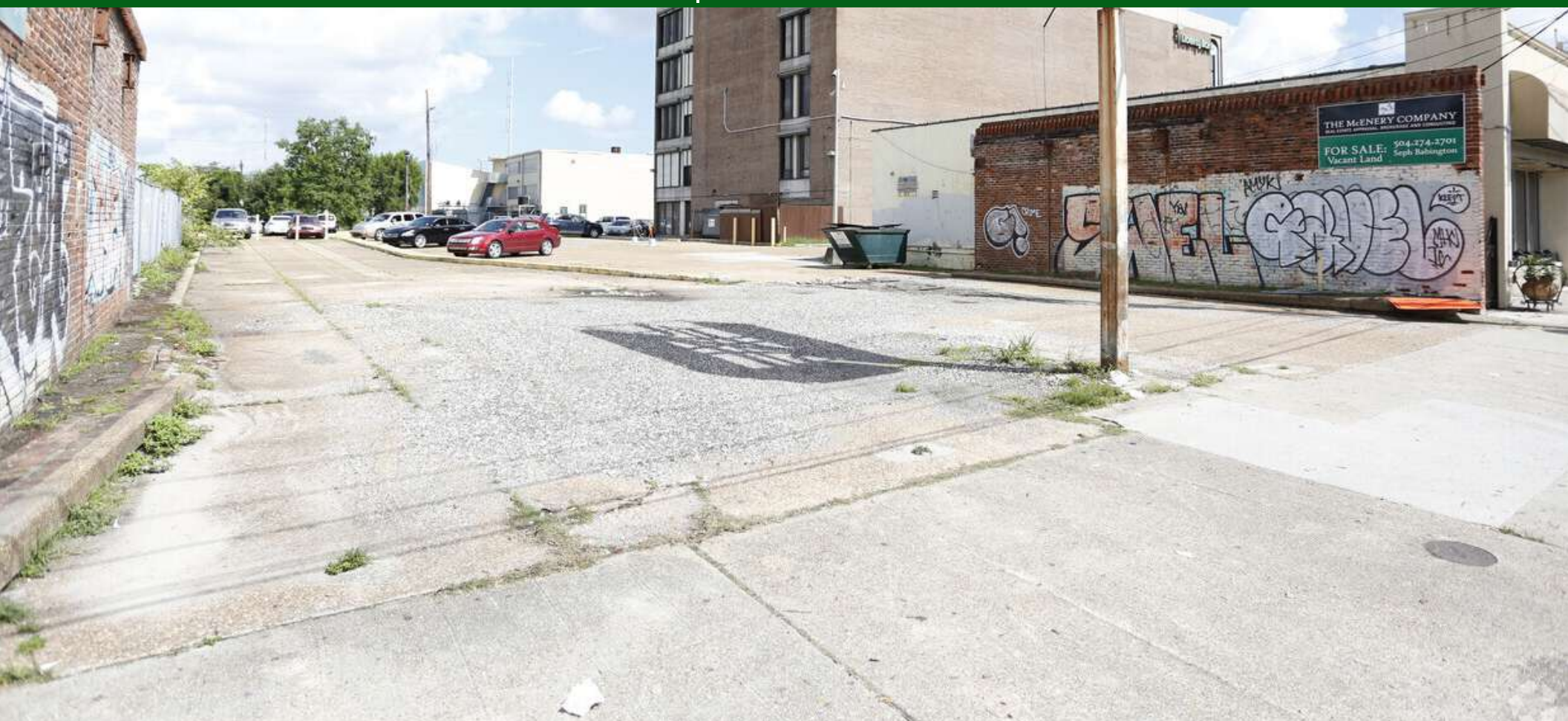




123 S BROAD AVENUE DEVELOPMENT LOT NEW ORLEANS | OPPORTUNITY ZONE



THE
MCENERY
COMPANY

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



OFFERING OVERVIEW

Location: 123 S Broad Avenue | New Orleans | LA | Mid-City District

Dimensions: +/- 11,957 total SF | 2 LOTS 16 and 17 | 31' 3" X 191' each lot

Sale Price: \$575,000 | \$48.09 per SF

General Comments: The property is 11,957 square foot subject of land comprised of two lots of 31' 3" X 191' located in an Opportunity Zone in the bio-medical district, and a great redevelopment site right off of Canal and Broad Street available for sale. The immediate area surrounding the property includes the iconic Canal streetcar line, as well as a Whole Foods just three blocks up on Broad Avenue. Zoned as HU-MU, the property is well suited to accommodate new development of office space, retail, short term rentals, multi-family dwellings, animal hospital, catering kitchen, financial institution, health club, medical/dental clinic, microbrewery, public market, restaurant, and artisan manufacturing.

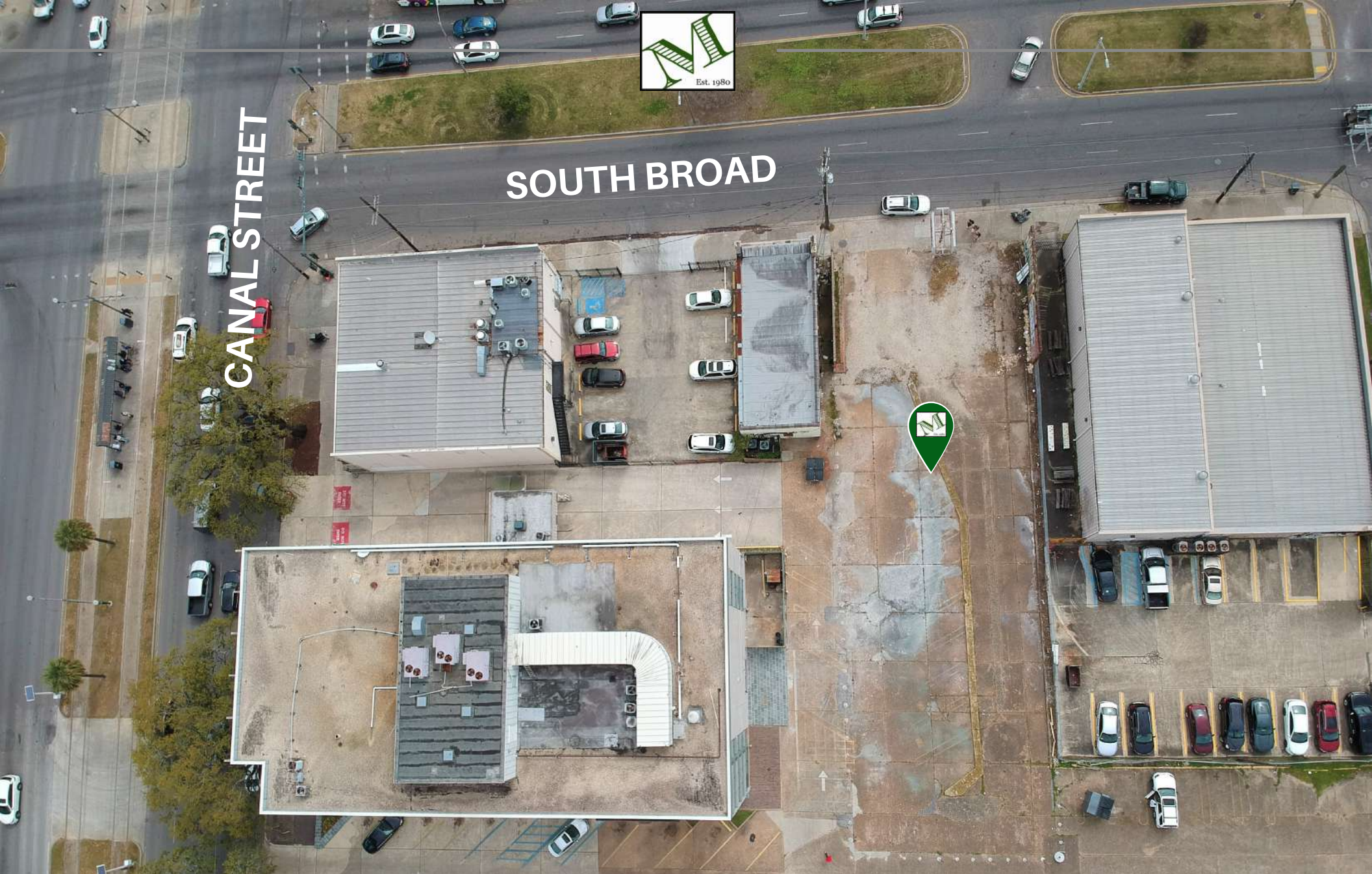
Zoning: HU-MU | Historic Urban Mixed Use



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CANAL STREET

SOUTH BROAD



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Liberty Bank
There's freedom here

FAMILY DOLLAR



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CANAL STREET



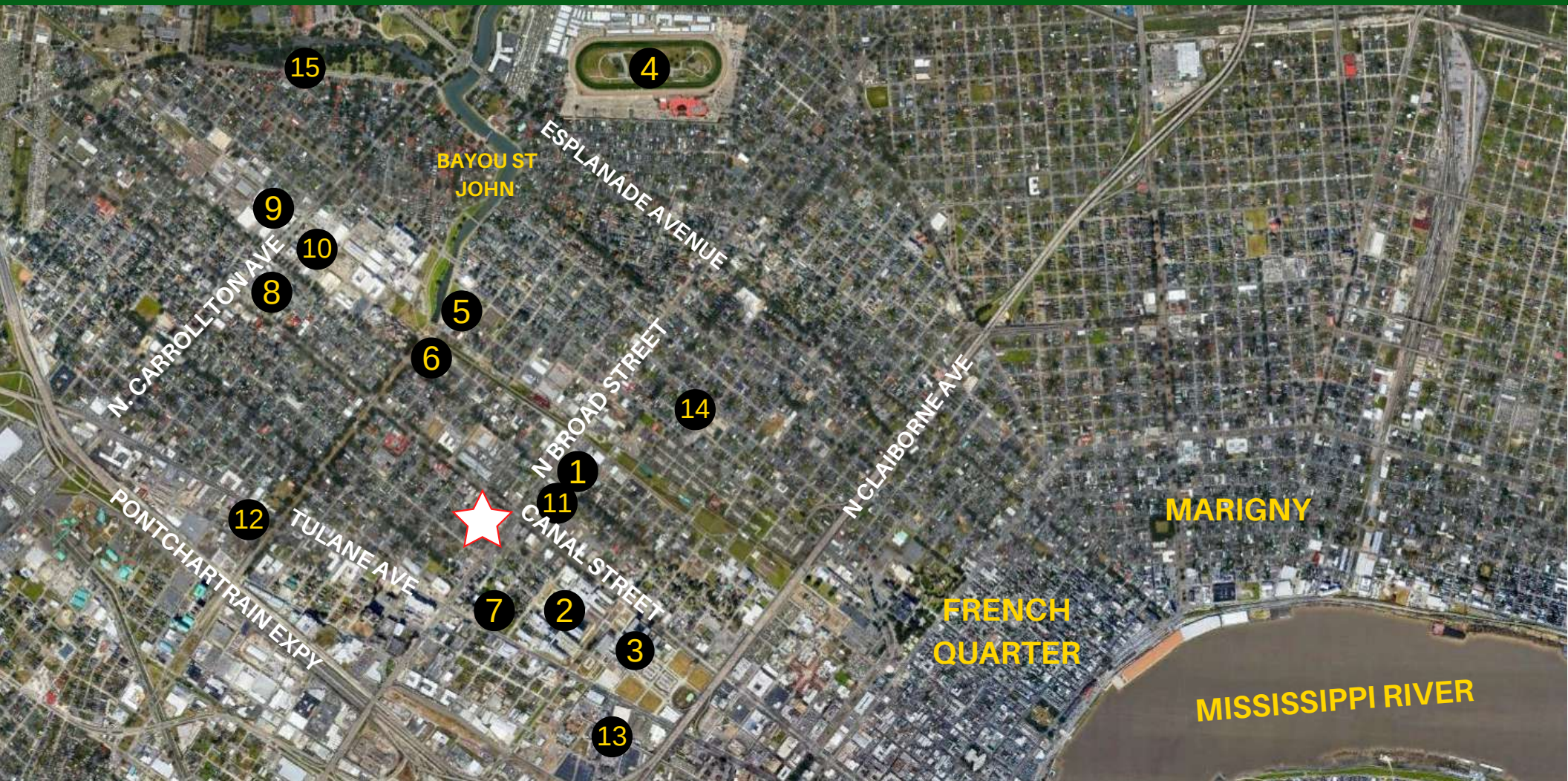
123 S Broad Ave

SOUTH BROAD

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POINTS OF INTEREST MAP

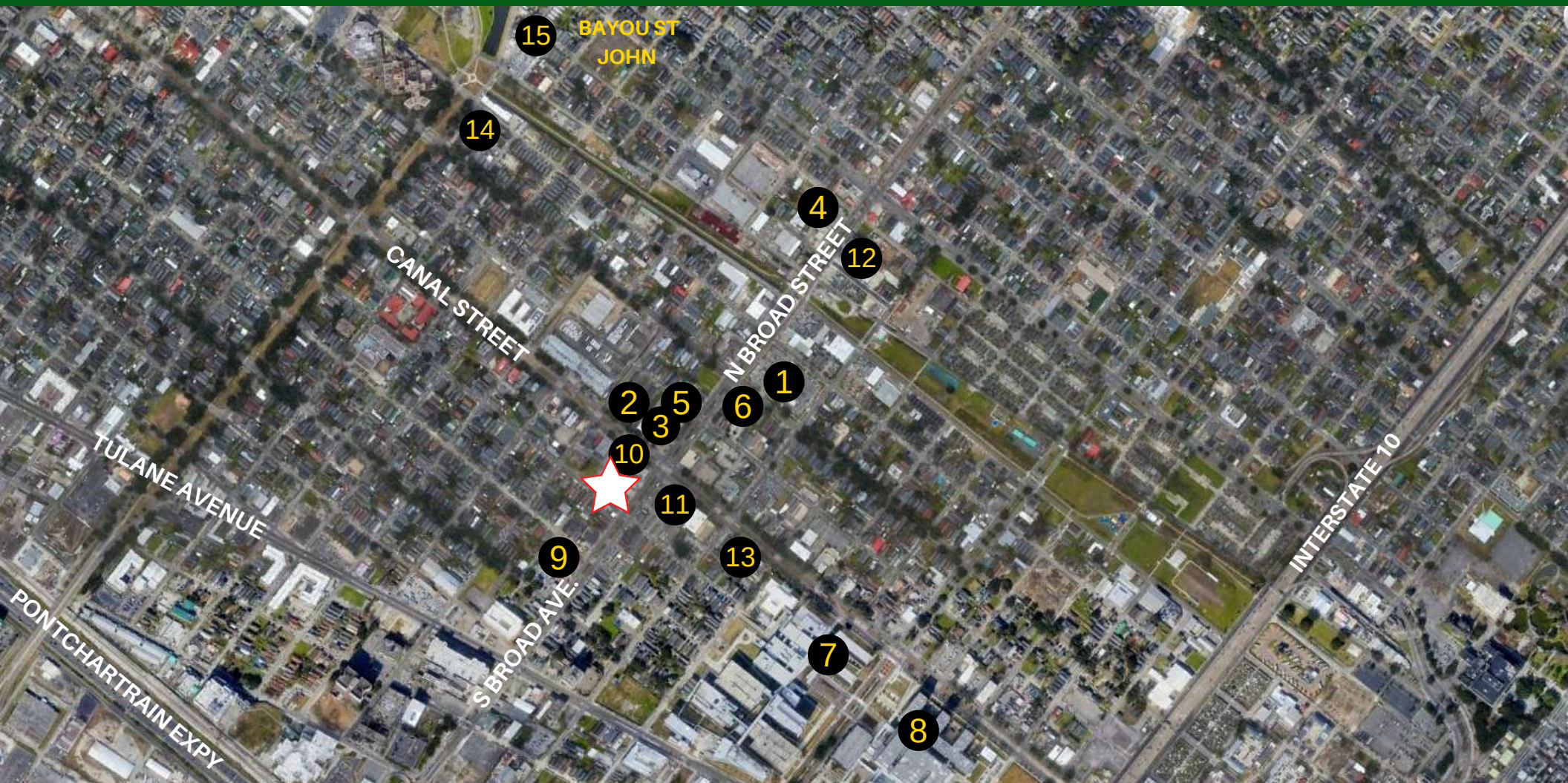


- | | | | | |
|-------------------------|---------------------------|----------------|----------------------|------------------------------|
| 1 WHOLE FOODS | 4 FAIRGROUNDS | 7 FARMACY NOLA | 10 ROUSES MARKET | 13 LSU MED SCHOOL |
| 2 VA HOSPITAL | 5 PARKWAY BAKERY & TAVERN | 8 WALGREENS | 11 DOLLAR GENERAL | 14 WILLIE MAE'S SCOTCH HOUSE |
| 3 UNIVERSITY MED CENTER | 6 BAYOU BEER GARDEN | 9 WINN-DIXIE | 12 THE DRIFTER HOTEL | 15 RALPH'S ON THE PARK |

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POINTS OF INTEREST MAP



- | | | | | |
|---------------|------------------|-------------------------|------------------|----------------------------|
| 1 WHOLE FOODS | 4 AUTO ZONE | 7 VA HOSPITAL | 10 LIBERTY BANK | 13 WAFFLE HOUSE |
| 2 MCDONALD'S | 5 RALLY'S | 8 UNIVERSITY MED CENTER | 11 FAMILY DOLLAR | 14 BAYOU BEER GARDEN |
| 3 BURGER KING | 6 DOLLAR GENERAL | 9 RUBY SLIPPER CAFE | 12 BROAD THEATER | 15 PARKWAY BAKERY & TAVERN |

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