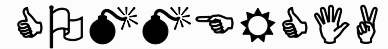




AVAILABLE



FOR SALE



LOCATION: Lot RN on Ames Blvd, Marrero, LA 70072, at corner of Ehret Rd.

SALE PRICE: \$ 575,000.00 (\$7.50/SF)

LOT SIZE: Approx. 1.76 AC (76,670 sq.ft) – 325.50’/363.24’ x 202.78’/242.52’

ZONED: C-1 Based on Jefferson Parish Web-map Site.

NOTE: (1). Potential building layout plan available – (2). Temporary car wash is on the site – (3). Water meter and drainage are available to utilize right away.



See survey on reverse side

JACK STUMPF & ASSOCIATES, INC.
 COMMERCIAL REAL ESTATE SERVICES
 1700 Central Boulevard
 Harvey, Louisiana 70058
 (504) 366-6800
 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.

**RESUBDIVISION of Portion of Lots
E-13-B-1A & E-13-B-1B into Lot RN,
AMES FARMS SUBDIVISION,
JEFFERSON PARISH, LA.**

We certify that this plat represents an actual ground survey made by us & conforms to the requirements for the Minimum Standards for Property Boundary Surveys as found in La. Administrative Code TITLE 46:LXI Chapter 25 for a Class "C" survey.

MINOR RESUBDIVISION ADMINISTRATIVE APPROVAL
Plan has been reviewed by Land Use Technical Review Committee:
Docket No. MU25-267-04

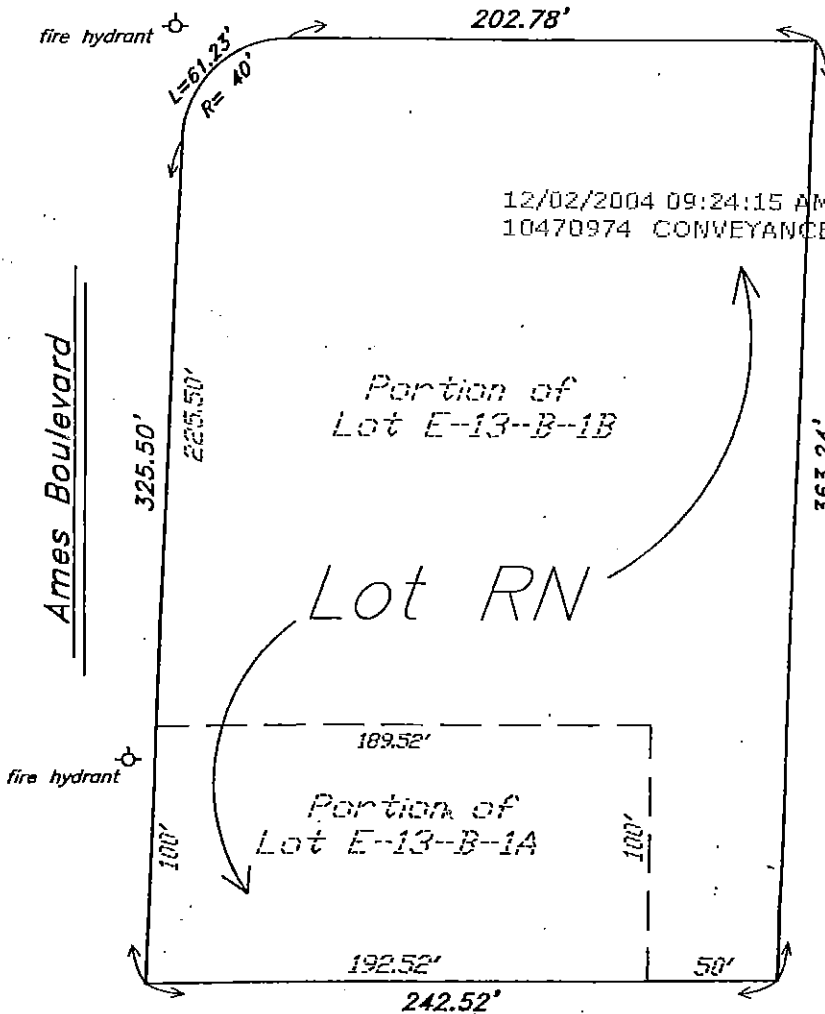
This plan has been reviewed and approved by Planning Department as authorized via Ordinance No. 19702, adopted August 14, 1996, and amended July 21, 1999 as per Ordinance No. 20737

[Signature] 11/24/04
Planning Director 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)

THE PARISH OF JEFFERSON ASSUMES NO RESPONSIBILITY FOR THE RELOCATION OF: SEWER CONNECTIONS, FIRE HYDRANTS, UTILITY POLES, CATCH BASINS AS A RESULT OF THIS SUBDIVISION

Ehret Road



12/02/2004 09:24:15 AM JEFF PAR 1073014 File \$ 1.00
10470974 CONVEYANCE BOOK 3136 PAGE 195

[Signature]
THE FOREGOING IS CERTIFIED TO BE A TRUE AND CORRECT COPY

N
[Signature]

EDWIN J. DUPRAB
PLANNING DIRECTOR
JEFFERSON PARISH PLANNING DEPT.

LOT	SQ.FT.
E-13-B-1A	19,091
E-13-B-1B	68,069
RN	87,160

Evelina St. (side)

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11/17/2004 - Lot designation revision

Fences are shown for general information purposes only and do not necessarily reflect exact location or condition.

RESUBDIVISION
Made at the request of

Tuan N. Tran

OWNER: Tuan Tran

S.Z.S. CONSULTANTS, INC.
616 BARONNE STREET SUITE 302
NEW ORLEANS, LA. 70113

PH (504) 561-5724 FAX (504) 561-5726
ENGINEERS - ENVIRONMENTALISTS - SURVEYORS

DRAWN: RJM

SCALE: 1" = 60'

DATE: 10/13/2004

JOB NO.: 3624

