



# CORPORATE REALTY

201 St. Charles Ave., Suite 3811, New Orleans, LA 70170  
504.581.5005 | [corp-realty.com](http://corp-realty.com)

**NEW PRICE**

DEVELOPMENT LAND | FOR SALE

# Rare Opportunity to Acquire Vacant Lot in Marigny

**2524 Dauphine Street**  
NEW ORLEANS, LA 70117

**Austin Lavin** CCIM  
[alavin@corp-realty.com](mailto:alavin@corp-realty.com)  
504.581.5005



## VACANT LAND IN THE HEART OF MARIGNY

2524 Dauphine Street, New Orleans, LA 70117

### DESCRIPTION

Unlock the potential of one of New Orleans' most vibrant neighborhoods with this exceptional vacant lot located at 2524 Dauphine Street in the historic Marigny. This exceptional piece of real estate offers a unique opportunity to build a home or investment property in a culturally rich and dynamic area.

Located on the corner of Franklin Avenue and Dauphine Street, the approximately 5,000-sf lot is directly across

from The Franklin and only a few blocks from the stylish Hotel Peter and Paul. It is ideally located near popular restaurants, bars, nightlife, and industry that comprise this eclectic neighborhood. The Marigny was one of the earliest suburbs of New Orleans and today features a vast array of lovingly preserved Creole cottages, shotgun homes, two-story mixed-use buildings, and both Queen Anne and Eastlake style Victorian two-story residences.

### OVERVIEW

#### SIZE

5,190.8 sf

#### SALE PRICE

**\$760,000** ~~\$800,000~~

#### ZONING

HMC-1



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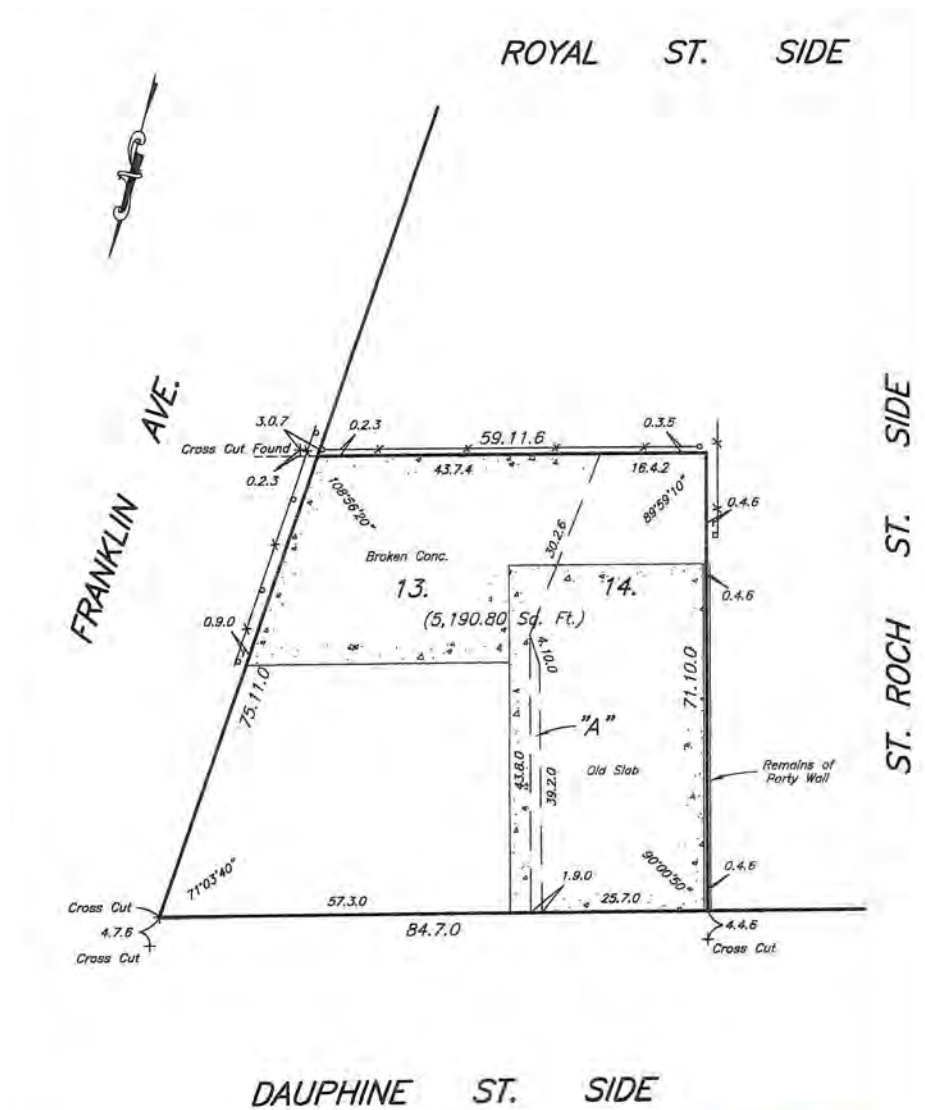
# 2524 DAUPHINE STREET SITE

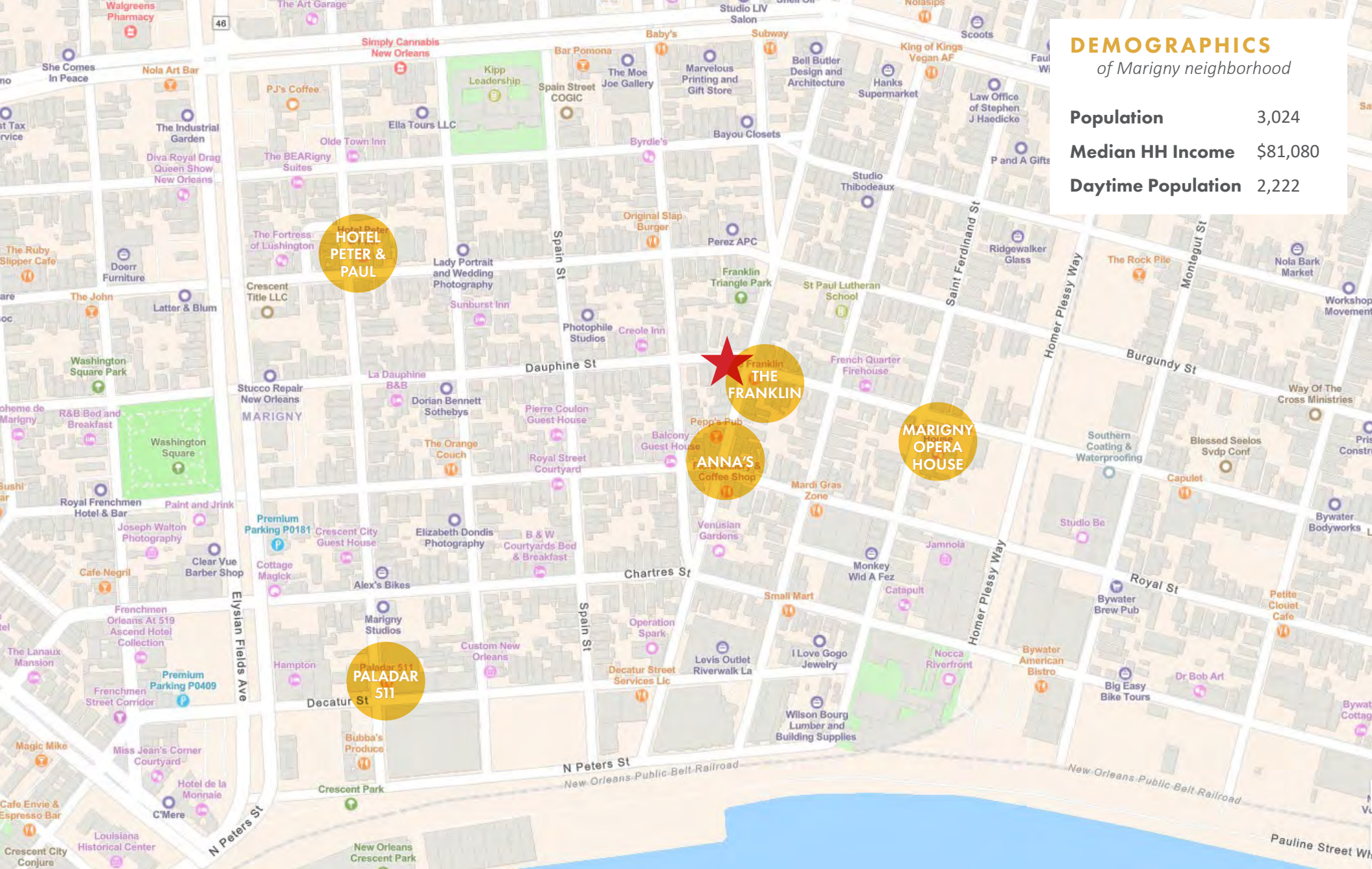
## FRONTAGE

Site has approximately 160 ft of street frontage on Franklin Avenue and Dauphine Street providing visibility, access and many options for development.

## ZONING

The **HMC-1 Historic Marigny/Tremé/Bywater Commercial District** is intended to provide for restricted retail stores and service establishments that will attract tourists and local residents without adversely affecting either the character of the historic Marigny/Tremé/Bywater area or nearby residences. This district also allows higher residential densities when a project is providing significant public benefits such as long-term affordable housing.





## DEMOGRAPHICS *of Marigny neighborhood*

<b>Population</b>	3,024
<b>Median HH Income</b>	\$81,080
<b>Daytime Population</b>	2,222

**2524 DAUPHINE STREET**



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