



# ben + burka

COMMERCIAL REAL ESTATE

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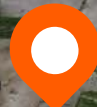
To Downtown/FQ

RIVER  
DISTRICT

RIVER  
DISTRICT

Religious St

Tchoupitoulas St



## PRIME MU-2 DEVELOPMENT SITE | LGD/RIVER DISTRICT

600 Orange Street, New Orleans, LA 70130



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### DESCRIPTION

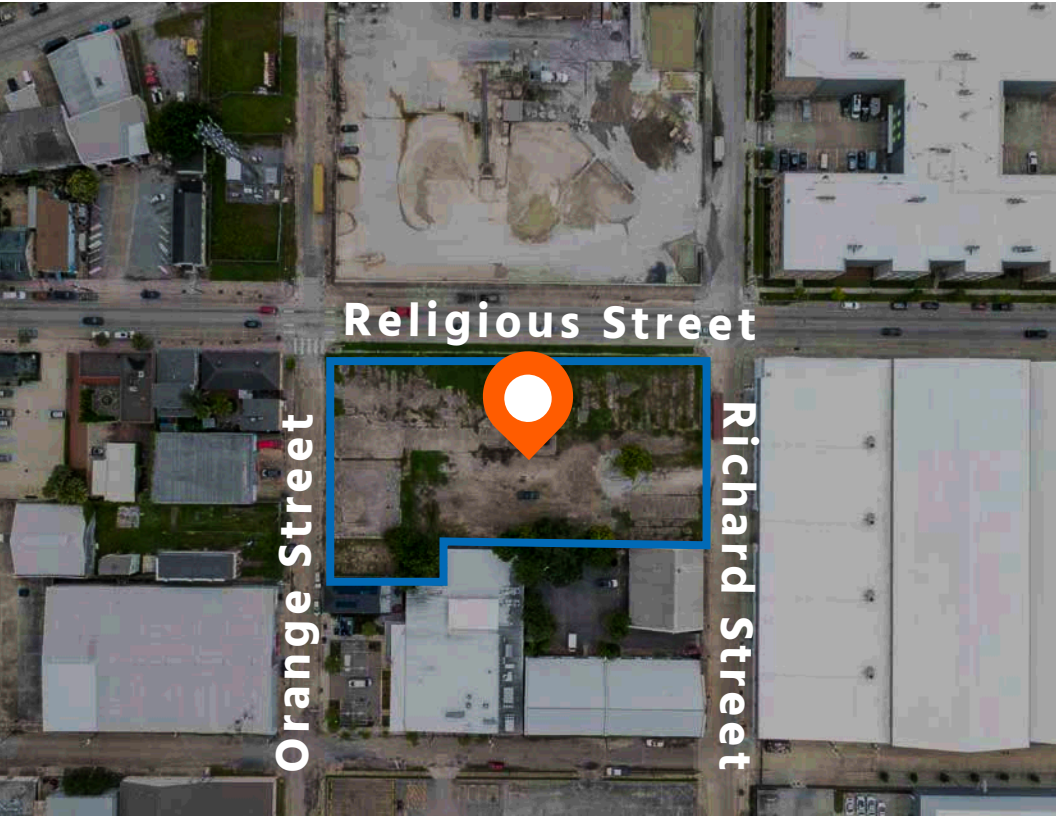
Offered for sale for the first time in over 50 years, this  $\pm 1.25$ -acre MU-2 zoned urban infill development site is located in the heart of the Lower Garden District. Adjacent to the transformative 40-acre River District development—planned to include new housing, retail, office, hospitality, entertainment, green space, and over \$1 billion in projected economic impact—the property is well suited for multi-family, commercial, industrial, or mixed-use redevelopment.

The site is priced significantly below a recent appraisal and features approximately  $\pm 320'$  of frontage along Religious Street,  $\pm 190'$  along Orange Street, and  $\pm 160'$  along Richard Street. The permissive MU-2 zoning allows for a wide range of uses including office, retail, warehousing, fast food, manufacturing, multifamily development, etc.

Located minutes from Downtown New Orleans, the property is in close proximity to The Commissary, the new Shell headquarters, Mardi Gras World, the Ernest N. Morial Convention Center, Race & Religious, and numerous other restaurants, attractions, and destinations throughout the LGD and surrounding neighborhoods.

**LAND SIZE:** 54,088 SF ( $\pm 1.24$  ac)    **ZONING:** MU-2

**PROP TYPE:** Vacant Land    **SALE PRICE:** \$4,000,000 (\$74/SF)



### DEMOGRAPHICS

2026 DEMOGRAPHICS	5 minute	10 minutes	15 minutes
ESTIMATED POPULATION	13,386	113,697	374,246
AVERAGE HH INCOME	\$130,400	\$94,542	\$98,354

To Downtown

To Westbank

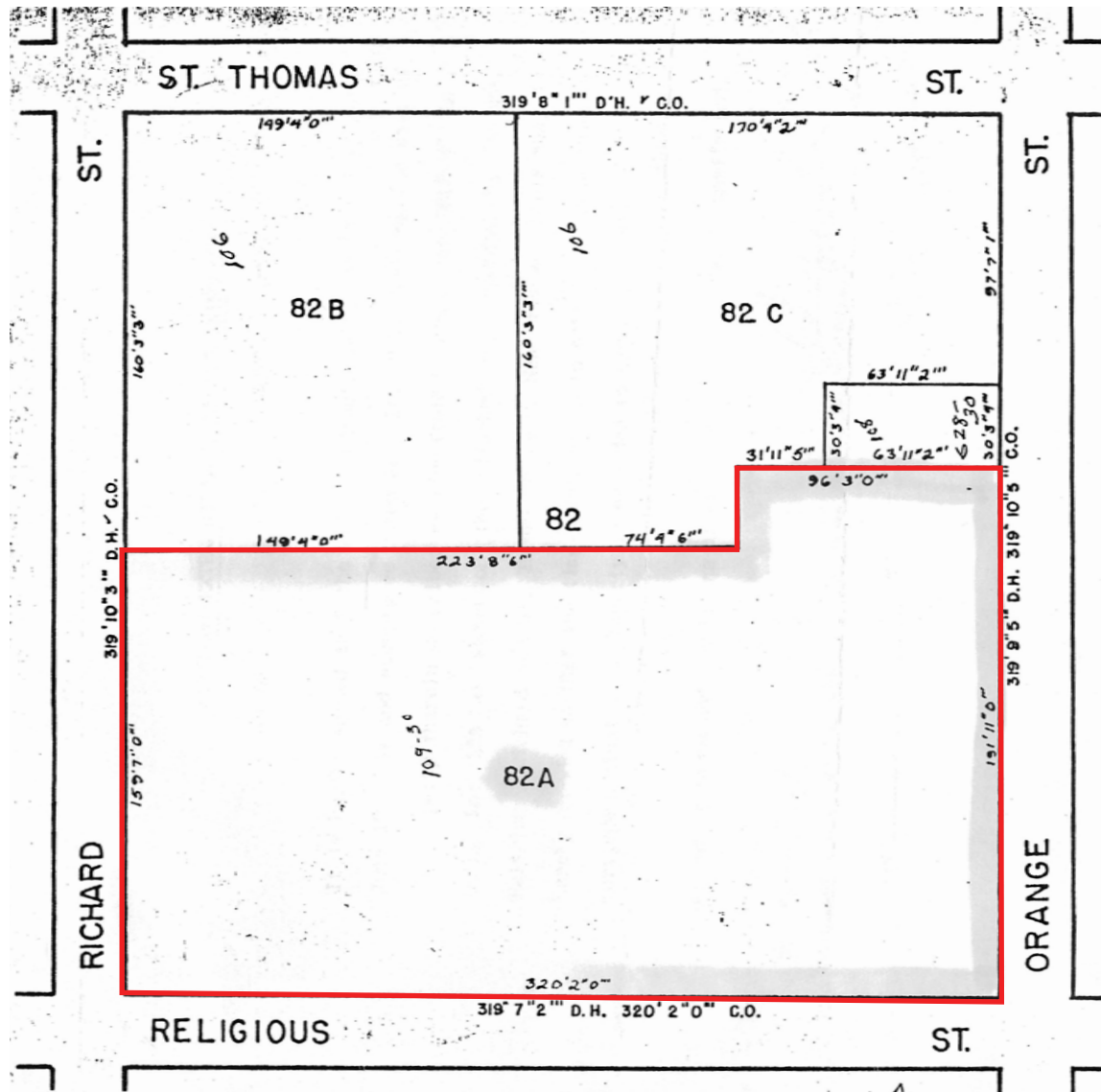


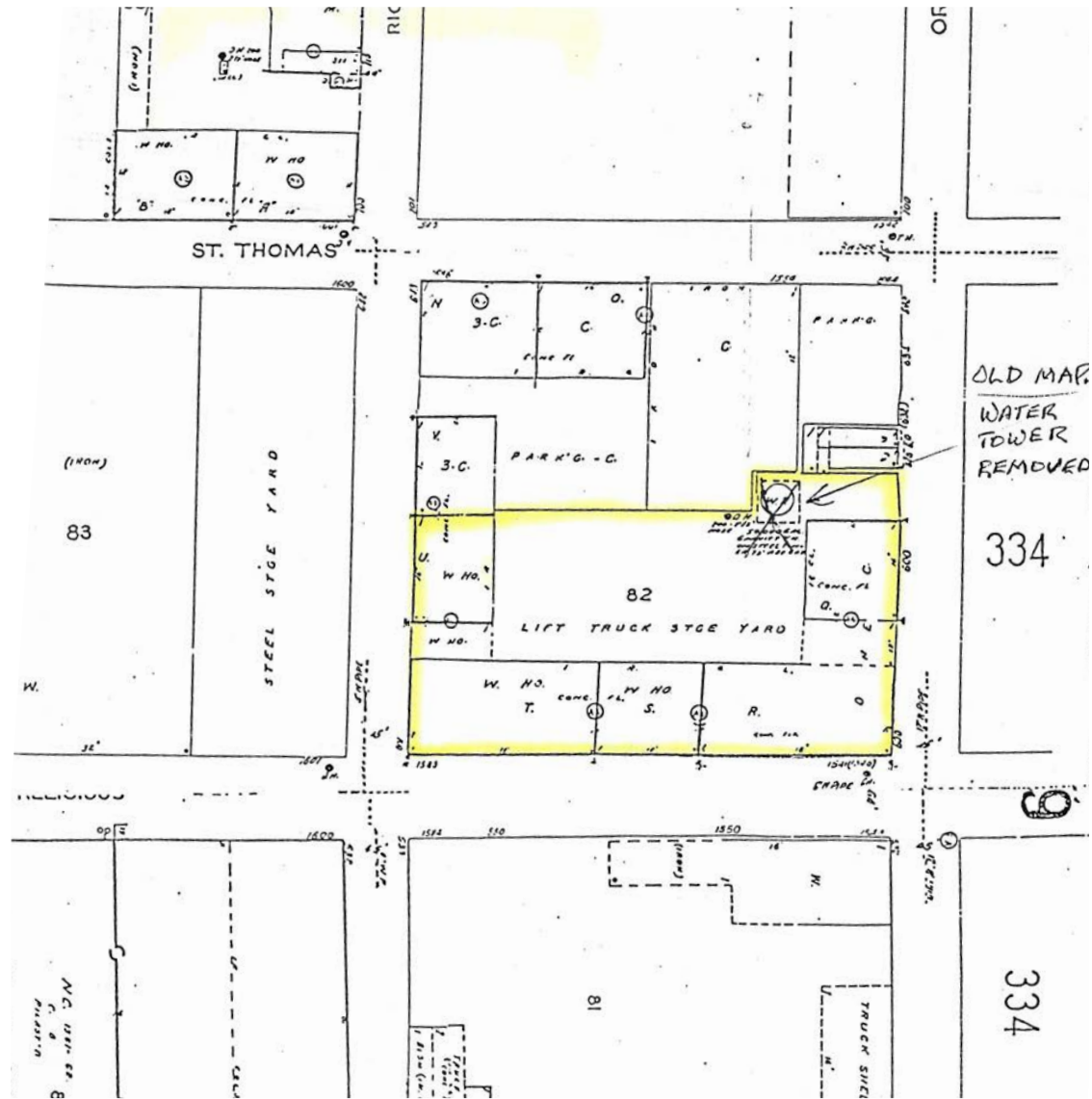
Tchoupitoulas St  
Religious St

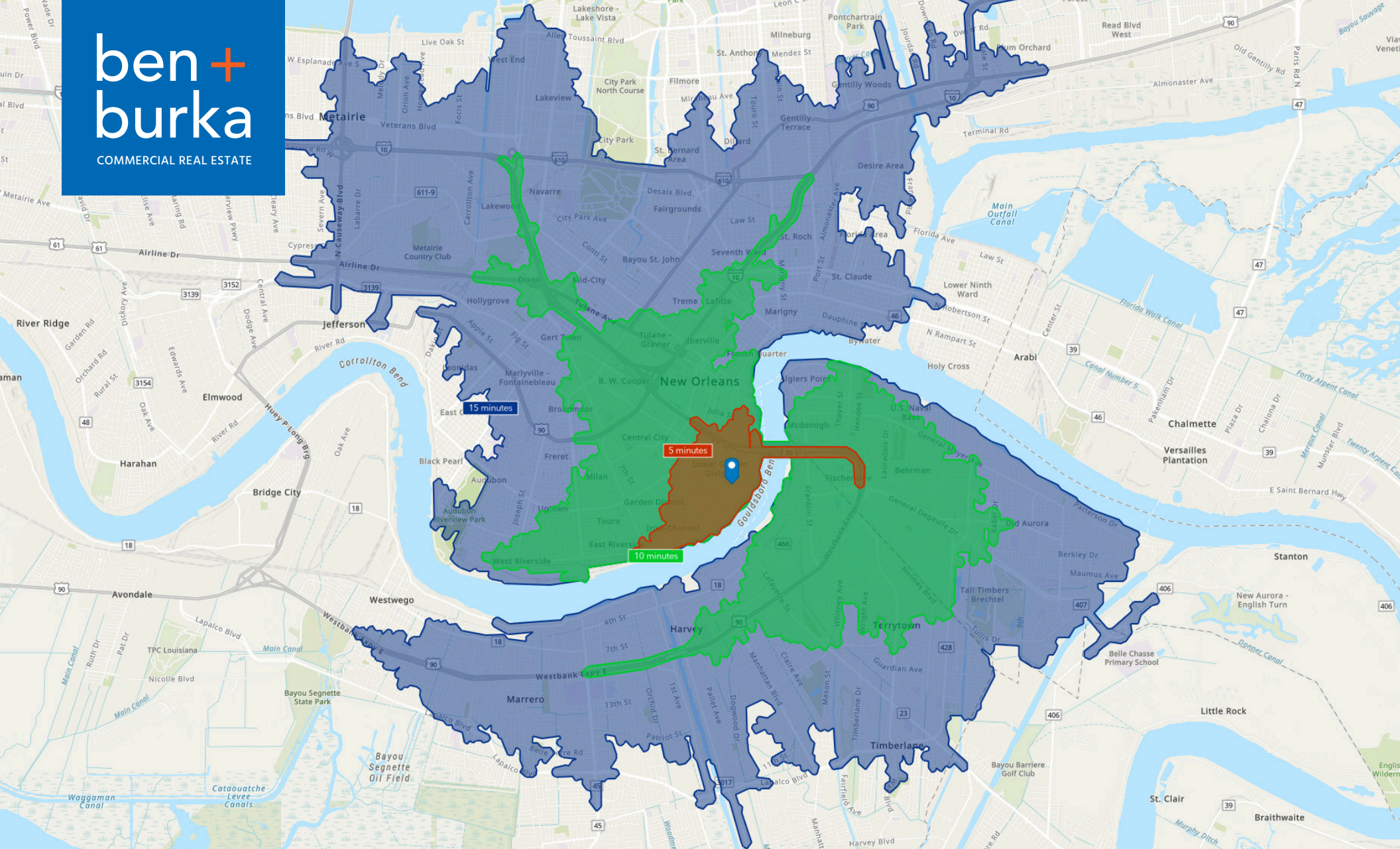


## AERIAL VIEW


📍 600 Orange Street, New Orleans, LA 70130







## DRIVE TIME MAP

 600 Orange Street, New Orleans, LA 70130

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

**ben + burka**

COMMERCIAL REAL ESTATE

**AARON KAZANOFF**  
**AGENT**

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New Orleans, LA 70118  
504.301.1002  
aaron@benburka.com

— LICENSED IN THE STATE OF LOUISIANA —

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# 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.

Buyer/Lessee:

Seller/Lessor:

\_\_\_\_\_

\_\_\_\_\_

By: \_\_\_\_\_

By: \_\_\_\_\_

Title: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

Licensee: \_\_\_\_\_

Licensee: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

