



940 FRENCHMEN STREET

CORNER OF FRENCHMEN AND NORTH RAMPART



PRIME MARIGNY TRIANGLE REDEVELOPMENT OPPORTUNITY

THE
MCENERY
COMPANY

810 UNION STREET, NEW ORLEANS, LA 70112
504-274-2701 | MCENERYCO.COM



OFFERING OVERVIEW

CONTACT AGENTS FOR PRICE GUIDANCE

Just blocks from the French Quarter and the heart of Frenchmen Street, this rare offering is situated on the corner of Frenchmen and N. Rampart in the Marigny Triangle. The property measures approximately 12,800 SF of total land area with existing buildings measuring approximately 11,402 SF. The site is the former home of the Alois J. Binder Bakery, which was permanently closed in September 2018. The buildings were constructed after 1950 and are considered "unrated" by the New Orleans Historic District Landmarks Commission, meaning demolition may be approved. However, a redevelopment of the existing buildings utilizing federal and state historic tax credits may also be possible since the buildings are over 50 years old, and may be deemed "certified historic structures" by the National Park Service. The attractive HMC-2 Historic Marigny Zoning District permits a significant mixed use development with a maximum building height of 50 feet, a wide range of permitted commercial uses, and potentially up to 19 residential units based on the lot area per dwelling unit metrics in table 10-2 of the Comprehensive Zoning Ordinance. Outstanding re-development opportunity in a tremendous in-fill location.

OFFERS ARE DUE BY 5:00PM ON AUGUST 30, 2019

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PROPERTY OVERVIEW

Site Area: ~ 12,800 SF with approximately 128' front on Frenchmen Street and 100' on North Rampart

Zoning: HMC-2 Historic Marigny / Treme / Bywater commercial district. Zoning allows for bank branch, retail goods establishment, micro-brewery, micro-distillery, multi-family, restaurant, educational uses, medical clinic, catering kitchen, arts studio, public market, and many more!

Maximum Building Height: 50 feet

Building Area: The site is improved with two existing structures formerly occupied by the long-standing Binder Bakery. 940 Frenchmen Street measures approximately 8,192 SF and 2028 North Rampart measures approximately 3,531 square feet. All measurements are approximate and based on assessor records.



PROPERTY PHOTOS



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LISTING AGENTS



PARKE MCENERY
SPONSORING BROKER - THE MCENERY COMPANY

CELL 504.236.9542 EMAIL PARKE@MCENERYCO.COM

PARKE MCENERY IS THE SPONSORING BROKER OF THE MCENERY COMPANY & MCENERY RESIDENTIAL, AND IS ALSO REGULARLY ENGAGED IN PROJECT MANAGEMENT, FEE-BASED REAL ESTATE DEVELOPMENT, AND SPECIALIZED REAL PROPERTY CONSULTING ASSIGNMENTS. OVER THE COURSE OF 17 YEARS OF EXPERIENCE IN THE REAL ESTATE INDUSTRY, HE HAS DEVELOPED A UNIQUE WORKING KNOWLEDGE AND UNDERSTANDING OF NEARLY ALL REAL PROPERTY CLASSES, AS WELL AS A KEEN FAMILIARITY WITH A BROAD GEOGRAPHY OF MARKETS. PARKE HAS CLOSED IN EXCESS OF \$65 MILLION IN REAL ESTATE BROKERAGE SALES AND LEASING, AND HAS MANAGED OVER \$45 MILLION IN FEE BASED AND PERSONAL REAL ESTATE DEVELOPMENT / INVESTMENT TRANSACTIONS. HE HAS PROVEN THE ABILITY TO QUICKLY UNDERSTAND NEW MARKET DYNAMICS CRITICAL TO DELIVERY OF NECESSARY SOLUTIONS TO ANY REAL PROPERTY ASSIGNMENT.



GORDON MCLEOD
PRODUCER - THE MCENERY COMPANY

CELL: 504.717.3648 EMAIL GORDON@MCENERYCO.COM

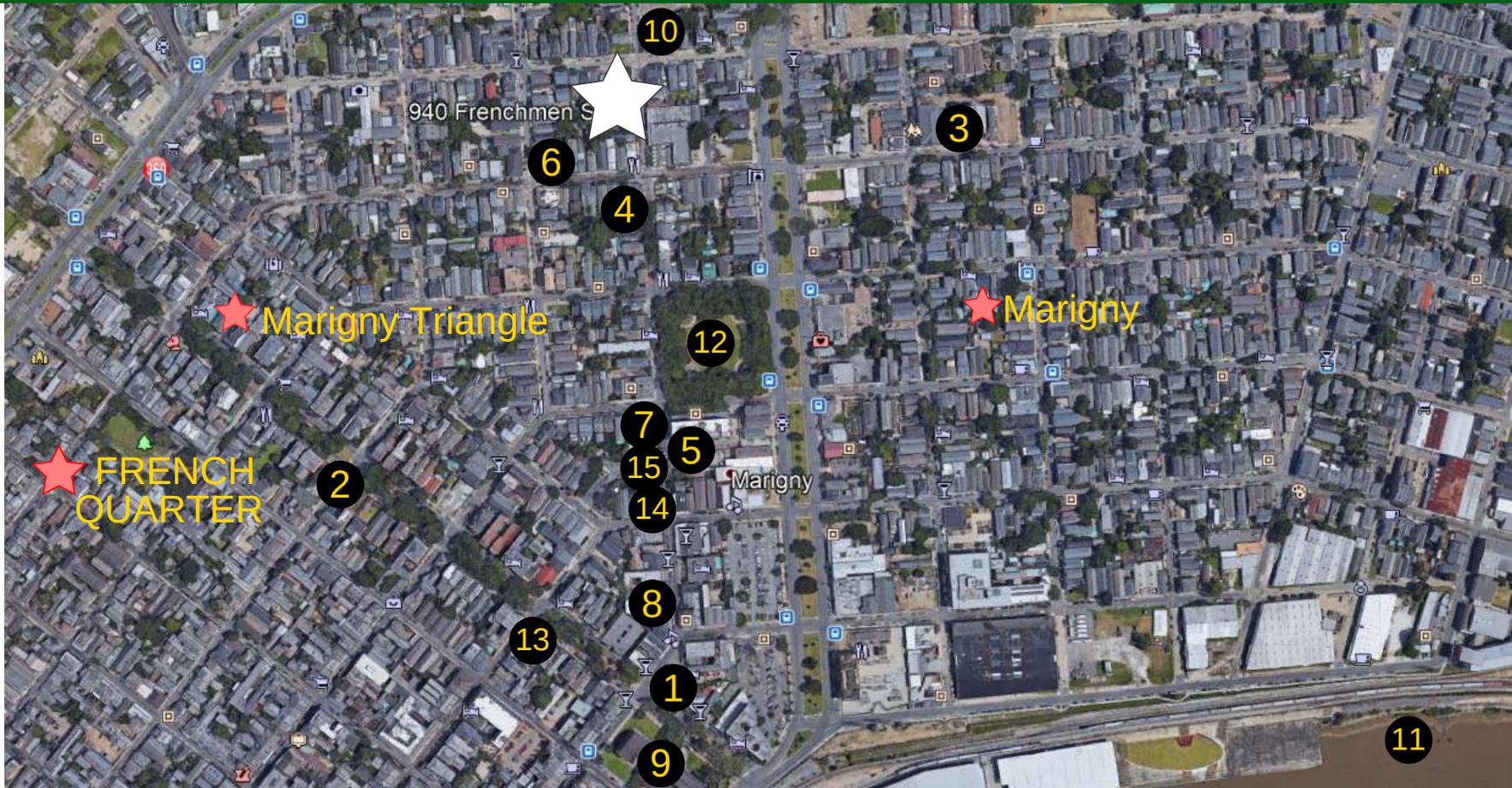
GORDON MCLEOD IS FOCUSED PRIMARILY ON COMMERCIAL REAL ESTATE BROKERAGE, DEVELOPMENT, AND PROJECT MANAGEMENT OPPORTUNITIES. GORDON HAS ACQUIRED AND DEVELOPED NEARLY \$10 MILLION IN REAL ESTATE ASSETS TO DATE WITH L+M DEVELOPMENT PARTNERS, AND RECENTLY COMPLETED OVERSEEING A MIXED-USE REDEVELOPMENT OF THE FORMER MCDONOGH 30 SCHOOL/WYLD RADIO STATION BUILDING IN THE BIO-MEDICAL DISTRICT NEAR DOWNTOWN NEW ORLEANS, FOR WHICH HE IS RECEIVING A 2019 EXCELLENCE IN CONSTRUCTION AND REAL ESTATE AWARD BY NEW ORLEANS CITY BUSINESS MAGAZINE. GORDON PREVIOUSLY SERVED AS THE CHIEF OF STAFF TO TWO NEW ORLEANS CITY COUNCILMEMBERS. HE HAS BEEN CERTIFIED IN THE INTERNATIONAL BUILDING CODE, AND IS AN EXPERT IN LAND USE AND PLANNING POLICY. GORDON IS THE VICE PRESIDENT OF THE PRESERVATION RESOURCE CENTER'S BOARD OF DIRECTORS, WHERE HE ALSO CO-CHAIRS THE ADVOCACY COMMITTEE.

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POINTS OF INTEREST MAP



- | | | | | |
|----------------------|----------------|---------------|-----------------------|------------|
| 1 FRENCHMEN STREET | 4 THE JOHN | 7 SNUG HARBOR | 10 LORETTA'S PRALINES | 13 BMC |
| 2 BOURBON STREET | 5 SPOTTED CAT | 8 THE MAISON | 11 MISSISSIPPI RIVER | 14 3 MUSES |
| 3 HOTEL PETER & PAUL | 6 RUBY SLIPPER | 9 U.S. MINT | 12 WASHINGTON SQUARE | 15 D.B.A |

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