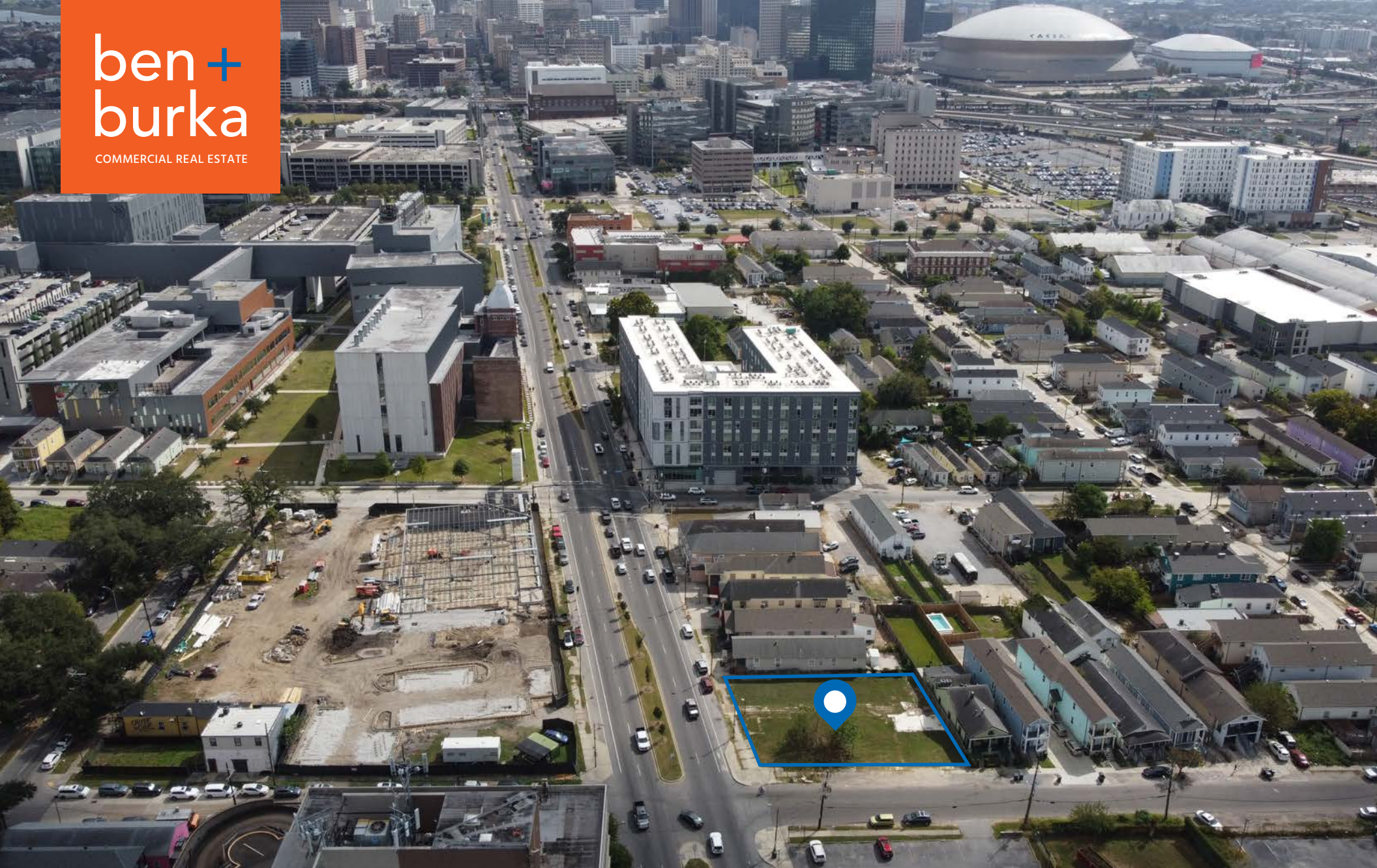




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+ 504.301.1002



TULANE VACANT LAND

2536-42 Tulane Avenue, New Orleans, LA 70119



TULANE LAND ACROSS FROM TRADER JOES

2536-42 Tulane Avenue, New Orleans, LA 70119

DESCRIPTION

This ±11,738 SF corner lot, located at 2536-42 Tulane Ave, offers an unparalleled opportunity for development. Situated directly across from the Trader Joe's, this property is primed for a wide range of commercial uses, including retail, restaurants, multi-family, and office. The generous MU-2 zoning allows for construction of up to 7 stories or 85' in height.

The property is fully cleared and encompasses three lots of record, and features ±100 feet of frontage on Tulane Ave and ±120 feet of frontage on S. Dorgenois Street. In addition to across the street from Trader Joes, the property is in close proximity to the VA Hospital, LSU Medical Center, University Medical Center, and a number of local and national restaurants and retailers. The property is less than a mile from the Super Dome and the French Quarter.

LAND SIZE: 11,738 sf

ZONING: MU-2

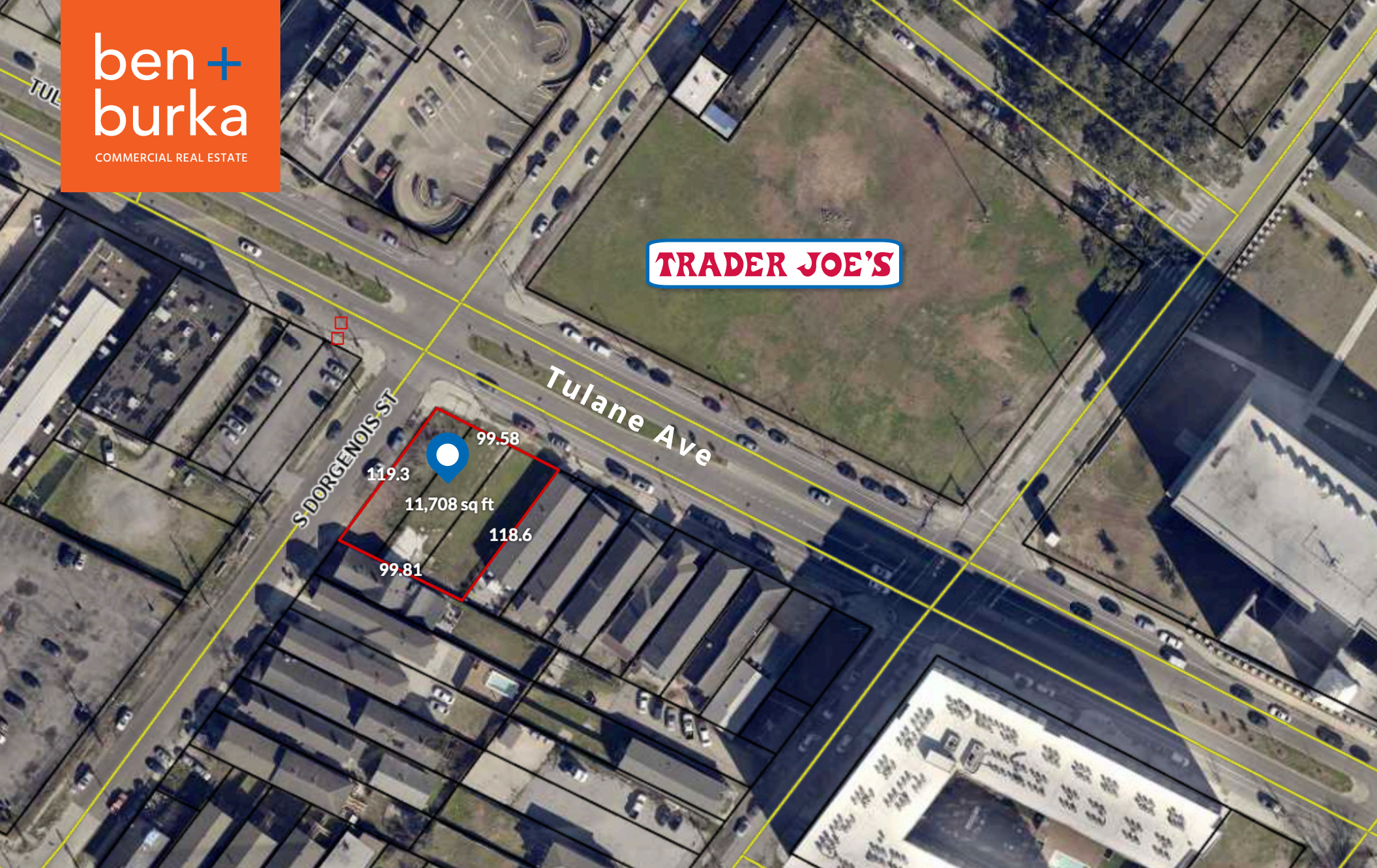
PROP TYPE: Vacant Land

SALE PRICE: \$990,000

DEMOGRAPHICS

2024 DEMOGRAPHICS	3 minutes	5 minutes	10 minutes
POPULATION	10,018	37,607	197,207
AVERAGE HH INCOME	\$60,033	\$69,061	\$94,221

TRADER JOE'S



AERIAL VIEW

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French Quarter

CBD

Super Dome

University Medical Center
New Orleans
LCMC Health

LSU Health
NEW ORLEANS



VA U.S. Department of Veterans Affairs

24
24
TULANE

TRADER JOE'S

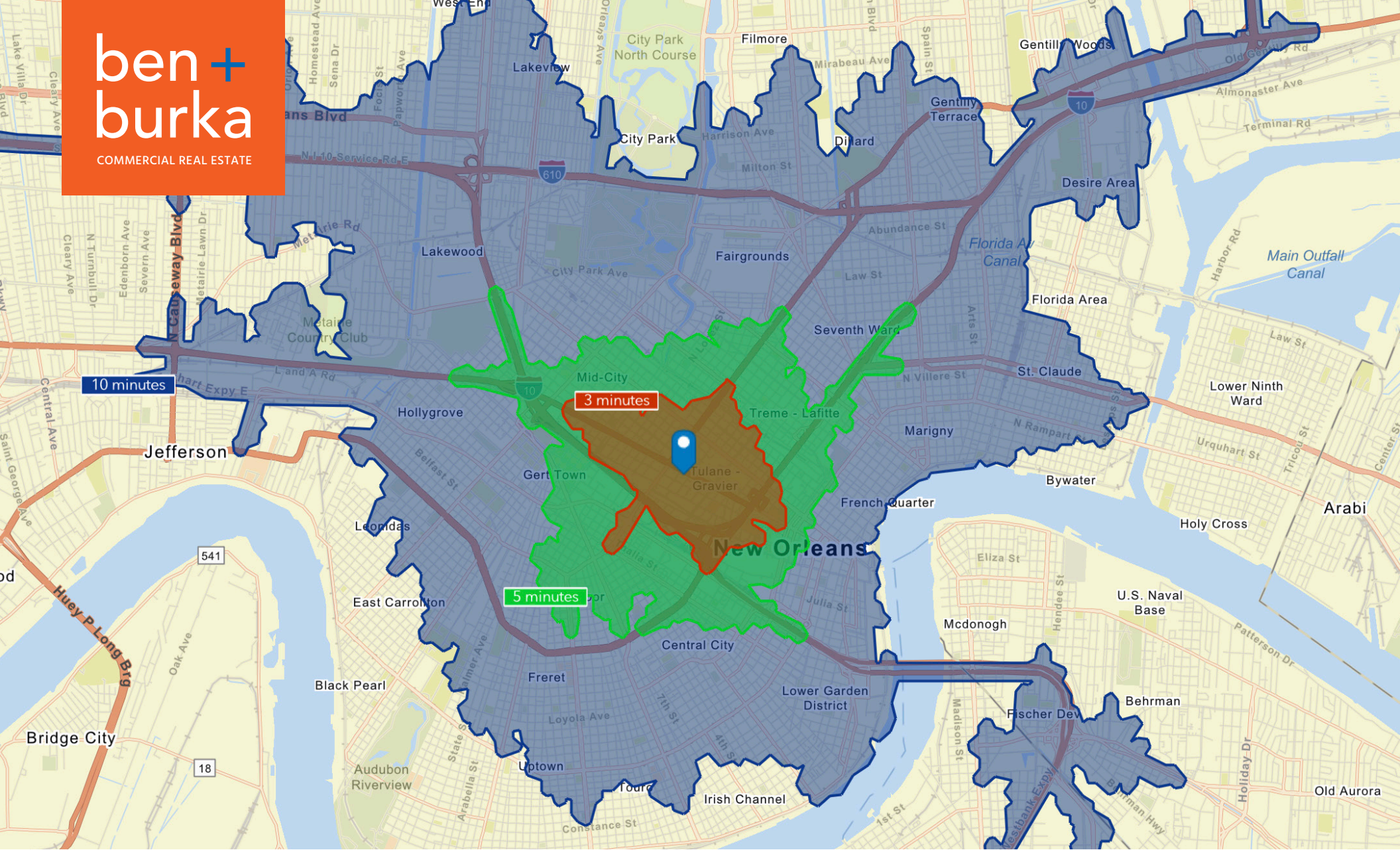


POINTS OF INTEREST MAP

 2536-42 Tulane Avenue, New Orleans, LA 70119

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DRIVE TIME MAP

📍 2536-42 Tulane Avenue, New Orleans, LA 70119

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

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— LICENSED IN THE STATE OF LOUISIANA —

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