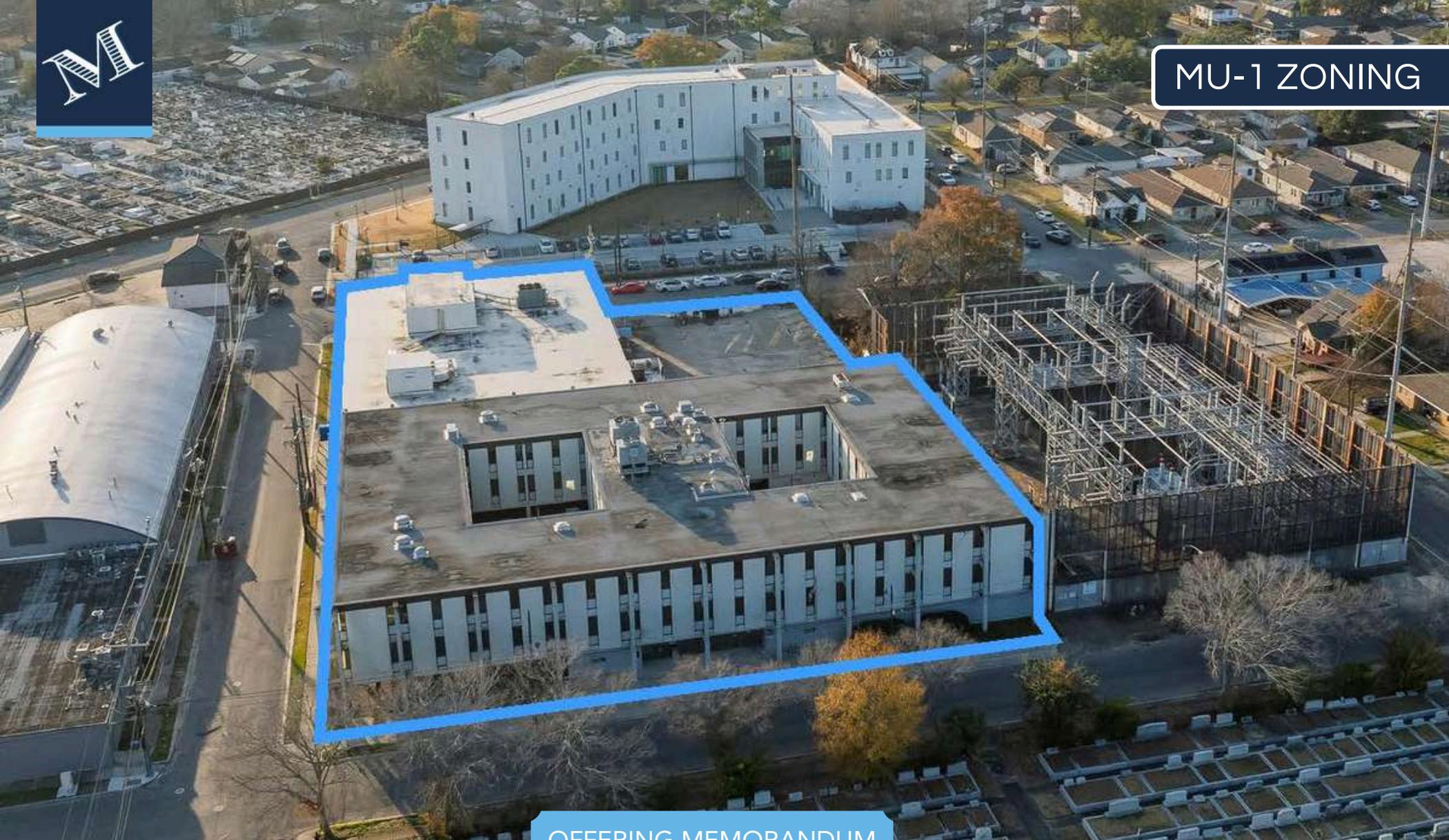




MU-1 ZONING



OFFERING MEMORANDUM

**HISTORIC OFFICE CAMPUS  
80,000 SF REDEVELOPMENT OPPORTUNITY  
FORMER HANO HEADQUARTERS**

4100 TOURO STREET . NEW ORLEANS . LA . 70122

# GENTILLY REDEVELOPMENT SITE

4100 TOURO STREET  
NEW ORLEANS LA 70122

LISTING AGENT:

Troy Hagstette

C: 504.251.5719

troy@mceneryco.com

S. Parkerson McEnery

C: 504.236.9542

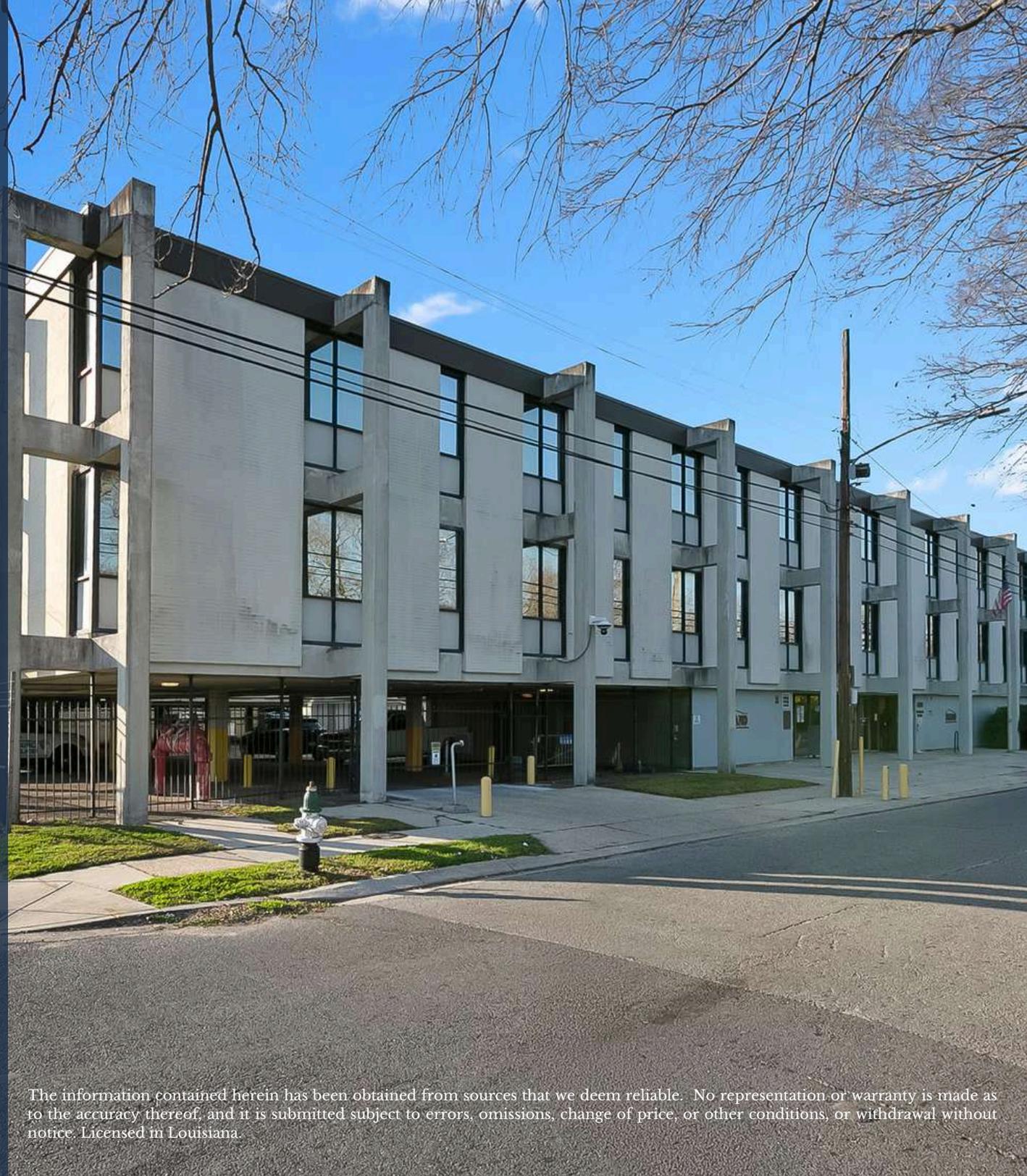
D: 504.274.2664

parke@mceneryco.com

## THE McENERY COMPANY

810 UNION STREET, 4TH FLOOR  
NEW ORLEANS, LA 70112

504-274-2701 | MCENERYCO.COM



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.



# TAX CREDIT REDEVELOPMENT OPPORTUNITY

4100 TOURO STREET, NEW ORLEANS, LA 70122

Located adjacent to the historic and vibrant shopping district along Gentilly Boulevard near its intersections of Elysian Fields and Norman Mayer Avenues, the 4100 Touro street complex has served as the headquarters for the Housing Authority of New Orleans since the early 1990's. Originally constructed for the Southern Bell Telephone and Telegraph Company in 1959, the campus is well positioned for a redevelopment into Multi-Family Housing utilizing Low Income Housing Tax Credits, with the potential qualifications to incorporate State and Federal Historic Tax credits as well. The property is located immediately adjacent to the Gentilly Terrace National Register Historic District; and given the building's most recent use as the Housing Authority of New Orleans' headquarters, as well as the original use as the Southern Bell Telephone and Telegraph Company headquarters in 1959, the building is a strong candidate for nomination onto the National Historic Register - creating a path for procurement of State and Federal Historic Tax Credits.

The property is located directly adjacent to Dillard University's brand new Innovation Collective, a 251 bed, multi-purpose building and residence hall.

The property comprises approximately two-thirds of the block bounded by Touro, Senate, Pauger, and Pelopidas streets. The improvements consist of two buildings that are connected via skywalk. Building 1 is a steel reinforced raised concrete structure consisting of app of approximately 50,000 sq/ft of finished improvements and approximately 30 covered parking spaces. Building 2 is a Steel frame and masonry building consisting of approximately 30,000 sq/ft of finished office space on two floors, and an approximately 45 space parking parking lot.

OFFERING MEMORANDUM | 4100 TOURO STREET

PRICE	\$6,500,000
SITE SIZE	1.37 ACRES
GBA	+/- 80,000 SF
PARKING	+/- 75 off-street spaces
ZONING	MU-1

# PERSPECTIVE



OFFERING MEMORANDUM | 4100 TOURO STREET

PERSPECTIVE



PERSPECTIVE



OFFERING MEMORANDUM | 4100 TOURO STREET

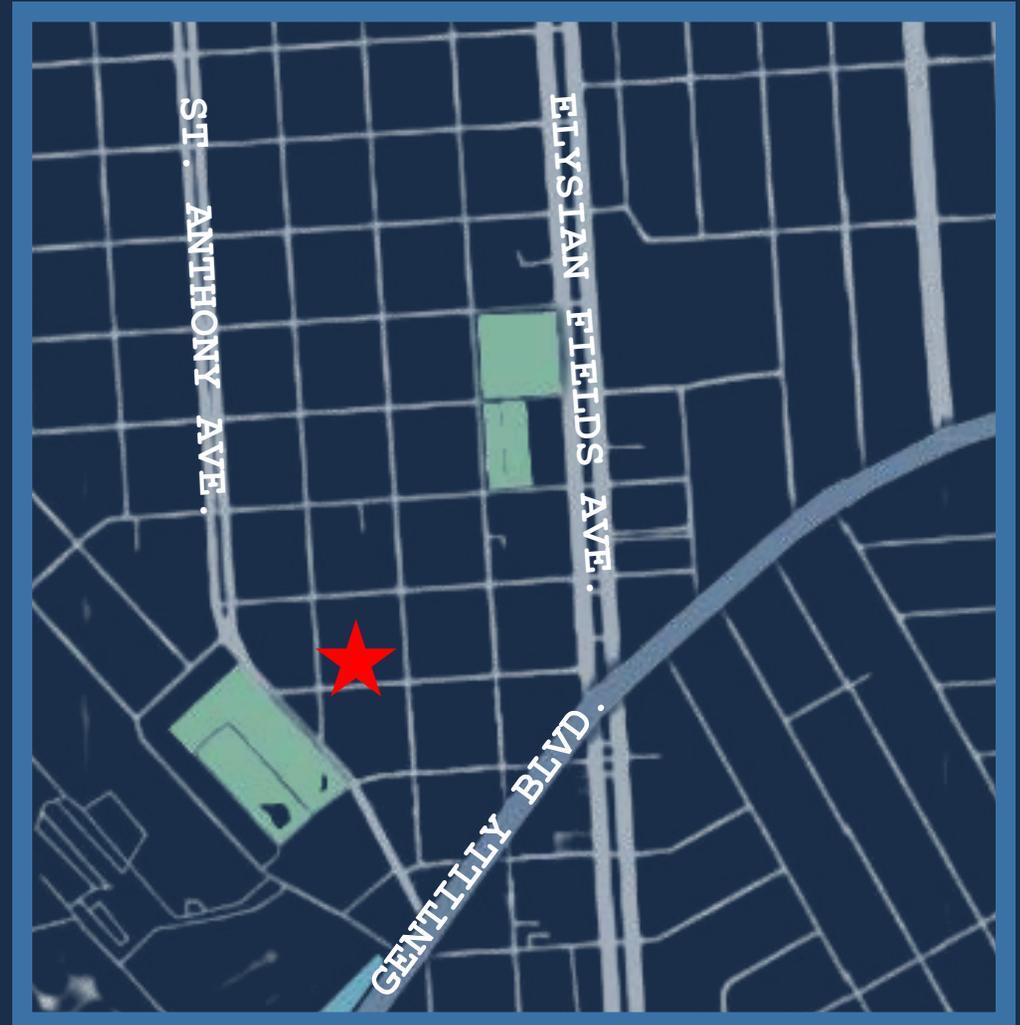
# LOCATION

## GENTILLY NEIGHBORHOOD



Gentilly is a prominent neighborhood located in the eastern portion of New Orleans, recognized for its larger parcel sizes, mid-century building stock, and strategic positioning between the city's urban core and Lake Pontchartrain shoreline. Generally bounded by the Industrial Canal, Chef Menteur Highway, Lake Pontchartrain, and Florida Avenue, the area offers strong connectivity via Gentilly Boulevard, Elysian Fields Avenue, and I-610, placing it within a short drive of the French Quarter, CBD, Mid-City, and the Lakefront. Its physical layout—featuring wider streets and more expansive lot configurations than many older New Orleans neighborhoods—creates flexibility for a variety of property types and redevelopment opportunities.

Gentilly is anchored by major institutions including Dillard University, University of New Orleans, and Southern University at New Orleans, which contribute to consistent economic activity, housing demand, and long-term investment stability. Commercial corridors along Gentilly Boulevard and Elysian Fields provide neighborhood retail and service amenities, while proximity to the Lakefront, recreational trails, and City Park enhances overall accessibility and quality of life. As reinvestment continues throughout the area, Gentilly remains a strategically positioned submarket within New Orleans, offering a compelling mix of institutional presence, infrastructure access, and redevelopment potential.



# INCENTIVES



## INCENTIVES AVAILABLE TO ENHANCE CAPITAL STACK:

### FEDERAL HISTORIC TAX CREDIT

20%

The **Federal HTC** provides a **20% credit** on qualified rehabilitation expenditures (QREs). Approval and placement on national register is required.

### LOUISIANA STATE HISTORIC TAX CREDIT

25%

The Louisiana State HTC provides a 25% credit on qualified rehabilitation expenditures (QREs). Approval and placement on national register is required.

### LOW INCOME HOUSING TAX CREDIT

4% or 9%

LIHTC can cover roughly 30% (4% credit) of a project's eligible costs over 10 years, or a 70% of the eligible costs via a 9% credit



### Key Synergies

- **Equity Generation:** Both credits are typically sold (syndicated) to investors to generate equity, filling a significant portion of a project's "capital stack".
- **Cost Offset:** The **Federal HTC** provides a **20% credit** on qualified rehabilitation expenditures (QREs), while **LIHTC** can cover roughly **30% (4% credit)** or **70% (9% credit)** of a project's eligible costs over 10 years.
- **Dual Impact:** This approach preserves cultural landmarks while addressing the shortage of affordable housing in urban and rural areas.

LAKE PONTCHARTRAIN



PARIS AVE.

ELYSIAN FIELDS AVE.



MIRABEAU AVE.

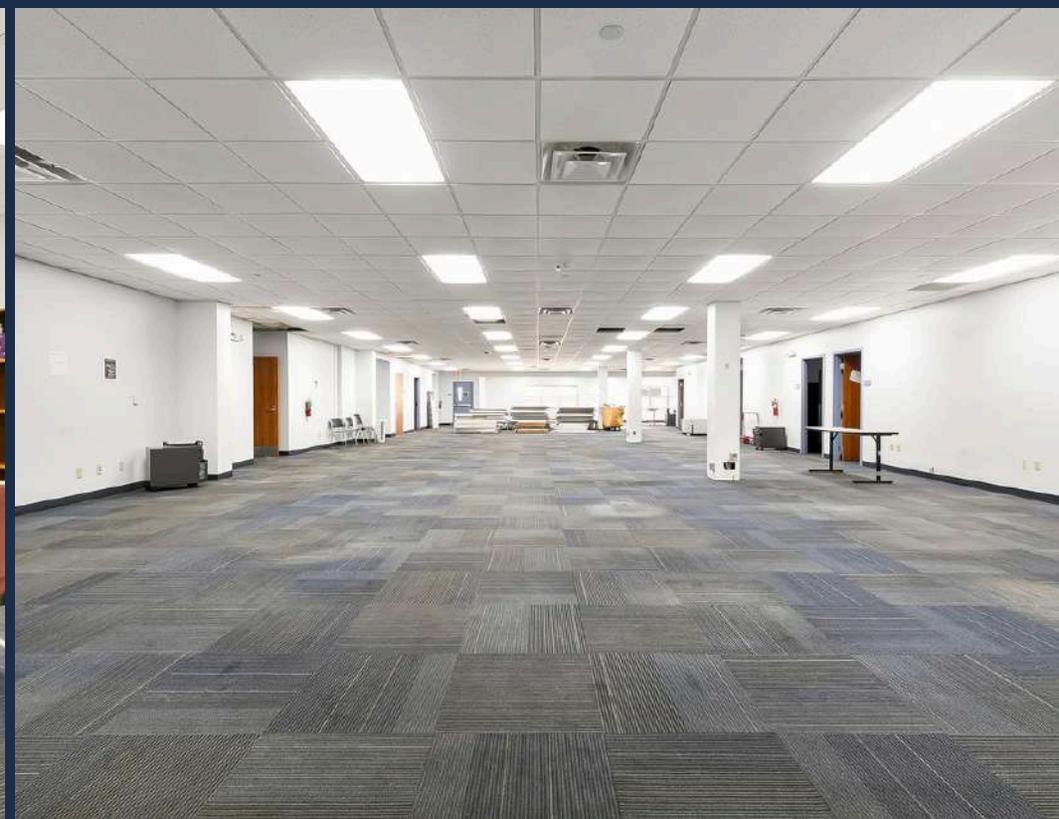


GENTILLY BLVD.

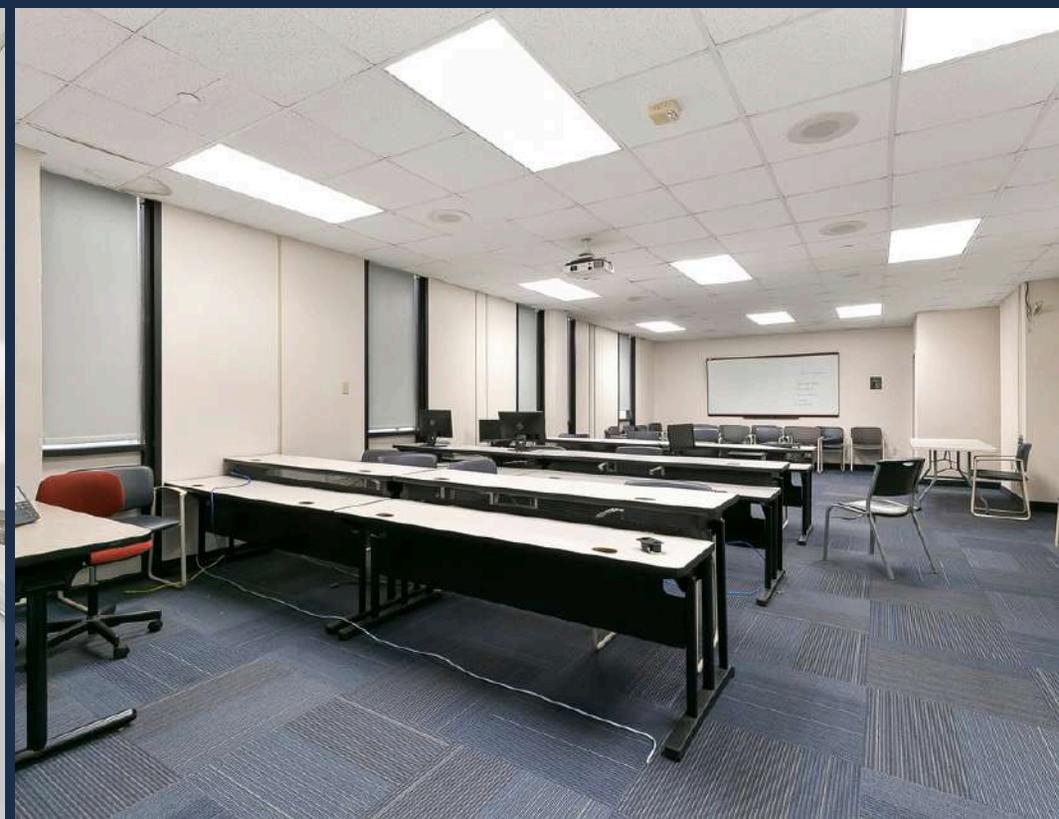
HARRISON AVE.



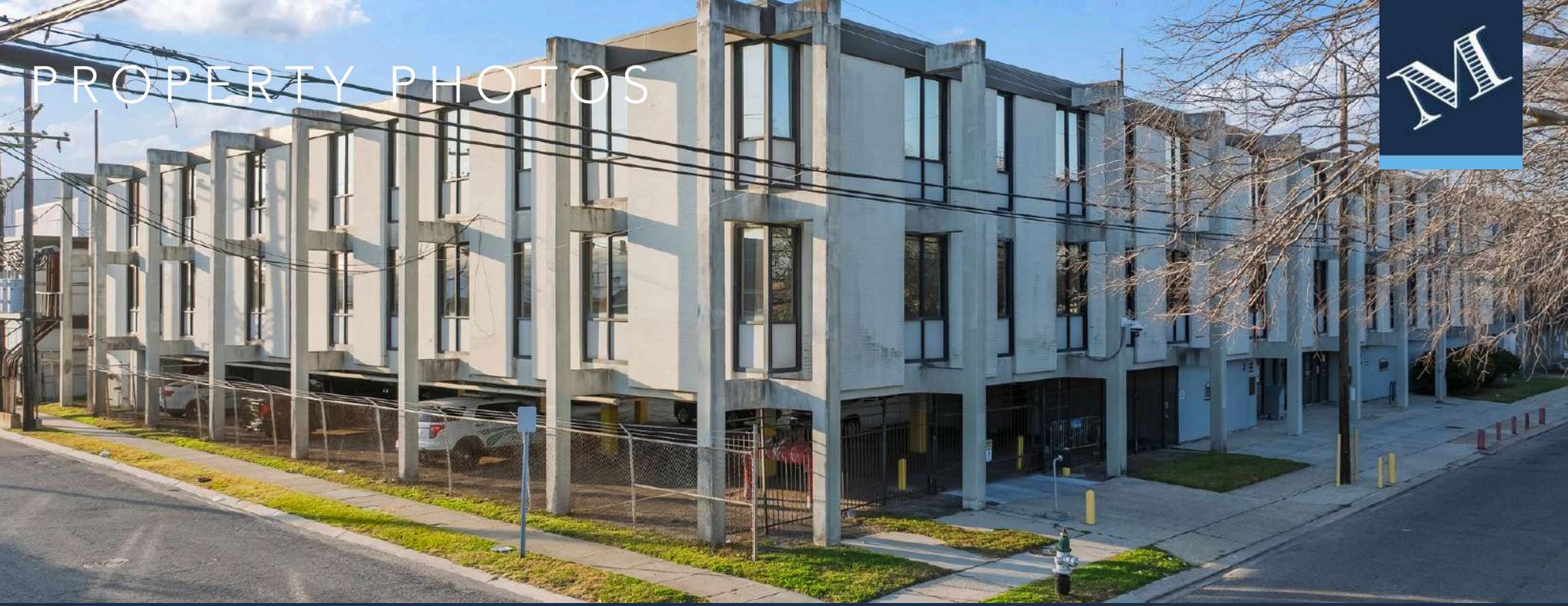
# PROPERTY PHOTOS



# PROPERTY PHOTOS



# PROPERTY PHOTOS



# NEW ORLEANS, LA



New Orleans is a city celebrated not just for its unique architecture but also for its rich cultural tapestry, vibrant music scene, and deep historical roots. Known as the birthplace of jazz, the city pulsates with live music, particularly in districts like Frenchmen Street and the French Quarter, where visitors and locals alike enjoy performances in intimate clubs and on bustling streets. Major annual events like Mardi Gras and the New Orleans Jazz & Heritage Festival highlight the city's festive spirit and draw visitors from around the world.

Economically, New Orleans has experienced a resurgence, with tourism, technology, a robust port economy and creative industries playing vital roles in its recovery post-Hurricane Katrina. The city's real estate market is equally diverse, from luxury homes in the Garden District to more affordable housing in up-and-coming neighborhoods like Bywater and Mid-City. With strict preservation laws protecting its historic districts, New Orleans has maintained its architectural integrity while fostering a dynamic environment for new development, making it an attractive market for both homeowners and investors. The combination of cultural richness, historic preservation, and economic revival makes New Orleans a vibrant and resilient city, full of opportunities.



# 80,000 SF REDEVELOPMENT OPPORTUNITY

4100 TOURO STREET, NEW ORLEANS, LA 70122



EXCLUSIVELY LISTED BY



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C: 504.251.5719  
Troy@mceneryco.com



DISCLOSURE AND CONSENT TO DUAL AGENT DESIGNATED AGENCY



This document serves three purposes:

- It discloses that a real estate licensee may potentially act as a disclosed dual agent who represents more than one party to the transaction.
• It explains the concept of disclosed dual agency.
• It seeks your consent to allow the real estate agent to act as a disclosed dual agent.

A LICENSEE MAY LEGALLY ACT AS A DUAL AGENT ONLY WITH YOUR CONSENT. BY CHOOSING TO SIGN THIS DOCUMENT, YOUR CONSENT TO DUAL AGENCY REPRESENTATION IS PRESUMED. BEFORE SIGNING THIS DOCUMENT, PLEASE READ THE FOLLOWING:

The undersigned designated agent(s) (Insert name(s) of licensee(s) undertaking dual representation) and any subsequent designated agent(s) may undertake a dual representation represent both the buyer (or lessee) and the seller (or lessor) for the sale or lease of property described as (List address of property, if known)

The undersigned buyer (or lessee) and seller (or lessor) acknowledge that they were informed of the possibility of this type of representation. The licensee(s) will undertake this representation only with the written consent of ALL clients in the transaction.

Any agreement between the clients as to a final contract price and other terms is a result of negotiations between the clients acting in their own best interests and on their own behalf. The undersigned buyer (or lessee) and seller (or lessor) acknowledge that the licensee(s) has explained the implications of dual representation, including the risks involved. The undersigned buyer (or lessee) and seller (or lessor) acknowledge that they have been advised to seek independent advice from their advisors or attorneys before signing any documents in this transaction.

WHAT A LICENSEE CAN DO FOR CLIENTS WHEN ACTING AS A DUAL AGENT

- Treat all clients honestly.
• Provide information about the property to the buyer (or lessee).
• Disclose all latent material defects in the property that are known to the licensee(s).
• Disclose financial qualifications of the buyer (or lessee) to the seller (or lessor).
• Explain real estate terms.
• Help the buyer (or lessee) to arrange for property inspections.
• Explain closing costs and procedures.
• Help the buyer compare financing alternatives.
• Provide information about comparable properties that have sold so that both clients may make educated decisions on what price to accept or offer.

WHAT A LICENSEE CANNOT DISCLOSE TO CLIENTS WHEN ACTING AS A DUAL AGENT

- Confidential information that the licensee may know about the clients, without that client's permission.
• The price the seller (or lessor) will take other than the listing price without permission of the seller (or lessor).
• The price the buyer (or lessee) is willing to pay without permission of the buyer (or lessee).

You are not required to sign this document unless you want to allow the licensee(s) to proceed as a dual agent(s), representing BOTH the buyer (or lessee) and the seller (or lessor) in this transaction. If you do not want the licensee(s) to proceed as a dual agent(s) and do not want to sign this document, please inform the licensee(s).

By signing below, you acknowledge that you have read and understand this form and voluntarily consent to the licensee(s) acting as a dual agent(s), representing BOTH the buyer (or lessee) and the seller (or lessor) should that become necessary.

Signature lines for Buyer or Lessee, Seller or Lessor, Date, Licensee, and Date on both sides.

Customer Information Form

What Customers Need to Know When Working With Real Estate Brokers or Licensees

This document describes the various types of agency relationships that can exist in real estate transactions.

AGENCY means a relationship in which a real estate broker or licensee represents a client by the client's consent, whether expressed or implied, in an immovable property transaction. An agency relationship is formed when a real estate licensee works for you in your best interest and represents you. Agency relationships can be formed with buyers/sellers and lessors/lessees.

DESIGNATED AGENCY means the agency relationship that shall be presumed to exist when a licensee engaged in any real estate transaction, except as otherwise provided in LA R.S. 9:3891, is working with a client, unless there is a written agreement providing for a different relationship.

- The law presumes that the real estate licensee you work with is your designated agent, unless you have a written agreement otherwise.
• No other licensees in the office work for you, unless disclosed and approved by you.
• You should confine your discussions of buying/selling to your designated agent or agents only.

DUAL AGENCY means an agency relationship in which a licensee is working with both buyer and seller or both landlord and tenant in the same transaction. Such a relationship shall not constitute dual agency if the licensee is the seller of property that he/she owns or if the property is owned by a real estate business of which the licensee is the sole proprietor and agent. A dual agency relationship shall not be construed to exist in a circumstance in which the licensee is working with both landlord and tenant as to a lease that does not exceed a term of three years and the licensee is the landlord. Dual agency is allowed only when informed consent is presumed to have been given by any client who signed the dual agency disclosure form prescribed by the Louisiana Real Estate Commission. Specific duties owed to both buyer/seller and lessor/lessee are:

- To treat all clients honestly.
• To provide factual information about the property.
• To disclose all latent material defects in the property that are known to them.
• To help the buyer compare financing options.
• To provide information about comparable properties that have sold, so that both clients may make educated buying/selling decisions.
• To disclose financial qualifications to the buyer/lessee to the seller/lessor.
• To explain real estate terms.
• To help buyers/lessees arrange for property inspections
• To explain closing costs and procedures.

CONFIDENTIAL INFORMATION means information obtained by a licensee from a client during the term of a brokerage agreement that was made confidential by the written request or written instruction of the client or is information the disclosure of which could materially harm the position of the client, unless at any time any of the following occur:

- The client permits the disclosure by word or conduct.
• The disclosure is required by law or would reveal serious defect.
• The information became public from a source other than the licensee.

By signing below you acknowledge that you have read and understand this form and that you are authorized to sign this form in the capacity in which you have signed.

Signature lines for Buyer/Lessee, Seller/Lessor, By, Title, Date, Licensee, and Date on both sides.

