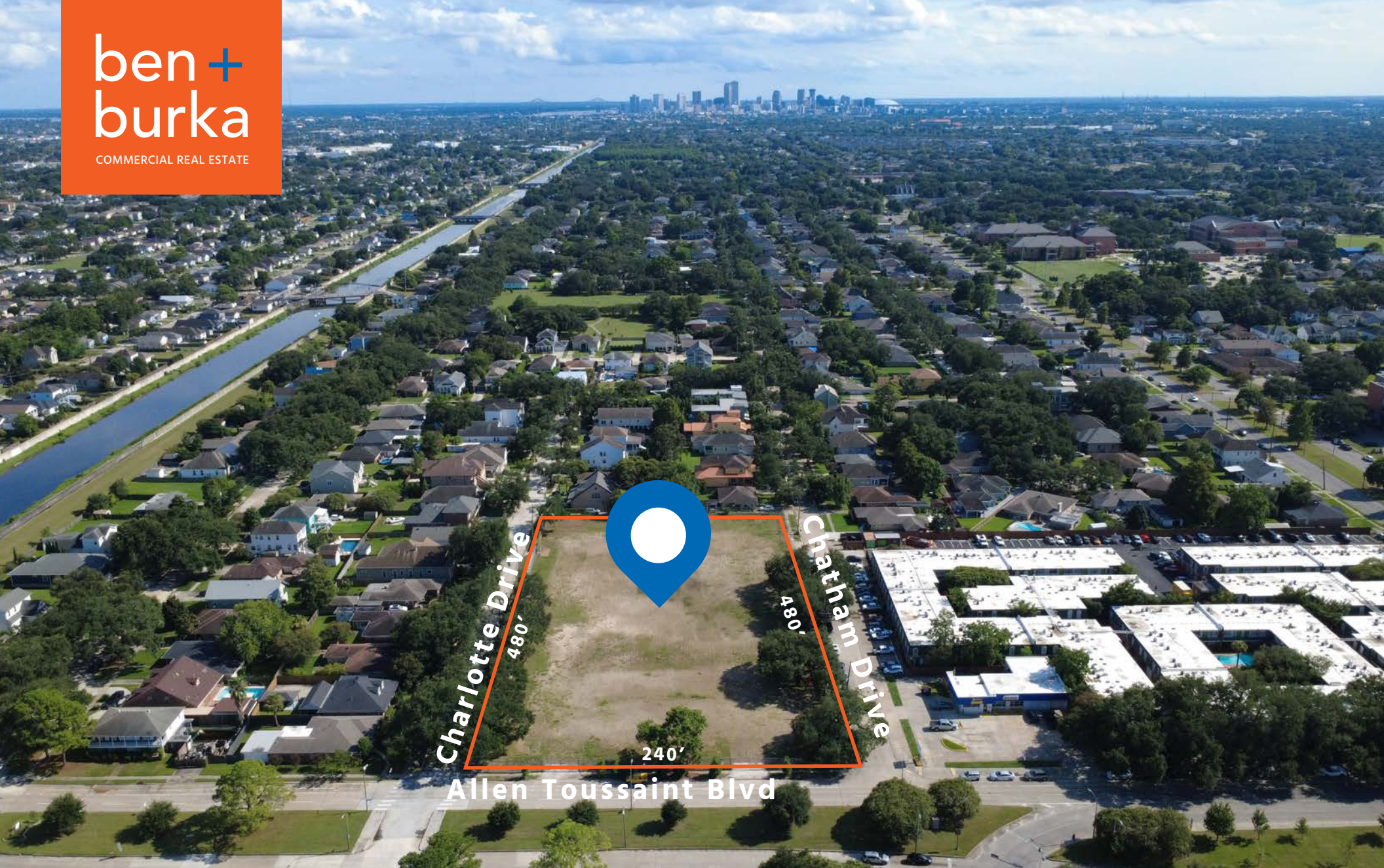




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GENTILLY RESIDENTIAL DEVELOPMENT SITE

6101 Chatham Drive, New Orleans, LA 70122

GENTILLY RESIDENTIAL DEVELOPMENT SITE

6101 Chatham Drive, New Orleans, LA 70122

DESCRIPTION

Available for sale, 6101 Chatham Drive represents a one-of-a-kind residential site in an excellent Gentilly location. Currently spanning 115,200 SF (± 2.64 acres), the rectangular-shaped, S-RS zoned site can be resubdivided into ± 16 standard residential lots, or a purchaser could pursue a rezoning to allow for denser development. Formerly home to Edward Hynes Charter School, the property has been fully cleared and is ready for development.

Ownership is offering the entire site (240' x 480') for sale at \$2,200,000, or would consider re-subdividing into regular lots (60' x 120') at \$160,000/lot, giving a builder, developer, or end user flexibility and the ability to phase construction across the site.

The property is located in a dense residential neighborhood, with easy access to major thoroughfares and retail nodes, as well as close proximity to UNO, Lake Pontchartrain, and City Park. Purchaser to confirm all zoning and resubdivision requirements.

LAND SIZE: 115,200 SF **SALE PRICE:** \$160,000 - \$2,200,000

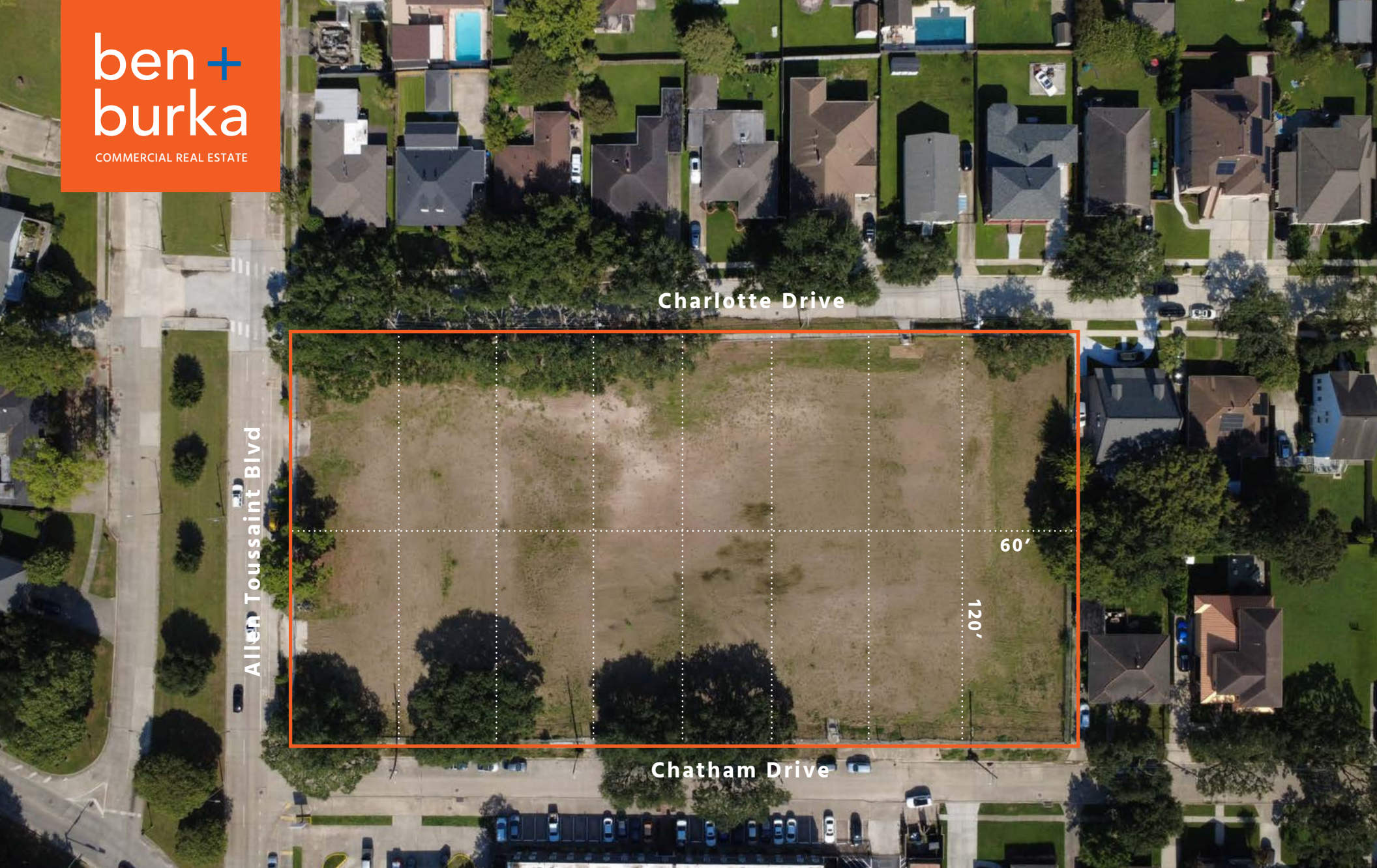
OF LOTS: 16+

ZONING: S-RS

DEMOGRAPHICS

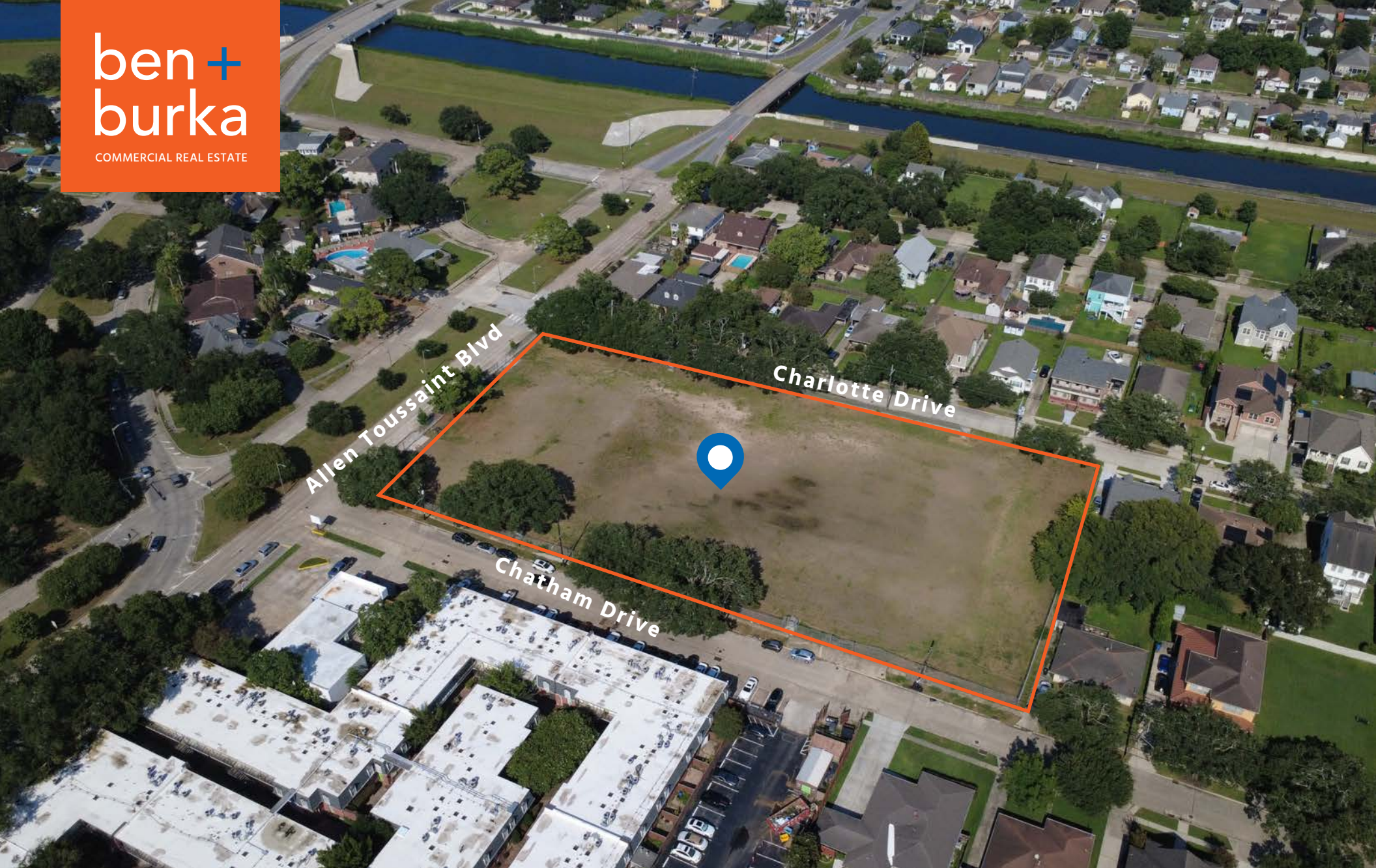
2026 DEMOGRAPHICS	3 minutes	5 minutes	10 minutes
POPULATION	8,053	22,811	92,066
AVERAGE HH INCOME	\$125,612	\$127,594	\$107,557





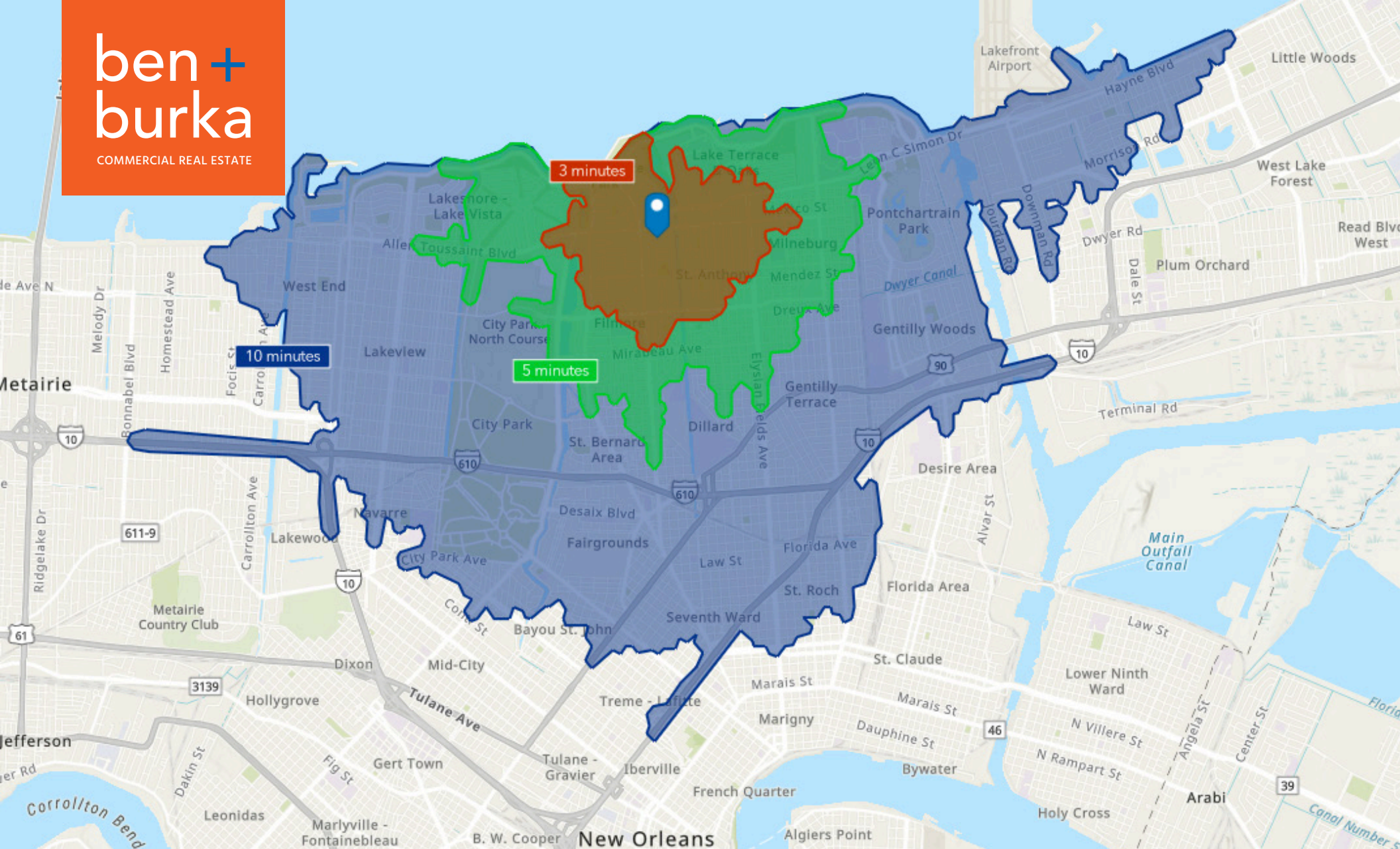
AERIAL VIEW

📍 6101 Chatham Drive, New Orleans, LA 70122



AERIAL VIEW

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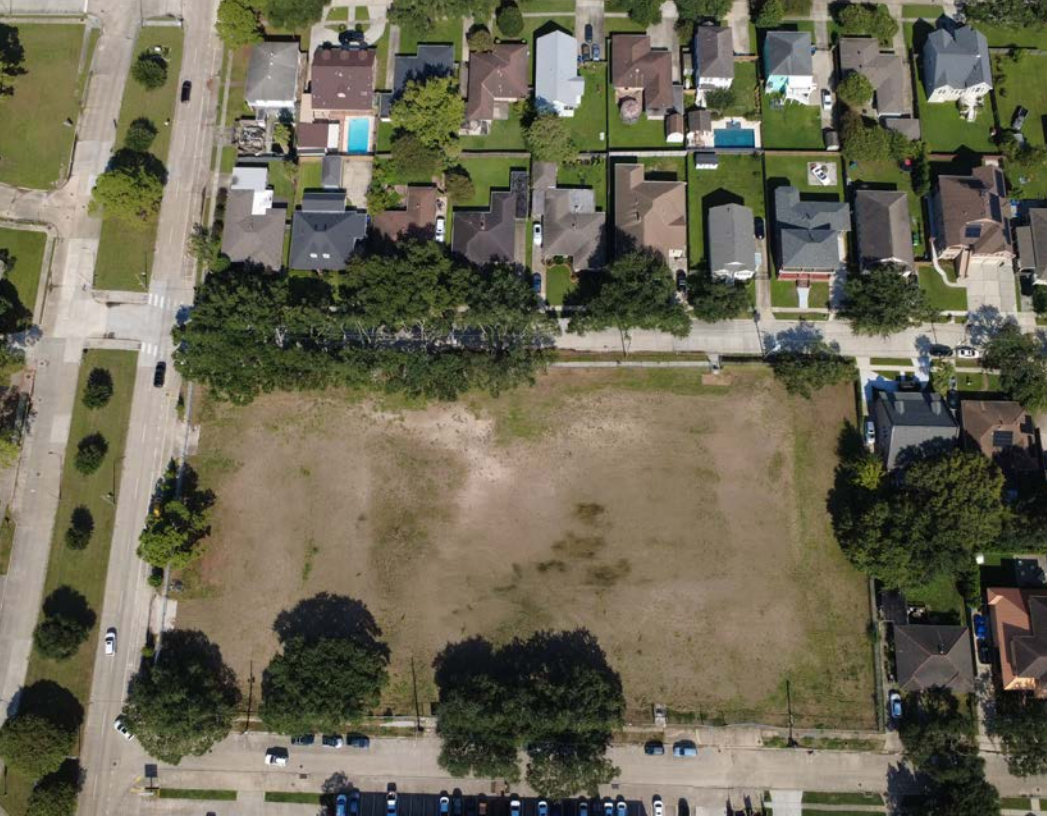


DRIVE TIME MAP

6101 Chatham Drive, New Orleans, LA 70122

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

ben + burka

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DRAFT