S. CLAIBORNE AVENUE DEVELOPMENT LOT

THE McENERY COMPANY

810 UNION STREET, NEW ORLEANS, LA 70112

504-274-2701 | MCENERYCO.COM

Offering overview

Location: 2616 South Claiborne Avenue, New Orleans, Louisiana 70113 (Opportunity Zoned)

Dimensions: 127' along South Claiborne Avenue x 88.75' along Fourth Street **Total Area:** 11,271 square feet

Sale Price: $615,000 | $54.56 per SF

General Comments: 2616 South Claiborne is one of the last remaining development sites along the South Claiborne Corridor. The site is zoned to allow for numerous intensive commercial uses including free-stranding retail, hotel, gas-station, quick service restaurant development. The immediate area is the heaviest density of retail development along South Claiborne, with major anchoring uses including the Magnolia Marketplace, the University Retail Center, as well as a newly developed free-standing Starbuck's Coffee. The proximity to the New Orleans CBD and high traffic counts make for an excellent corner site development opportunity. The site also has the benefit of being in an Opportunity Zone, which aims to increase investment and revitalize communities, benefits of investing include the ability to defer the payment of your capital gains until Dec 31, 2026, reducing the tax you owe by up to 15% after 7 years, and paying zero tax on gains earned from the Opportunity Fund.

Zoning: MU-1, Medium Intensity, Mixed Use District

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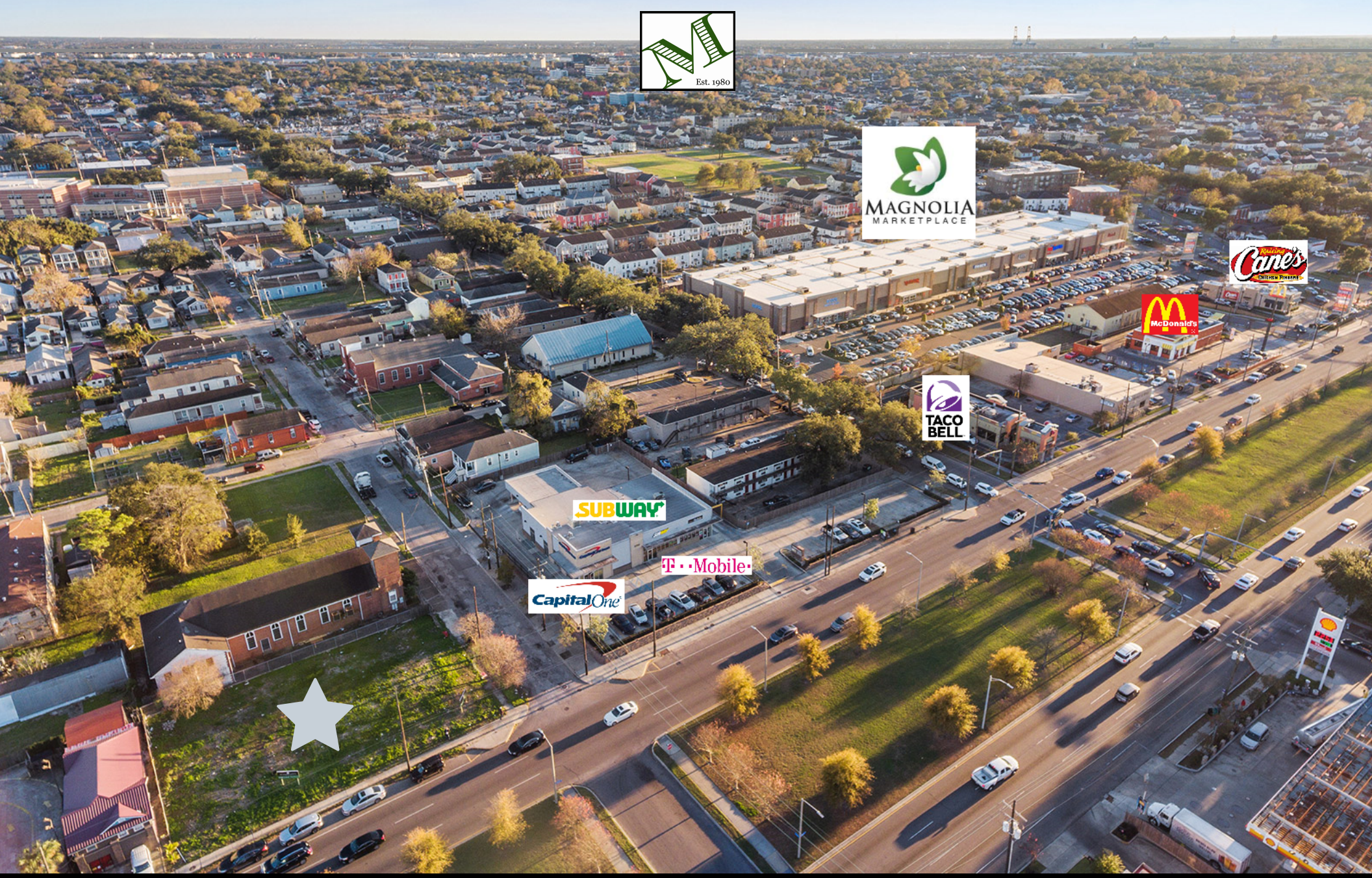
The information contained herein has been obtained from sources that we deem reliable. No representation or warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, or other conditions, or withdrawal without notice. Licensed in Louisiana.



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Points of Interest Map

1. STARBUCKS
2. BURGER KING
3. SUBWAY
4. T-MOBILE
5. RAISING CANE'S
6. MCDONALD'S
7. TACO BELL
8. CAPITAL ONE
9. RALLY'S
10. SAVE A LOT
11. ADVANCED AUTO PARTS
12. TAYLOR PARK
13. HARNEY ELEMENTARY SCHOOL
14. CITY DONUTS & CAFE
15. HARMONY OAKS APARTMENTS

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