



CORPORATE REALTY

201 St. Charles Ave., Suite 4411, New Orleans, LA 70170
504.581.5005 | corp-realty.com

ECONOMY
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NO
PARKING

DEVELOPMENT OPPORTUNITY | FOR SALE OR FOR LEASE

Large Warehouse District Site Available

635 S. Peters Street

NEW ORLEANS, LA 70130

Austin Lavin CCIM
alavin@corp-realty.com
504.581.5005

Hayden Wren III CCIM, SIOR
hwren@corp-realty.com
504.581.5005



WELL POSITIONED DEVELOPMENT OPPORTUNITY

635 S. Peters St., New Orleans, LA 70130

PROPERTY DESCRIPTION

635 S. Peters St is a 28,870-sf development site located in the heart of New Orleans' Warehouse District, only a few blocks from the currently-under-renovation Caesars New Orleans (formerly the Harrah's New Orleans Hotel & Casino) and the New Orleans Ernest N. Morial Convention Center. This u-shape site encompasses one-story warehouses and a parking lot on Girod Street and wraps around the Ironworks, which is not part of the property. This site is well suited for a variety of developments including, but not limited to, hospitality, multi-family and mixed use projects.

The Warehouse District is a highly desirable destination. It developed in the 1840s with warehouses that were primarily used for businesses related to the Port of New Orleans. The 1984 World's Fair spurred economic rejuvenation, and today the neighborhood consists of a lively mix of commercial, residential, arts, dining, and shopping.

SIZE

28,870 sf land

LEASING PRICE

\$450,000 per year, NNN

SALE PRICE

\$7,500,000



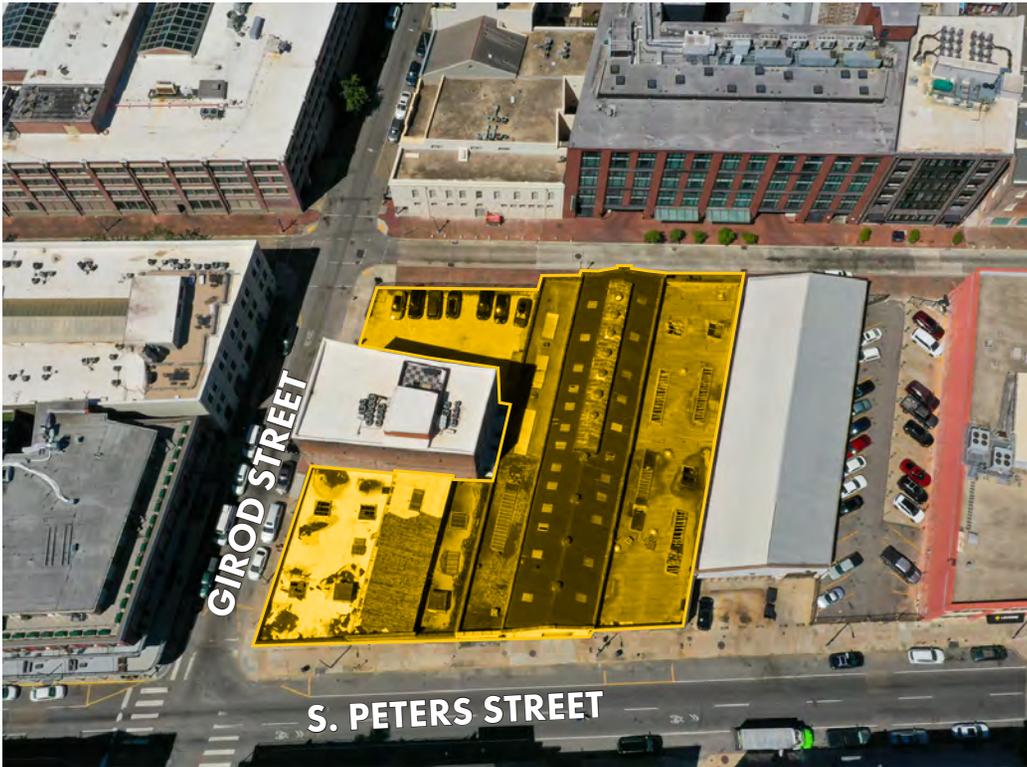
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635 S. PETERS STREET

ZONING



ZONING

CBD-6 Urban Core Neighborhood Mixed-Use District

The CBD-6 Urban Core Neighborhood Intensity Mixed-Use District is intended to provide for a downtown neighborhood environment with a mix of housing types, supporting residential services and commercial uses conveniently situated with respect to employment opportunities. The CBD-6 District is intended to accommodate a higher concentration of certain commercial uses than the CBD-5 District, and is particularly suited for the Warehouse District.



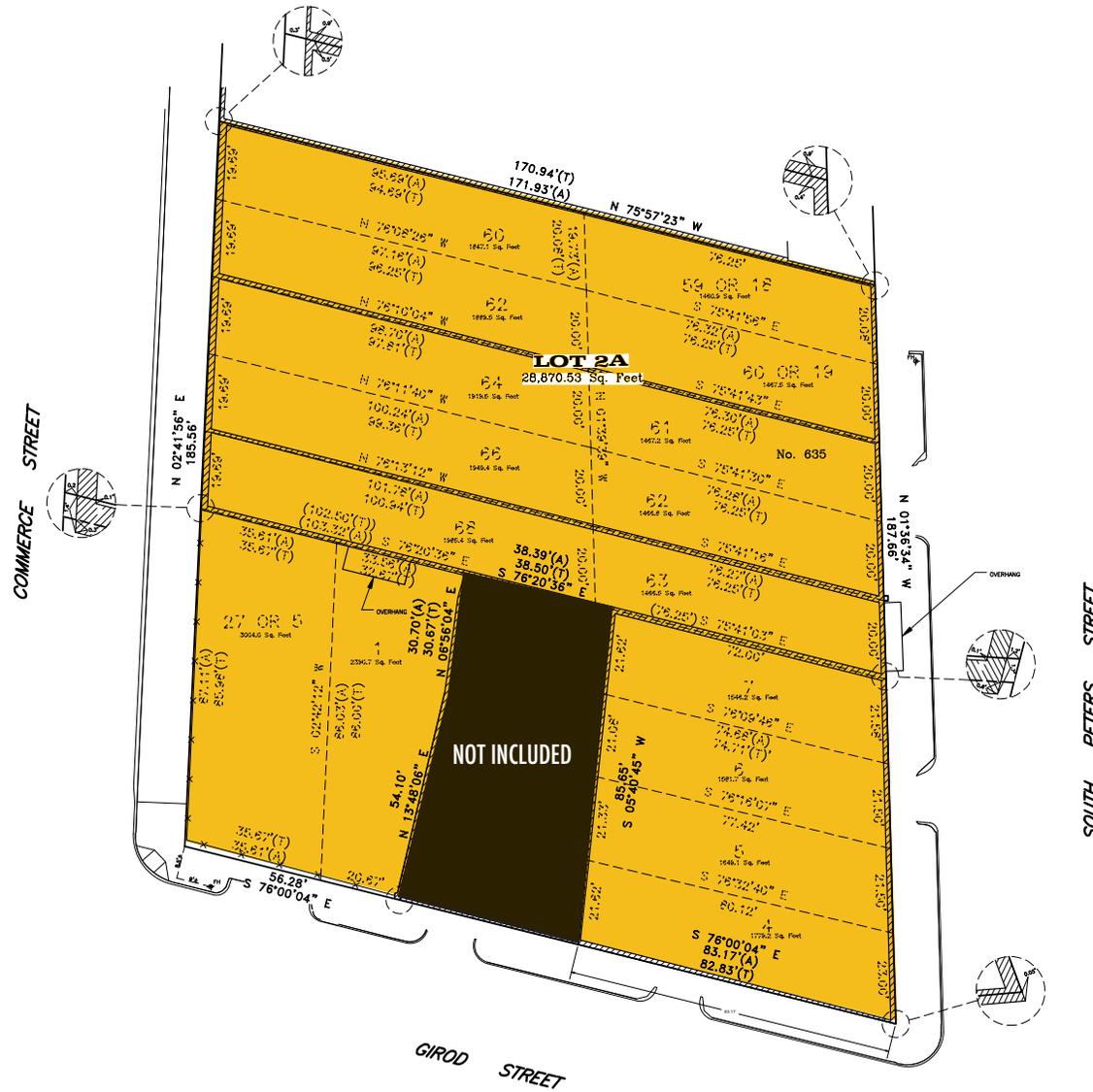
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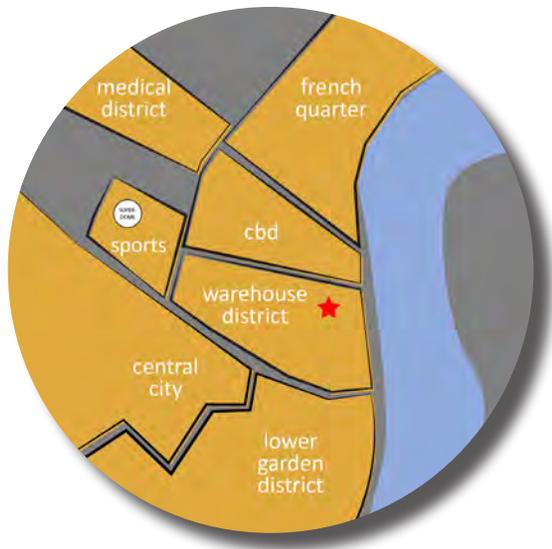
SURVEY



635 S. PETERS STREET

NEIGHBORHOOD AMENITIES

The Warehouse Historic District today has achieved an enviable balance of downtown lifestyle in its combinations of residential apartment/condominium units and eclectic office buildings converted from former warehouse space, shopping, entertainment, arts destinations, and more. The National World War II Museum and “Gallery Row” on Julia Street draw visitors and tourists alike. Close adjacency to the Central Business District, a vital area for office towers and governmental buildings, affords easy walkability to courthouses, law firms, City Hall, banks, and the sports arena. It is also close to the French Quarter, the Four Seasons Hotel & Residences, and the planned mixed-use development River District New Orleans.



LOCATION



The Warehouse District boundaries are formed by Magazine, Lafayette/Constance Streets, Poydras Street, Convention Center Boulevard, and the Pontchartrain Expressway.

RESTAURANTS



The area has a rich variety of food, from award-winning restaurants to casual bistros. Some of these include Pêche Seafood Bistro, Cochon and Cochon Butcher, and Emeril's.

TRANSPORTATION



The area is serviced by the St. Charles streetcar line and 24-hour bus lines along Magazine Street and other corridors.

ARTS



The Arts District, a subsection of the Warehouse District, is known for the large number of galleries and nationally-renowned museums in the surrounding blocks.

NEIGHBORHOOD



Residential population is approximately 7,814 with a daytime population of 45,665.*

**Information obtained from 3-minute drive time for subject property.*



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CORPORATE REALTY



- ▲ Hotels
- Residential

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