



# AVAILABLE



## Vacant Land



**Location:** (Corner of Timber Ridge & Hwy 23 Gretna, ¼ miles from Lapalco and Hwy 23)

**Description:** 3.65 Acres, 158,798 SF See Attached Survey  
Filed 2 ft above grade  
Zoned C-2 to be verified by buyer  
Next to Race Track

**Sales Price:** \$2,290,000.00

**Listing Agent:** Barry Burkart (Licensed in Louisiana)  
504-366-6800

**JACK STUMPF  
& ASSOCIATES, INC.**

COMMERCIAL REAL ESTATE SERVICES

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

12/17

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.

SQUARE 4  
ELM PARK SUBDIVISION  
SECTION 30, T14S, R24E  
JEFFERSON PARISH, LA

PLAQUEMINES PARISH  
JEFFERSON PARISH  
TINBER RIDGE DRIVE  
BRICK PAVEMENT

25' PRIVATE SEWER SERVITUDE  
ALONG SOUTH SIDE OF LOT  
A-1-E-1 WAS RENOUNCED  
COB 3329, FOLIO 11

BOARD FENCE

BRICK COLUMNS  
25' PRIVATE SEWER SERVITUDE

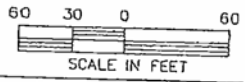
1581.798.5  
3.63 AREA

A-1-C-1

A-1-A-1

DALE AVENUE  
(60' R/W)

- LEGEND
- S SEWER LINE
  - W WATER LINE
  - C GAS LINE
  - OVERHEAD UTILITY LINES
  - GAS METER
  - GAS VALVE
  - WATER METER
  - WATER VALVE
  - FIRE HYDRANT
  - DRAIN CLEANOUT
  - SEWER CLEANOUT
  - POWER POLE
  - ANCHOR
  - LIGHT POLE
  - DOWNSPOUT



THE SERVITUDES 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 SERVITUDES AND RESTRICTIONS ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY.

INGRESS/EGRESS SERVITUDE  
COB 3321, FOLIO 516

REVISED MARCH 19, 2014  
FEBRUARY 18, 2014

SURVEYED IN ACCORDANCE WITH THE  
LOUISIANA STANDARDS OF PRACTICE FOR  
BOUNDARY SURVEYS FOR A CLASS C SURVEY  
MADE AT THE REQUEST OF VEZINA & GATTUSO, LLC

DUFRENE SURVEYING  
& ENGINEERING INC.  
1024 MANHATTAN BOULEVARD, HARVEY, LA 70050  
504-358-8300 PHL  
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WILSON J. DUFRENE, JR.  
REG. No. 64563  
REGISTERED  
PROFESSIONAL

T-4829-S2