevard  
Harvey, Louisiana 70058  
(504) 366-6800  
[www.jackstumpf.com](http://www.jackstumpf.com)

The information presented herein has been furnished by the owner or obtained from sources we deem reliable. No warranties or representations, either expressed or implied are made as to the accuracy of the data provided, and same is subject to error, omission, change of price, and/or conditions of availability without notice.

PORTION OF WESSON OIL &  
SNOWDRIFT CO. TRACT  
JEFFERSON PARISH, LA.

THE PARISH OF JEFFERSON ACCEPTS THE RESPONSIBILITY FOR THE RELOCATION OF SEWER CONNECTIONS, FIRE HYDRANTS, UTILITY POLES, CATCH BASINS, AS A RESULT OF THIS SUBDIVISION.

THE SERVICES AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVICES AND RESTRICTIONS ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY.  
BEARINGS ARE BASED ON RECORD BEARINGS.



CERTIFICATE OF PLANNING DEPARTMENT REVIEW  
Summary No. 20494 Docket No. 105-17-02  
has been reviewed by the Planning Department.  
[Signature] 3/27/02  
Planning Director Date

CERTIFICATE OF COUNCIL APPROVAL  
Ordinance No. 21528 has been approved by  
the Jefferson Parish Council on 3/30/02  
[Signature] 4/1/02  
Council Chairman Date

Jefferson Parish has not examined or reviewed the title of any portion of land shown and does not imply that the applicant's title or ownership is valid.

LOT P-2-A1Y1 SHOWN ON RESUBDIVISION PLAN BY MILTON DUFRÈNE DATED MAY 9, 1989. TRACT T-3 AND T-4 SHOWN ON PLAN BY SJB GROUP DATED OCT. 11, 2000.

MANHATTAN 150' R/W BOULEVARD

HARVEY, LA. NOVEMBER 6, 2001  
RESUBDIVISION OF LOT P-2-A1Y1  
INTO LOT P-2-A1Y3 AND P-2-A1Y4  
SURVEYED IN ACCORDANCE WITH THE LA. MINIMUM  
STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR A  
CLASS C SURVEY, MADE AT THE REQUEST OF JACK STUMPF

JOB# 01-1037  
SCALE: 1" = 100'

DUFRÈNE SURVEYING  
& ENGINEERING, INC.  
1824 MANHATTAN BLVD.  
HARVEY, LA. 70058  
(804) 262-8320 FAX 262-8324

[Signature]  
CH. HARVEY WILSON - P-2-A1Y1-RESUB.DWG