

The Loss of South Betz Ave.  
and Homes Between  
Jefferson Highway and River Road in the  
Old Jefferson Neighborhood:  
A Documentation of Property Acquisition and  
Destruction by Ochsner

A presentation by the Old Jefferson Community Association (OJCA),  
Jefferson Parish, Louisiana

February 2026

# In the Old Jefferson neighborhood...

- Homes are bought by Ochsner, often without transparency
  - Using affiliated private real estate companies
  - Often with sale prices of \$0 or \$10
- In 2018 a number of homes on Betz Ave. were rezoned and demolished by Ochsner for a new parking lot (see 2018 PDF for photos of those homes)
- In 2025, the parking lot Ochsner built in 2018 was demolished for hospital expansion
- In 2025, the south side of Betz Ave. between Jefferson Highway and River Road was lost to hospital expansion. We lost the homes AND the street!

# April 2016 : HEALTHY NEIGHBORHOOD of South BETZ AVE.

Betz Ave. @ River Road looking towards Jefferson Hwy.

Residential properties on upriver (left) and downriver (right) sides of Betz Ave.

Photo credit: Google Maps



# August 2016 : DESTRUCTION of South BETZ AVE. NEIGHBORHOOD BEGINS

Betz Ave. @ River Road looking towards Jefferson Hwy.

Residential properties on downriver (right) side of street demolished for power plant Hospital & cranes are in view – so much tree canopy was lost. Photo credit: Google Maps



# May 2022 : SLOWLY LOSING MORE of South BETZ AVE. NEIGHBORHOOD

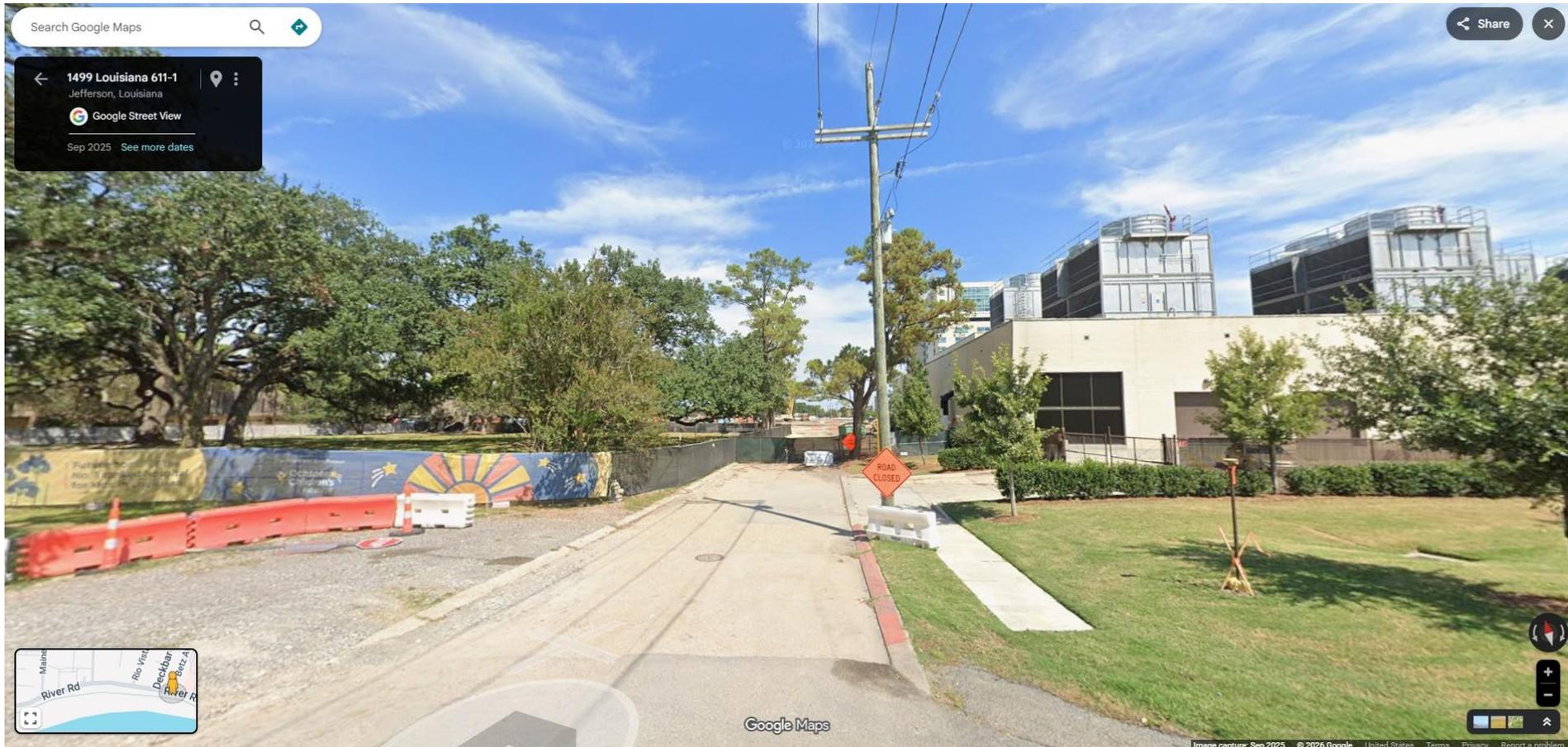
Betz Ave. @ River Road looking towards Jefferson Hwy.

100 Betz Ave. is gone, all homes on downriver side (right) were demolished, power plant operational. Photo credit: Google Maps



# September 2025: South BETZ AVE. NEIGHBORHOOD & STREET IS COMPLETELY LOST TO HOSPITAL EXPANSION

Betz Ave. @ River Road looking towards Jefferson Hwy. Photo credit: Google Maps



# Before the neighbors organized, before OJCA...

- There had already been a significant loss of residential homes around Ochsner Medical Center in Old Jefferson
- Ochsner has been executing a long-term strategy for over 4 decades to acquire residential properties on contiguous and nearby properties
- Know that:
- This document does not include every home on Betz Ave. that was lost, just the ones we have historical property records for and photos

# 100 Betz Ave. - ~ 27 years from acquisition to destruction

Photo credit: Google Maps

Purchased: 1/1/1992

Demolished: After November 2019

Legal description: LOT 42 SQ 1 LIVE OAK  
PLACE

Parcel number: 9700002418

Original file name: betz-100-google-map-  
202102.jpg



# 104 Betz Ave. - 33 years from acquisition to destruction

Purchased: 6/1/1992

Demolished: 2025

Legal description: LOT 41 SQ 1 LIVE OAKS  
PLACE

Parcel number: 9700003851

Original file name: IMG\_7006 #104 BT-  
resized.jpg



108 Betz Ave. has the Big Betz Live Oak  
*Big Betz still stands because of neighborhood activism!*

Purchased: 7/1/1994

Legal description: LOT 40 SQ 1 LIVE OAK  
PL

Parcel number: 9700001911

Original file name: IMG\_7008 #108vacent  
BigBetz-resized.jpeg



# 112 Betz Ave. 35 years from acquisition to destruction

Purchased: 7/1/1990

Demolished: 2025

Legal description: LOT 39 SQ 1 LIVE OAKS  
PL

Parcel number: 9700002313

Original file name: IMG\_7011 #112 3PI  
#116 BT-resized-cropped.jpg



# Betz Ave. - 31 years from acquisition to destruction

Purchased: 10/1/1994

Demolished: 2025

Legal description: LOT 38 SQ 1 LIVE OAK  
PL

Parcel number: 9700001617

Original file name: IMG\_7011 #112 3PI  
#116 BT-resized-cropped-116.jpg



# 120 Betz Ave. – 3 years from acquisition to destruction

Purchased: 8/25/2022

Demolished: 2025

Legal description: LOT 37 SQ 1 LIVE OAK  
PL

Parcel number: 0700004939

Original file name: IMG\_7014 #120-  
resized.jpg



# 124 Betz Ave. - 33 years from acquisition to destruction

Purchased: 9/1/1992

Demolished: 2025

Legal description: LOT 36 SQ 1 LIVE OAK

Parcel number: 9700000251

Original file names: IMG\_7016 #124-  
resized.jpg



# 128 Betz Ave. – 32 years from acquisition to destruction

Purchased: 2/1/1993

Demolished: 2025

Legal description: LOT 35 SQ 1 LIVE OAK  
PL

Parcel number: 9700000019

Original file name: IMG\_7019 #128 MA-  
resized.jpg



# 132 Betz Ave. - 11 years from acquisition to destruction

Purchased: 12/19/2014

Demolished: 2025

Legal description: LOT 34 SQ 1 LIVE OAK  
PLACE

Parcel number: 0700002381

Original file name: IMG\_7020 #132 BT  
#136 BT-resized-132.jpg



# 136 Betz Ave. – 33 years from acquisition to destruction

Purchased: 8/1/1992

Demolished: 2025

Legal description: LOT 33 SQ 1 LIVE OAKS  
PLACE

Parcel number: 9700001998

Original file name: IMG\_7022 #132 #136  
BT #200 BT-resized-136.jpeg



# 200 Betz Ave. – 37 years from acquisition to destruction

Purchased: 6/1/1988

Demolished: 2025

Legal description: LOT 32 SQ 1 LIVE OAKS

Parcel number: 9700002324

Original file name: IMG\_7025 #200 CM  
BT-resized.jpeg



# 204 Betz Ave. – 33 years from acquisition to destruction

Purchased: 3/1/1992

Demolished: 2025

Legal description: LOT 31 SQ 1 LIVE OAK  
SUB

Parcel number: 9700001245

Original file name: IMG\_7027 #204 BT-  
resized.jpg



# 208 Betz Ave. – 8 years from acquisition to destruction

Purchased: 12/13/2017

Demolished: 2025

Legal description: LOT 30 SQ 1 LIVE OAK  
PL

Parcel number: 0700002661

Original file name: IMG\_7029 #208 BT-  
resized.jpeg



# 212 Betz Ave. – 3 years from acquisition to destruction

Purchased: 7/29/2022

Demolished: 2025

Legal description: LOT 29 SQ 1 LIVE OAK

Parcel number: 0700000692

Original file name: IMG\_7031 #212 BT-resized.jpeg



# 216 Betz Ave. – ~ 10 years from acquisition to destruction

Photo credit: Google Maps

Purchased: 3/1/2012

Demolished: After May 2022

Legal description: LOT 28 SQ 1 LIVE OAK  
PL 288/045 949/916 11128187

Parcel number: 0700001619

Original file name: betz-216-google-map-  
201911.jpg



# Save Old Jefferson!

- Say No to rezoning of R1A Residential Zoned Areas in Jefferson Parish, Louisiana
- Loss of affordable homes, increased traffic and car emissions, drainage and flooding issues, the loss of green space, tree canopies, bees and sunshine has REAL consequences for us all
- If you care about this issue, please join the Old Jefferson Community Association! AKA OJCA. Contact us at [jpojca70121@gmail.com](mailto:jpojca70121@gmail.com) or via <https://www.jpojca.org/>
- Photo credits: B. Eble (all photos except ones credited to Google Maps) and Google Maps
- Thank you for reading and caring!