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COMMERCIAL REAL ESTATE

+ 504.301.1002



PRIME MARIGNY VACANT LAND FOR SALE

2524 Dauphine Street, New Orleans, LA 70117

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DESCRIPTION

Located on the prime, central, signalized corner of Franklin Avenue and Dauphine Street, 2524 Dauphine offers a once in a lifetime opportunity to develop 5,181 SF of impeccably positioned commercial land in the historic Marigny neighborhood. With a max building height of 40' and a max improvement size of ~7,250 SF, the property sits in the most desired stretch of the Marigny, with hosts of bars and restaurants in immediate proximity. This intersection is one of only a few traffic lights located within the Marigny, and provides unbeatable visibility to tourists and neighborhood dwellers alike.

The offering is within walking distance to The Franklin, Peps Pub, Big Daddy's, Anna's, Marie's, Mimi's in The Marigny (new location), JAM-NOLA, the Marigny Opera House, Silk Road, the Elysian Bar, Paladar 511, Bywater American Bistro, and so many other iconic restaurants, bars, and experiences.

The property is unpriced. All offers will be due Monday, October 4th, at Noon. Seller will review all offers thereafter. No offers will be reviewed prior to this date. The Seller reserves the right to decline any offer. Offers with customary due diligence period will be considered. Agent will not provide any price guidance.

LAND SIZE: 5,180 sf

ZONING: HMC-1

PRICE: SEALED BID

PROPERTY TYPE: Vacant Land

DEMOGRAPHICS

DEMOGRAPHICS	3 minutes	5 minutes	10 minutes
ESTIMATED POPULATION	7,128	24,707	97,553
AVERAGE HH INCOME	\$74,643	\$66,774	\$59,303

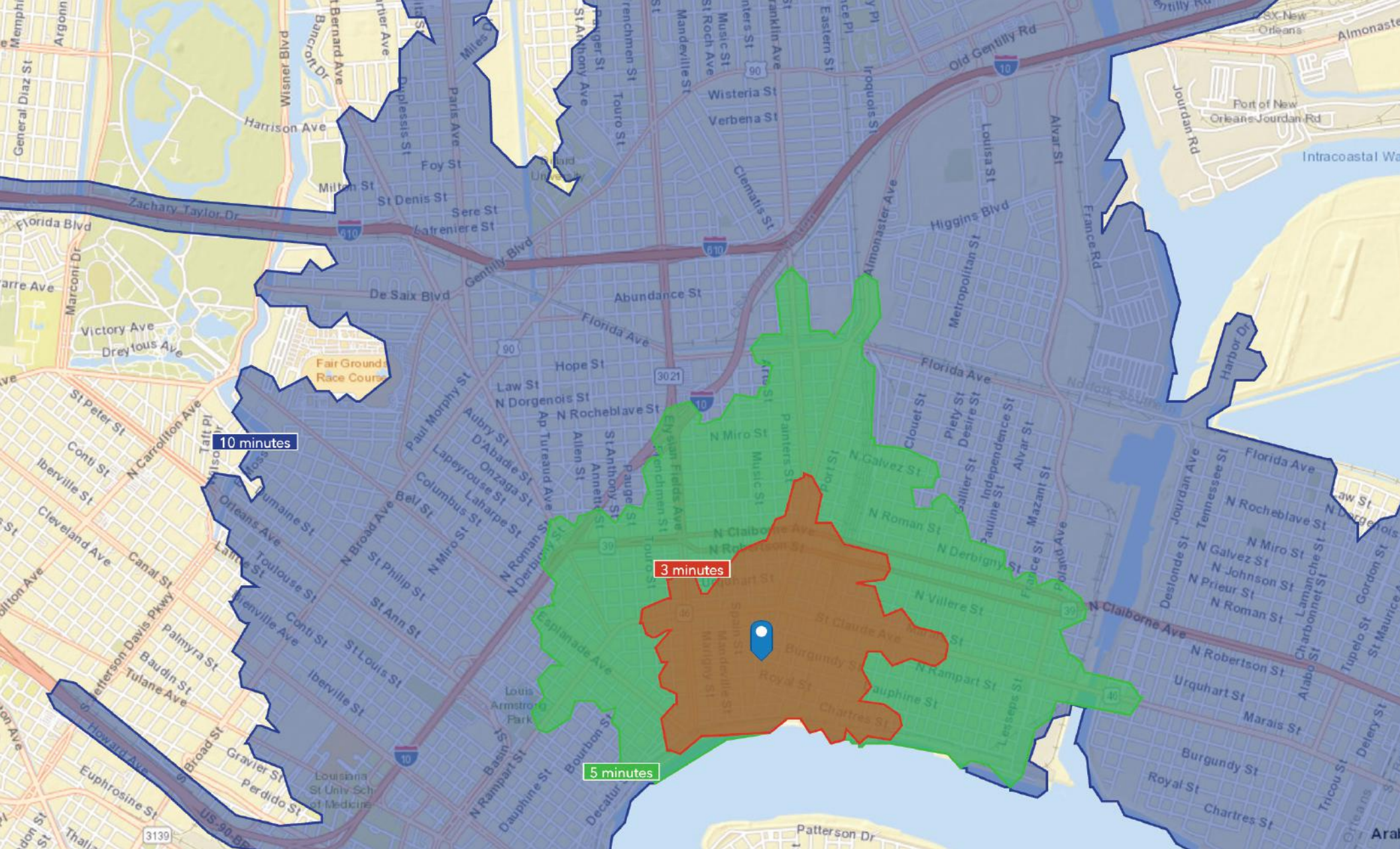
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POINTS OF INTEREST MAP

📍 2524 Dauphine Street, New Orleans, LA 70117



DRIVE TIME MAP

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The Orange Couch

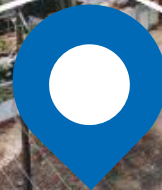


ANNA'S

THE FRANKLIN

FRANKLIN AVE

DAUPHINE STREET



AERIAL VIEW

 2524 Dauphine Street, New Orleans, LA 70117

For more information, please contact the Owner's exclusive representative:

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— LICENSED IN THE STATE OF LOUISIANA —

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