



CORPORATE REALTY

201 St. Charles Ave., Suite 3811, New Orleans, LA 70170
504.581.5005 | corp-realty.com

NEW PRICE

DEVELOPMENT OPPORTUNITY | FOR SALE

Vacant Land in the Heart of the French Quarter

Prominent Site at
808-810 Royal Street
NEW ORLEANS, LA 70116

William Sadler
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EXTREMELY RARE DEVELOPMENT OPPORTUNITY

808-810 Royal Street, New Orleans, LA 70116

DESCRIPTION

This vacant 29' x 67' land parcel in the heart of the French Quarter provides a rare opportunity for new development in one of the city's most highly visited neighborhoods. Prestigious Royal Street is known for its charming architecture and vibrant arts scene and is one of the French Quarter's most iconic streets. This specific location is adjacent to art galleries and only one block from Jackson Square, with its abundance of restaurants, shops, and attractions. The site's zoning of VCC-1 permits a variety of uses, from residential to neighborhood commercial, to service both residents and tourists, ensuring an exciting new addition to the neighborhood.

OVERVIEW

SIZE	1,943 sf site 29' x 67'
LOCATION	Between Saint Ann St. and Dumaine St.
SALE PRICE	\$1,999,995 \$2,495,000
ZONING	VCC-1



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808-810 ROYAL STREET

FRENCH QUARTER



Royal Street is one of the most glamorous destinations in the French Quarter, running thirteen blocks and featuring high-end galleries and antique shops, fine restaurants, luxury hotels, and more. The 800 block of Royal is part of what is sometimes called the “Royal Street Arts District” and is the setting for the annual Dirty Linen Night in August, a gallery-hopping party that attracts both locals and visitors.

808-810 Royal Street is across the street from numerous art galleries, one block from Jackson Square, and only a few blocks

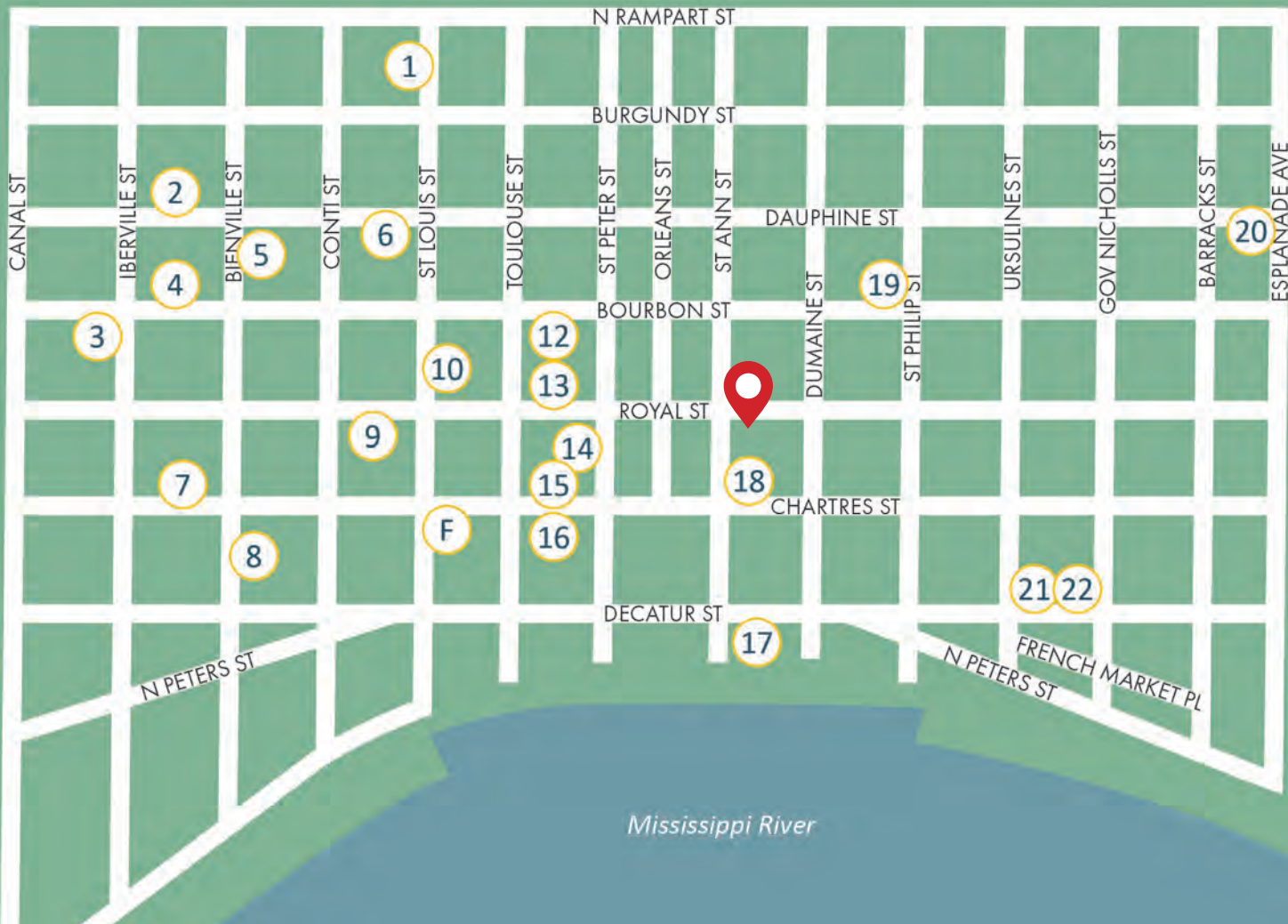
from destinations like the antique shop M.S. Rau, Brennan’s Restaurant and The Historic New Orleans Collection. Surrounding streets are filled with a rich variety of shops, restaurants, and hotels, and Bourbon Street is on the next block.

This property is in the heart of the city’s bustling tourism industry in an area with high foot traffic year round as well as along the route of multiple Mardi Gras parades. It is an ideal opportunity for a business/residence.



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Restaurants

- | | | |
|-----------------------|--------------------------|-------------------------------|
| 1. Jewel of the South | 9. Brennan's | 17. Café Du Monde |
| 2. Killer PoBoys | 10. Antoine's | 18. Muriel's |
| 3. Acme Oyster House | 11. Napoleon House | 19. Lafitte's Blacksmith Shop |
| 4. Galatoire's | 12. Pat O'Brien's | 20. Port of Call |
| 5. Arnaud's | 13. Court of Two Sisters | 21. Coop's Place |
| 6. Bayona | 14. Gumbo Shop | 22. Cane & Table |
| 7. Fives | 15. Sylvain | |
| 8. Irene's | 16. Doris Metropolitan | |



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Landmarks

- | | | |
|--|---------------------------------|----------------------------|
| 1. Museum of Death | 7. Woldenberg Park | 13. Congo Square |
| 2. Louisiana Supreme Court | 8. Jax Brewery | 14. Louis Armstrong Park |
| 3. The Historic New Orleans Collection | 9. Steamboat Natchez | 15. Upper Pontalba |
| 4. Preservation Hall | 10. French Market | 16. Lower Pontalba |
| 5. Jackson Square | 11. U.S. Mint | 17. Shops at the Colonnade |
| 6. U.S. Customs House | 12. Old Ursuline Convent Museum | |

Hotels

- | | | |
|-------------------------------------|---------------------------------|--------------------------------------|
| 1. Saint Hotel | 9. Royal Sonesta | 17. Hotel St. Marie |
| 2. Courtyard New Orleans Downtown | 10. Hotel Mazarin | 18. Maison Dupuy Hotel |
| 3. The Ritz-Carlton Hotel | 11. Wyndham N.O. French Quarter | 19. Best Western + FQ Landmark Hotel |
| 4. Maison Orleans | 12. Hotel Monteleone | 20. Bourbon Orleans Hotel |
| 5. Hyatt French Quarter New Orleans | 13. New Orleans Marriott | 21. Place D'Armes |
| 6. Crown Plaza N.O. French Quarter | 14. One11 Hotel | 22. Bienville House |
| 7. Chateau LeMoyné Holiday Inn | 15. Omni Royal New Orleans | |
| 8. Dauphine Orleans Hotel | | |



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