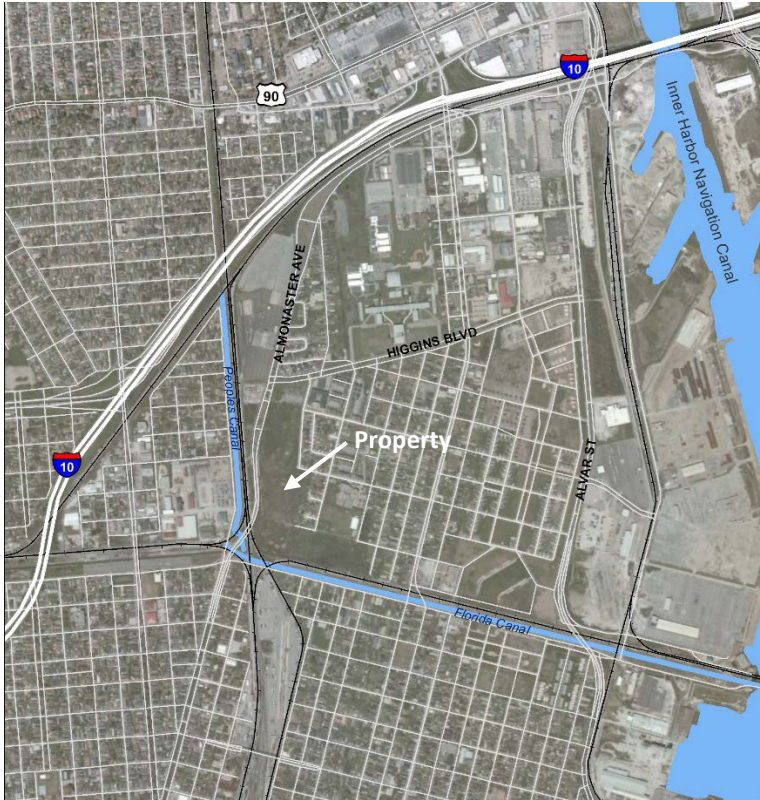


Light Industrial Property (48 acres)



Property Overview

The City of New Orleans owns approximately 48 acres of light industrial property near the intersection of Higgins Blvd. and Almonaster Ave. in eastern New Orleans. Zoned light industrial, the property has convenient access to I-10, high visibility from Almonaster Ave., nearby electrical substation, and proximity to the community college job training programs.

The City of New Orleans is interested in selling the property for private light industrial development or other suitable use.

The State of Louisiana has some of the most aggressive economic development incentives in the nation. Depending on the use, the project may gain access to the state's Quality Jobs or Enterprise Zone Incentives.

Development Snapshot

Approximately 48 acres of undeveloped land

Zoned light industrial

Owned by City of New Orleans

Convenient highway access (I-10)

Adjacent rail line

Adjacent electrical substation



Close proximity to downtown



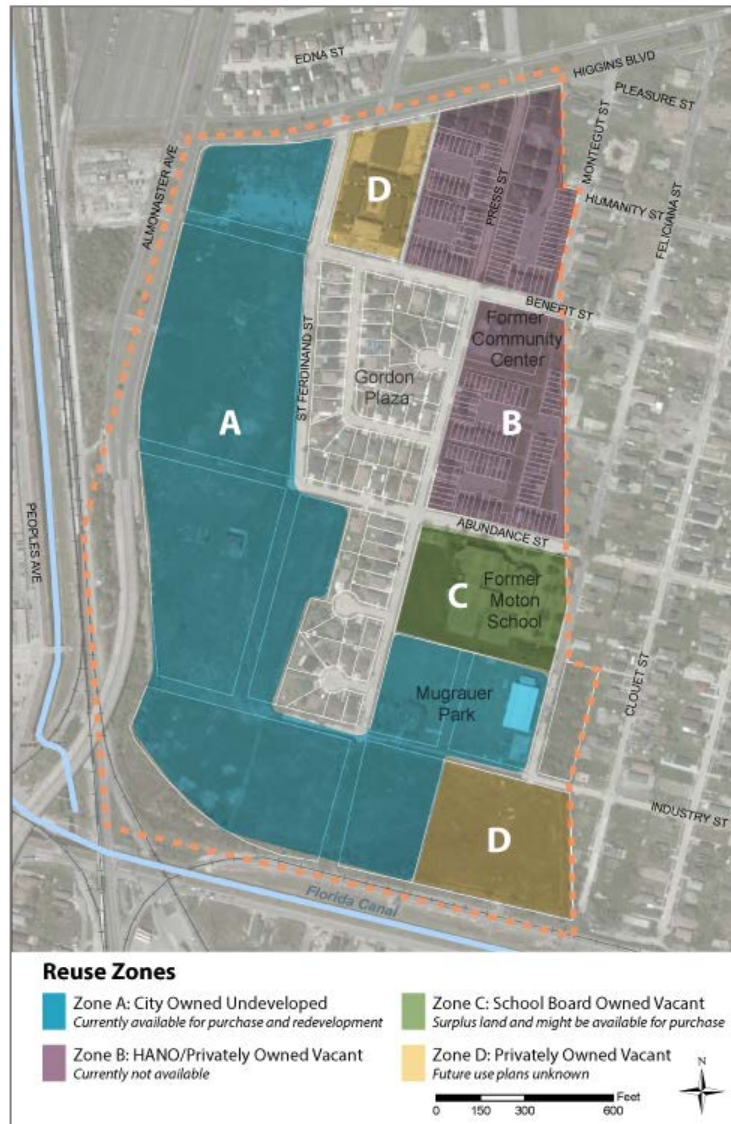
Visibility from Almonaster Ave.

Site History

The property is part of the Agriculture Street Landfill Superfund Site, which operated as a municipal landfill before 1965. In 1997, the U.S. Environmental Protection Agency (EPA) conducted a cleanup that included removal, grading and placement of clean soil above a layer of geotextile filter fabric. Future use plans should be coordinated closely with EPA Region 6 to ensure consistency with the consent decree which specifies that the cover must be maintained.

Liability Protections

The 2002 Brownfield Amendments to the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) provides important protections that could apply to prospective purchasers of parcels within the Agriculture Street Landfill Superfund site. Prospective purchasers who meet certain statutory criteria and comply with ongoing obligations at the Site can be granted liability protections. EPA can provide additional information to interested parties. For additional information on Bona Fide Prospective Purchaser liability protections, see:



<http://www2.epa.gov/enforcement/bona-fide-prospective-purchasers>

Contact

For more information about the property, please contact:
Charles E. Allen, III,
Coastal & Environmental Affairs,
City of New Orleans
504-658-4074
ceallen@nola.gov

For additional information regarding the Agriculture Street Landfill Superfund Site, please contact:
Ursula Lennox
Remedial Project Manager,
EPA Region 6
214-665-6743
Lennox.Ursula@epa.gov