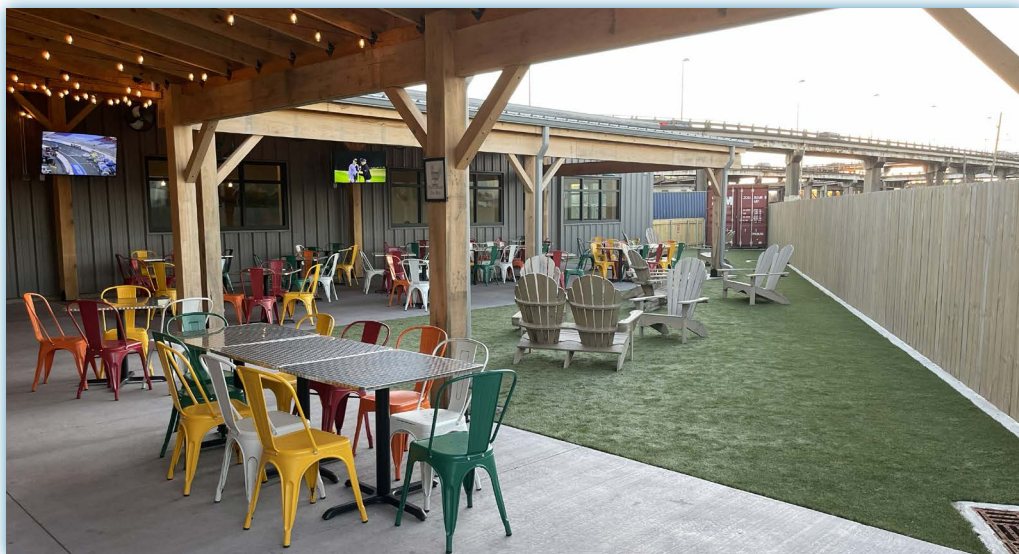


Former Las Cruces Tex Mex Restaurant for Sale in Old Metairie, Louisiana



This offering is a turnkey restaurant building in Old Metairie at the intersection of Airline Drive, Labarre Road, and North Causeway Boulevard. Nearby businesses are Planet Fitness, Dollar Tree, Smoothie Time, Rouses Supermarket and Goodyear Auto Service. The property can be retrofitted to alternate uses such as an entertainment or medical use. The furniture, fixtures and equipment are not included in the sales price.

**For further information: Bobby Talbot (504) 525 - 9763 (O) | (504) 237-1266 (M) | btalbot@talbot-realty.com
Talbot Realty Group | 747 Magazine Street, Suite 7, New Orleans, LA 70130 | 504.525.9763 | www.talbot-realty.com**



- Address:** 2935 Airline Drive
Metairie, LA 70001
- Price:** \$3,750,000
- Building Size:** 7,007 Square Feet with
2,577 Square Feet of
Outdoor Dining Area
- Lot Size:** 48,395 Square Feet
- Zoning:** C-2, General Commercial District
- Parking:** 69 vehicle spaces with additional
spaces under the North Causeway
overpass
- Traffic Counts** Airline Drive: 34,001 VPD
N Causeway Blvd: 46,076 VPD

Demographics	1 Mile	3 Miles	5 Miles
2025 Population	14,998	133,882	328,220
Daytime Population	15,863	167,973	378,418
Average HH Income	\$111,283	\$102,506	\$108,377

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FORMER LAS CRUCES RESTAURANT FOR SALE IN OLD METAIRIE, LOUISIANA

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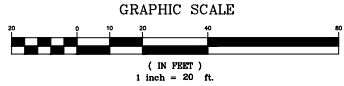
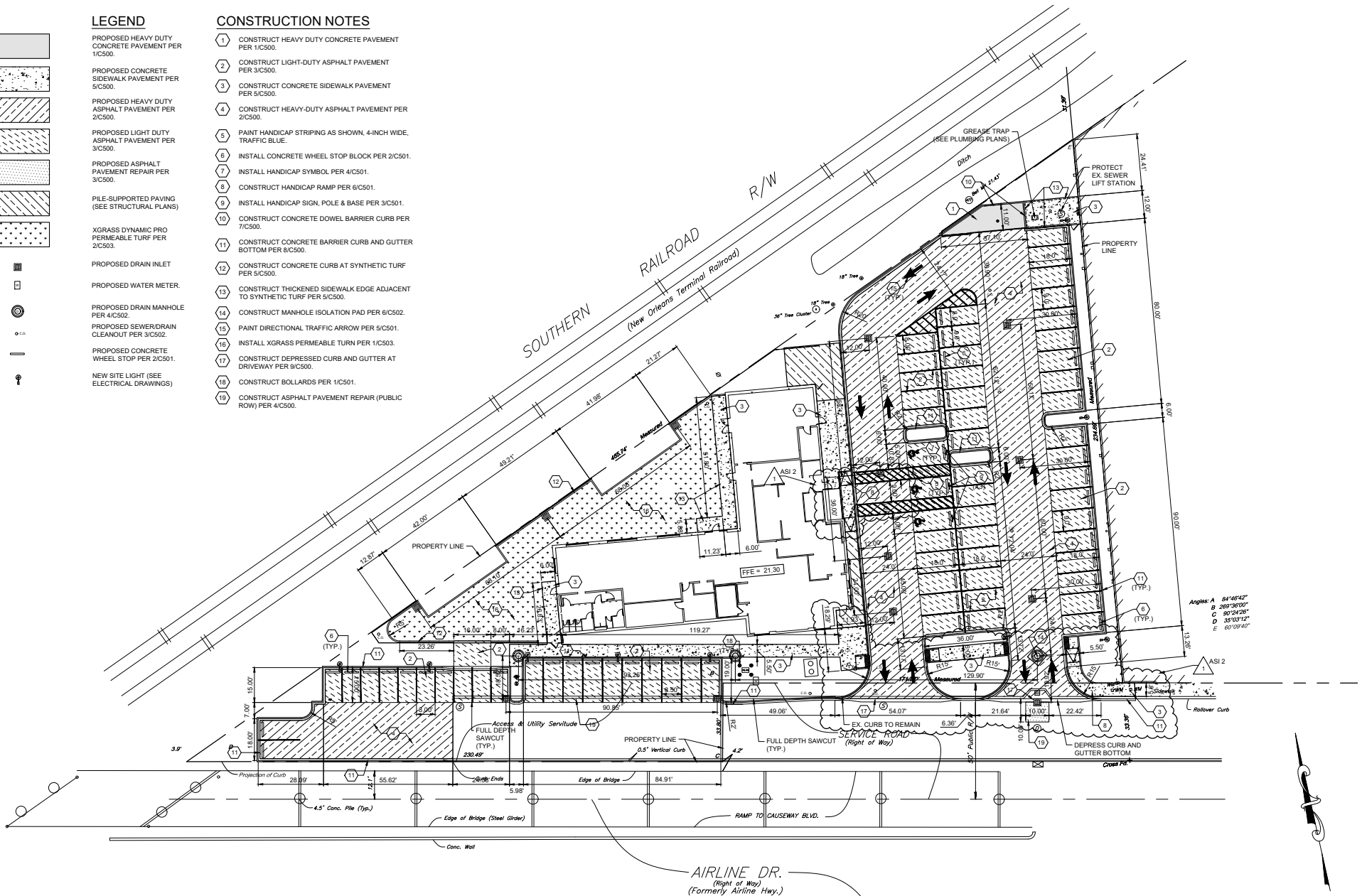
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LEGEND

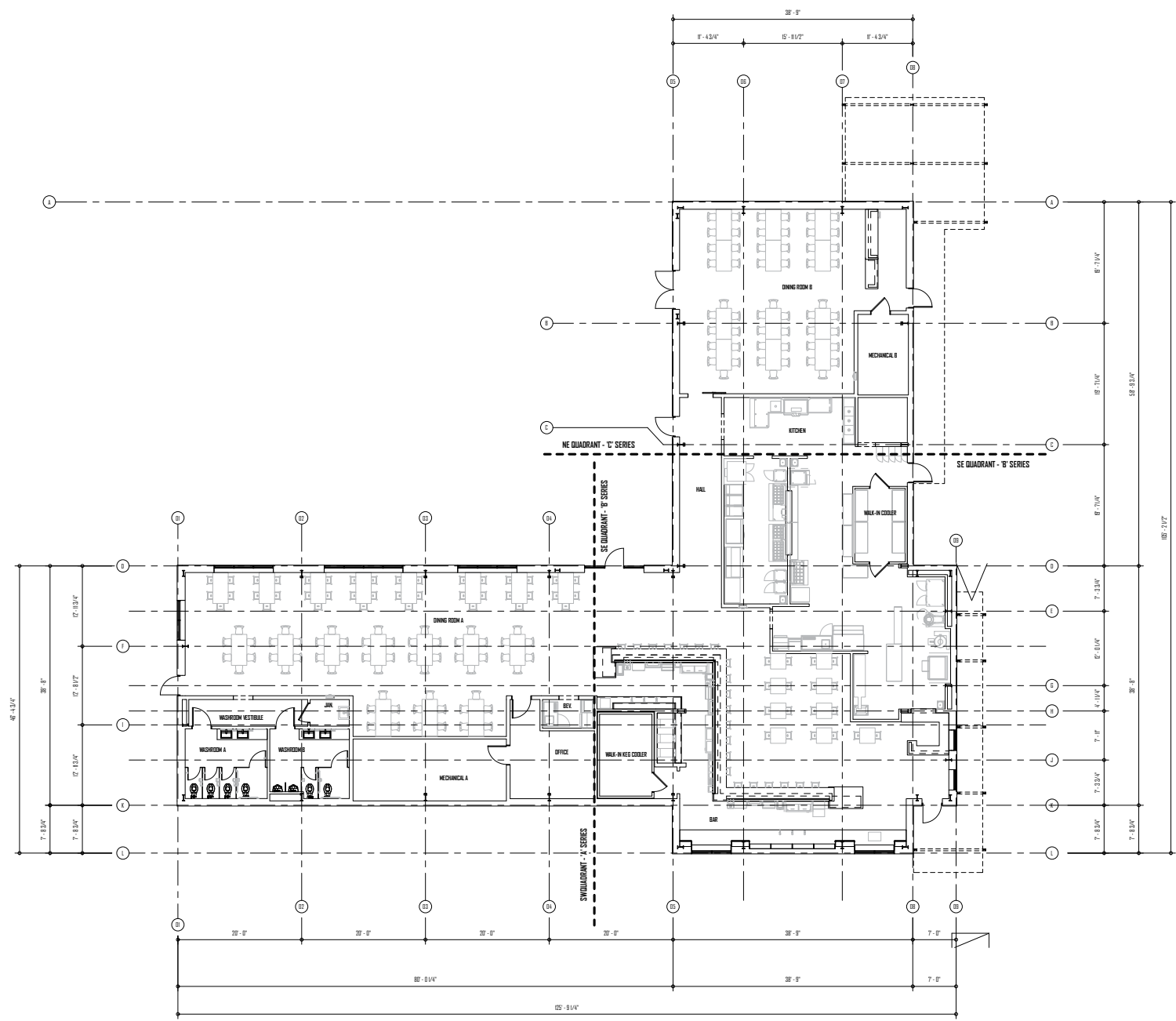
	PROPOSED HEAVY DUTY CONCRETE PAVEMENT PER 1/C500.
	PROPOSED CONCRETE SIDEWALK PAVEMENT PER 5/C500.
	PROPOSED HEAVY DUTY ASPHALT PAVEMENT PER 2/C500.
	PROPOSED LIGHT DUTY ASPHALT PAVEMENT PER 3/C500.
	PROPOSED ASPHALT PAVEMENT REPAIR PER 3/C500.
	PILE-SUPPORTED PAVING (SEE STRUCTURAL PLANS)
	XGRASS DYNAMIC PRO PERMEABLE TURF PER 2/C503.
	PROPOSED DRAIN INLET
	PROPOSED WATER METER
	PROPOSED DRAIN MANHOLE PER 4/C502.
	PROPOSED SEWER/DRAIN CLEANOUT PER 3/C502.
	PROPOSED CONCRETE WHEEL STOP PER 2/C501.
	NEW SITE LIGHT (SEE ELECTRICAL DRAWINGS)

CONSTRUCTION NOTES

1. CONSTRUCT HEAVY DUTY CONCRETE PAVEMENT PER 1/C500.
2. CONSTRUCT LIGHT-DUTY ASPHALT PAVEMENT PER 3/C500.
3. CONSTRUCT CONCRETE SIDEWALK PAVEMENT PER 5/C500.
4. CONSTRUCT HEAVY-DUTY ASPHALT PAVEMENT PER 2/C500.
5. PAINT HANDICAP STRIPING AS SHOWN, 4-INCH WIDE, TRAFFIC BLUE.
6. INSTALL CONCRETE WHEEL STOP BLOCK PER 2/C501.
7. INSTALL HANDICAP SYMBOL PER 4/C501.
8. CONSTRUCT HANDICAP RAMP PER 6/C501.
9. INSTALL HANDICAP SIGN, POLE & BASE PER 3/C501.
10. CONSTRUCT CONCRETE DOWEL BARRIER CURB PER 7/C500.
11. CONSTRUCT CONCRETE BARRIER CURB AND GUTTER BOTTOM PER 8/C500.
12. CONSTRUCT CONCRETE CURB AT SYNTHETIC TURF PER 5/C500.
13. CONSTRUCT THICKENED SIDEWALK EDGE ADJACENT TO SYNTHETIC TURF PER 5/C500.
14. CONSTRUCT MANHOLE ISOLATION PAD PER 6/C502.
15. PAINT DIRECTIONAL TRAFFIC ARROW PER 5/C501.
16. INSTALL XGRASS PERMEABLE TURN PER 1/C503.
17. CONSTRUCT DEPRESS CURB AND GUTTER AT DRIVEWAY PER 8/C500.
18. CONSTRUCT BOLLARDS PER 1/C501.
19. CONSTRUCT ASPHALT PAVEMENT REPAIR (PUBLIC ROW) PER 4/C500.



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