

Vacant Land at I-10 Interchange and 32nd St

Vacant Land on 32nd St Kenner, LA 70065

PROPERTY DESCRIPTION



Property Highlights:

- Vacant land available adjacent to the CarMax in Kenner
- Parcel A is still available
- 2.34 acres
- Can be subdivided
- Located directly North of I-10 between Williams Blvd. and Esplanade Mall
- Utilities already at site
- Sale price: \$25.00 PSF
- Contact agents for additional information



Beau Box, SIOR
225.931.3200
bbox@beaubox.com

Richard Kirschman
504.486.8951
rk@kirschmanrealty.com

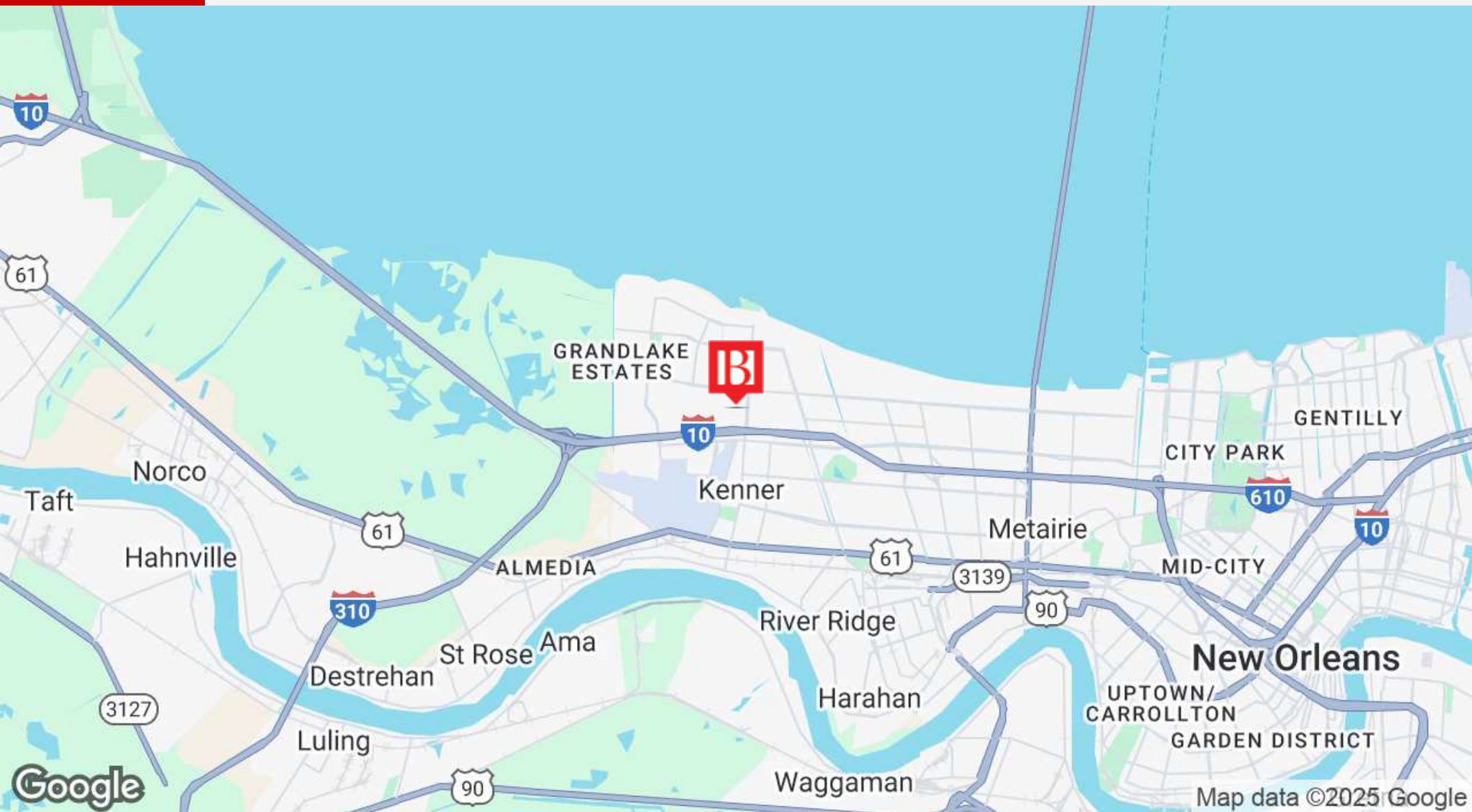
Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate. 5500 Bankers Avenue, Baton Rouge, LA 70808 | 225-237-3343. | February 05, 2025



Vacant Land at I-10 Interchange and 32nd St

Vacant Land on 32nd St Kenner, LA 70065

LOCATION MAP



Beau Box, SIOR
225.931.3200
bbox@beaubox.com

Richard Kirschman
504.486.8951
rk@kirschmanrealty.com

Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate. 5500 Bankers Avenue, Baton Rouge, LA 70808 | 225-237-3343. | February 05, 2025



Vacant Land at I-10 Interchange and 32nd St

Vacant Land on 32nd St Kenner, LA 70065

AERIAL



Beau Box, SIOR
225.931.3200
bbox@beaubox.com

Richard Kirschman
504.486.8951
rk@kirschmanrealty.com

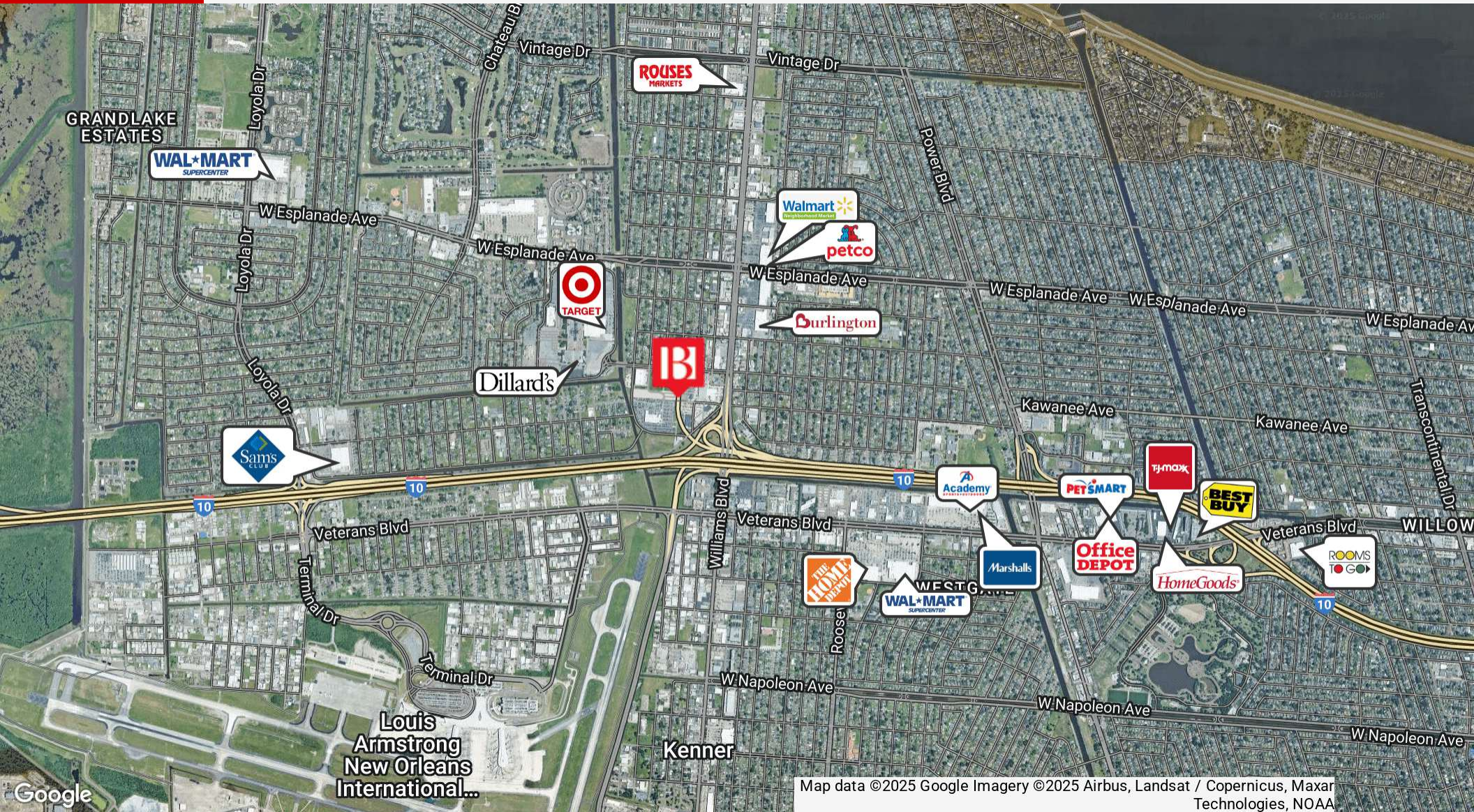
Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate. 5500 Bankers Avenue, Baton Rouge, LA 70808 | 225-237-3343. | February 05, 2025



Vacant Land at I-10 Interchange and 32nd St

Vacant Land on 32nd St Kenner, LA 70065

RETAILER MAP



Beau Box, SIOR
225.931.3200
bbox@beaubox.com

Richard Kirschman
504.486.8951
rk@kirschmanrealty.com

Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate. 5500 Bankers Avenue, Baton Rouge, LA 70808 | 225-237-3343. | February 05, 2025



Vacant Land at I-10 Interchange and 32nd St

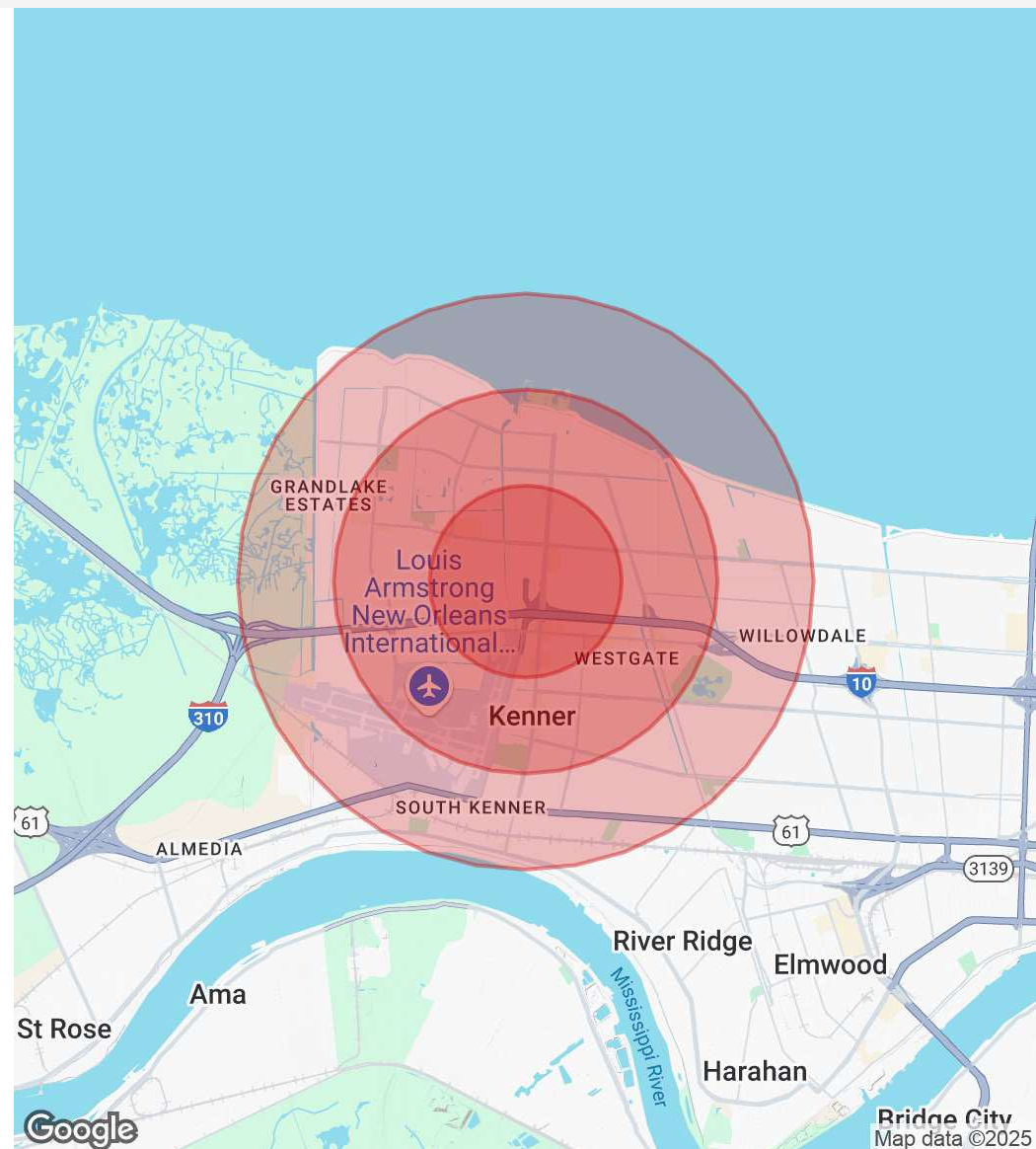
Vacant Land on 32nd St Kenner, LA 70065

DEMOGRAPHICS MAP & REPORT

Population	1 Mile	2 Miles	3 Miles
Total Population	17,223	68,303	116,502
Average Age	38.6	39.1	39.2
Average Age (Male)	38.0	38.5	38.6
Average Age (Female)	40.5	40.3	40.4

Households & Income	1 Mile	2 Miles	3 Miles
Total Households	6,232	24,971	43,187
# Of Persons Per HH	2.8	2.7	2.7
Average HH Income	\$57,920	\$66,076	\$66,991
Average House Value	\$185,623	\$227,073	\$224,321

2020 American Community Survey (ACS)



Beau Box, SIOR
225.931.3200
bbox@beaubox.com

Richard Kirschman
504.486.8951
rk@kirschmanrealty.com

Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate. 5500 Bankers Avenue, Baton Rouge, LA 70808 | 225-237-3343. | February 05, 2025

