

# New Orleans

## Regional Real Estate Development and Investment Opportunities

September 20, 2020





## Statement of Purpose :: Disclaimer

Downtown Development District of New Orleans, The City of New Orleans Office of Economic Development, Greater New Orleans, Inc. and New Orleans Business Alliance has compiled this inventory of properties that it considers potential opportunities for redevelopment.

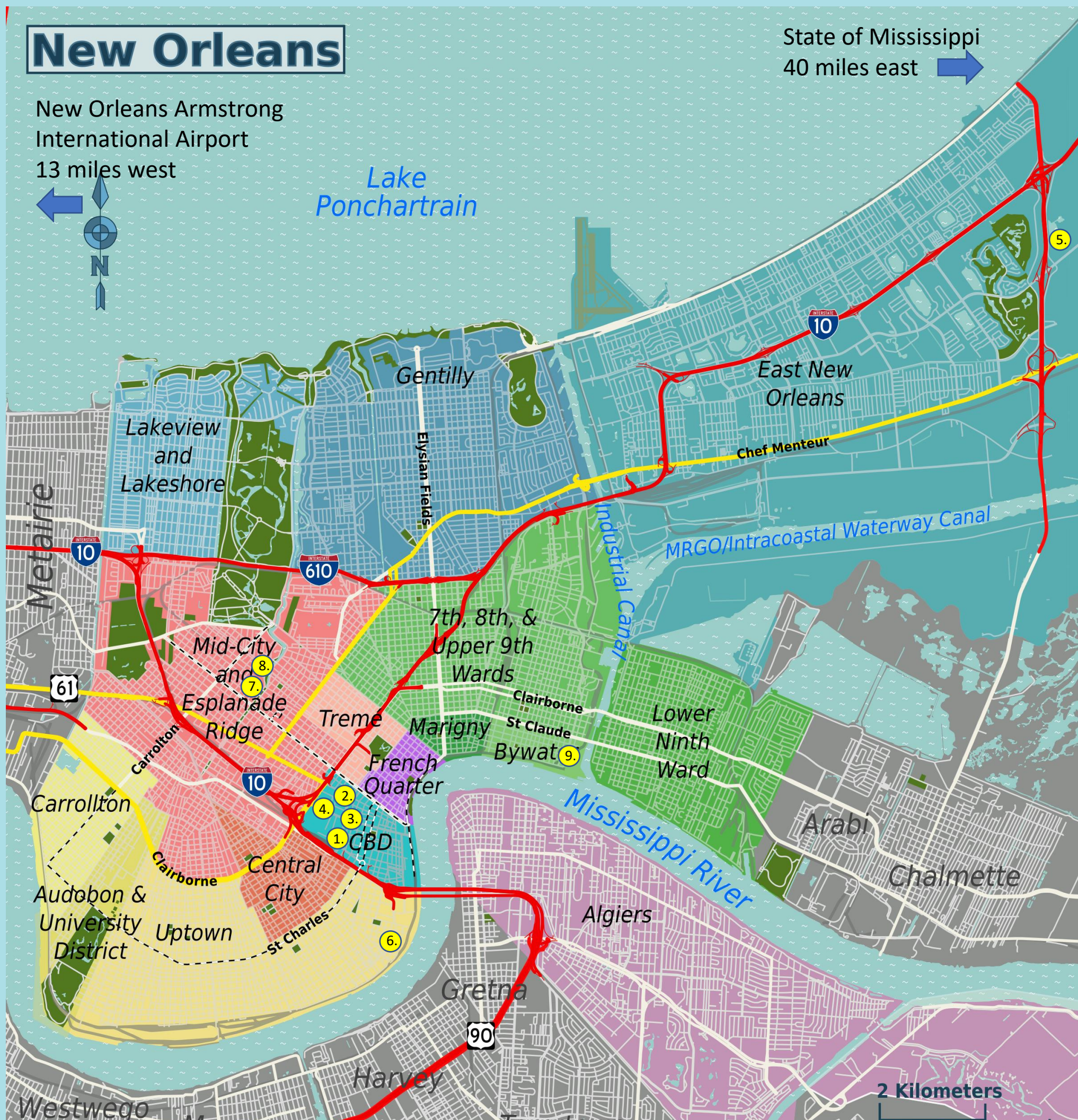
Each of the above mentioned organizations has no ownership or agency relationship with any of these properties and provides this listing solely for the benefit of the reader.

While the each economic development agencies mentioned above believes this information to be accurate, no assurances are made as to the accuracy of any of the information included herein.





# Real Estate Development Opportunities Site Locations



1. Plaza Tower

2. Coleman Property :: Canal Street

3. Coleman Property :: Loyola Avenue

4. Former VA Hospital Complex

5. Six Flags :: Jazzland Theme Park

6. Market Street Power Station

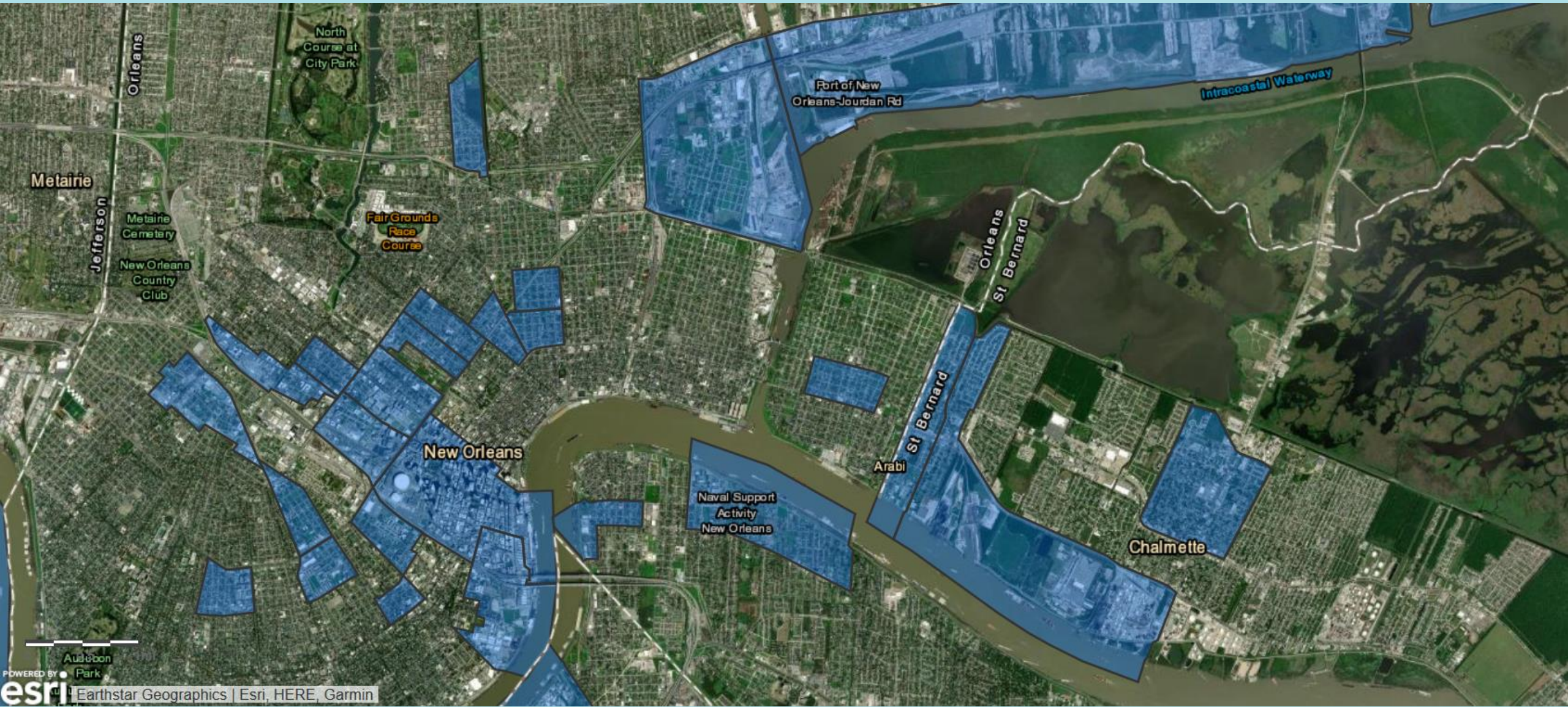
7. Lindy Boggs Hospital

8. Conti-Jefferson Davis Parcel

9. Naval Support Facility



New Orleans Opportunity Zones





# Plaza Tower

1001 Howard Avenue  
New Orleans

Map # 1

Key Highlights:

- > 45 floor high rise building
- > Located on the edge of Downtown New Orleans.
- > Area 485,000 square feet

Vacant since 2002. Property has been gutted.

Fronts Howard Avenue,  
South Rampart Street, Julia Street and Loyola Avenue

Completed 1969

Height 531 feet

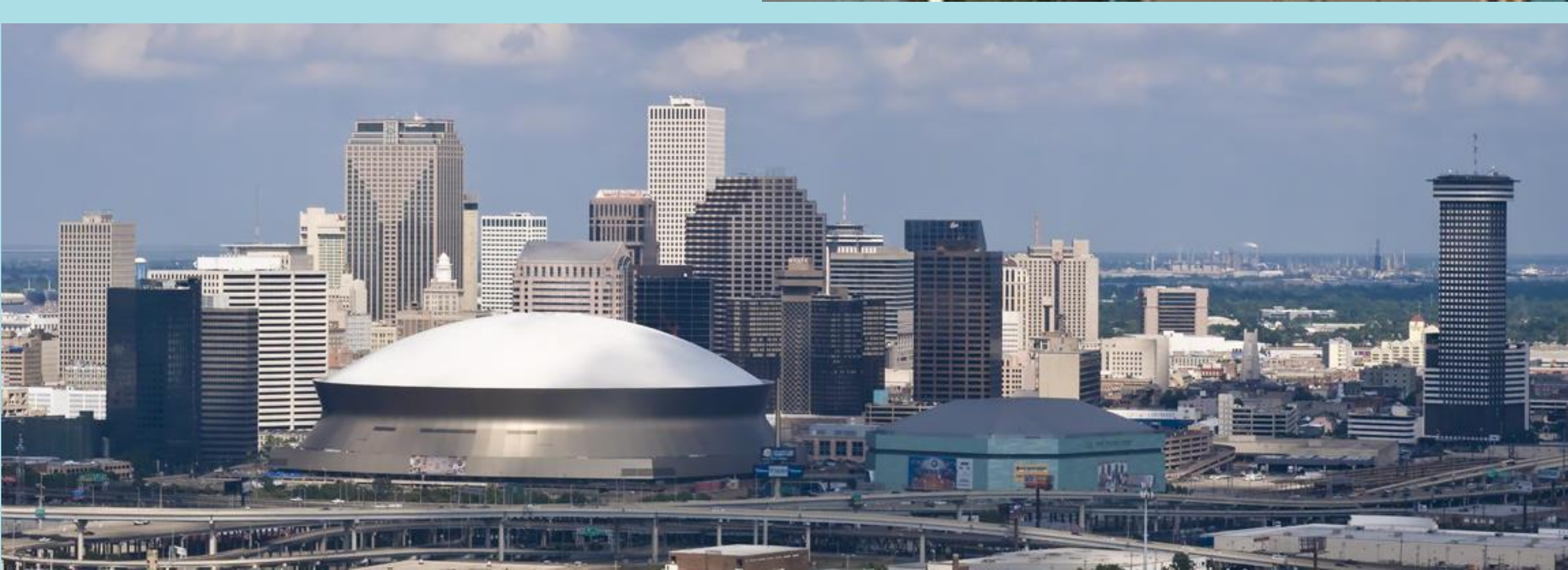
Ranks 3rd Tallest building in New Orleans

Located in the Downtown Development District

Building is historic, tax credit eligible and located within an opportunity zone.

Contact Joseph Jaeger at MCC Group, LLC

3001 17th St  
Metairie, LA 70002  
(504) 833.8291





# 1542 Canal Street

1542 Canal Street  
New Orleans

Map # 2

Key Highlights:

- > 80,000 square foot vacant parcel
- > Canal Street between Villere and Robertson Streets.

Located in the Downtown Development District

Located within an opportunity zone.

Contact: Tommy Coleman

TBC Office

935 Gravier Street, New Orleans, LA 70130

(504) 586.0566





# Loyola Avenue Parcel

380 Loyola Avenue  
New Orleans

Map # 3

Key highlights:

- > 55,940 square feet
- > Vacant land located near City Hall, Duncan Plaza, Mercedes-Benz Superdome and Charity Hospital redevelopment

Coleman family Property located on Loyola Avenue at Perdido Street.

Located in the Downtown Development District and adjacent to the Holiday Inn Downtown.

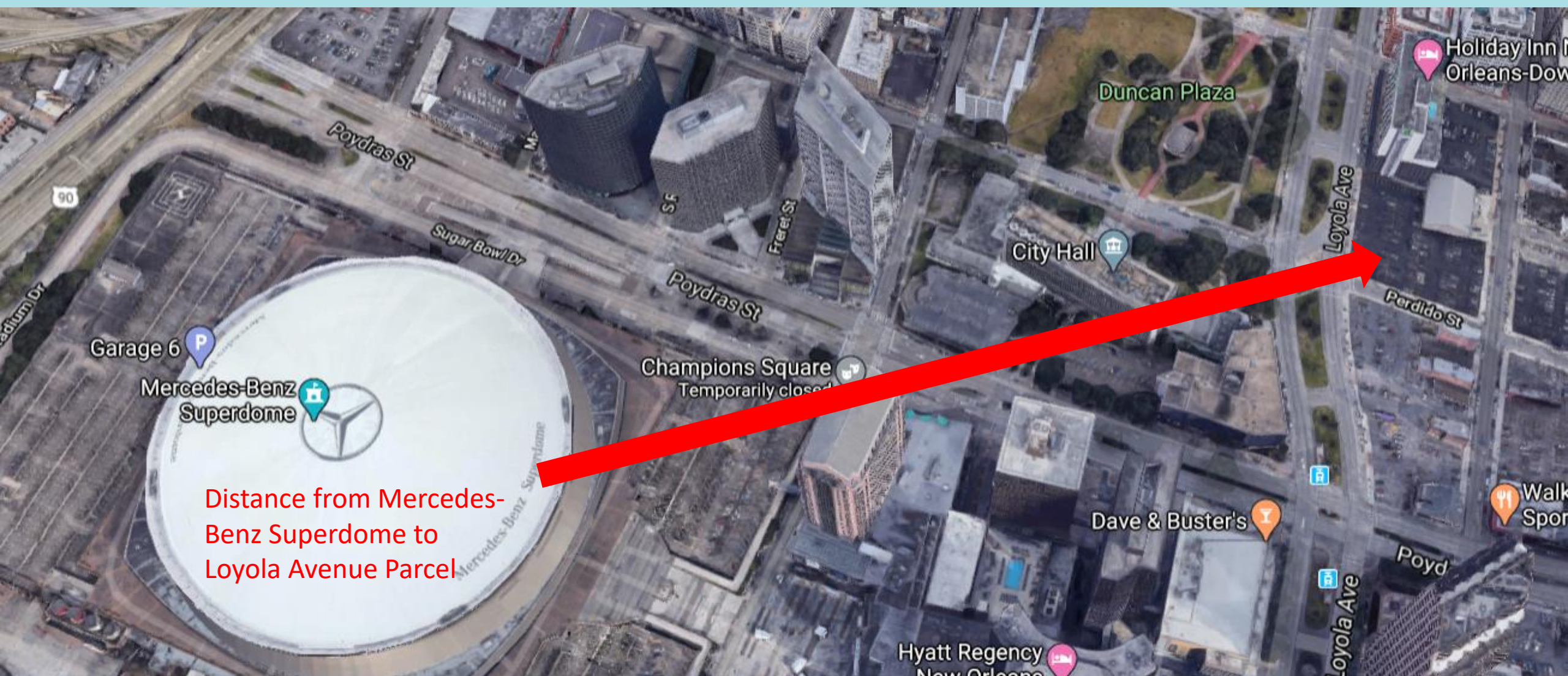
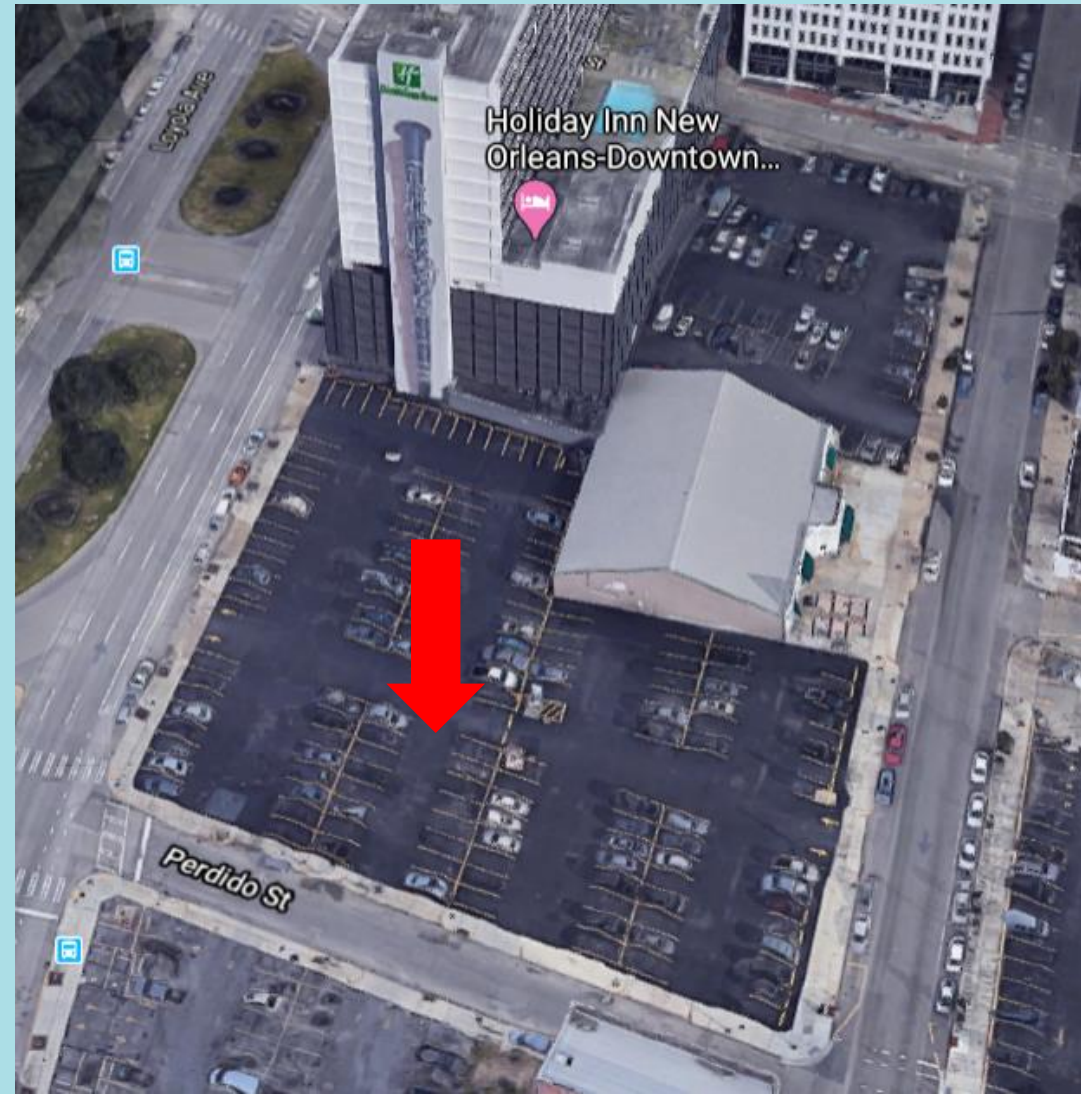
The property is located in an Opportunity Zone.

Contact: Tommy Coleman

TBC Office

935 Gravier Street, New Orleans, LA 70130

(504) 586.0566





# VA Hospital Complex

1530 Gravier Street  
New Orleans

Map # 4

Key Highlights:  
> 1-million square feet (Approx)

The former VA hospital complex consists of multiple structures and a multi-level parking garage. The VA complex is located in the vicinity of the Charity Hospital Redevelopment District. Attractively positioned between the Mercedes-Benz Superdome, Interstate-10, French Quarter and Central Business District.

Several structures within the complex are historic, tax credit eligible and located within an opportunity zone.

Contact:  
Jeffrey Schwartz  
*Director of Economic Development*  
City of New Orleans  
1340 Poydras Street | Suite 1800  
(504) 658.4954





# Six Flags : Jazzland Theme Park

12301 Lake Forest Boulevard  
New Orleans

Map # 5

Key Highlights:

- > 141 acres of a 220-acre site
- > Adjacent to Bayou Sauvage, the largest urban wildlife refuge in the U.S.

Jazzland Theme Park : Six Flags New Orleans was constructed in 1999-2000. on The property sits on a man-made basin and natural lake. Contains several permanent buildings and facilities. The complex has been vacant since 2005.

Located in the eastern New Orleans community at the intersection of Interstate-10 and Interstate-510

The property is located within an opportunity zone.

Contact:

Jeffrey Schwartz

*Director of Economic Development*

City of New Orleans

1340 Poydras Street | Suite 1800

(504) 658.4954





# Market Street Power Station

1601 South Peters Street  
New Orleans

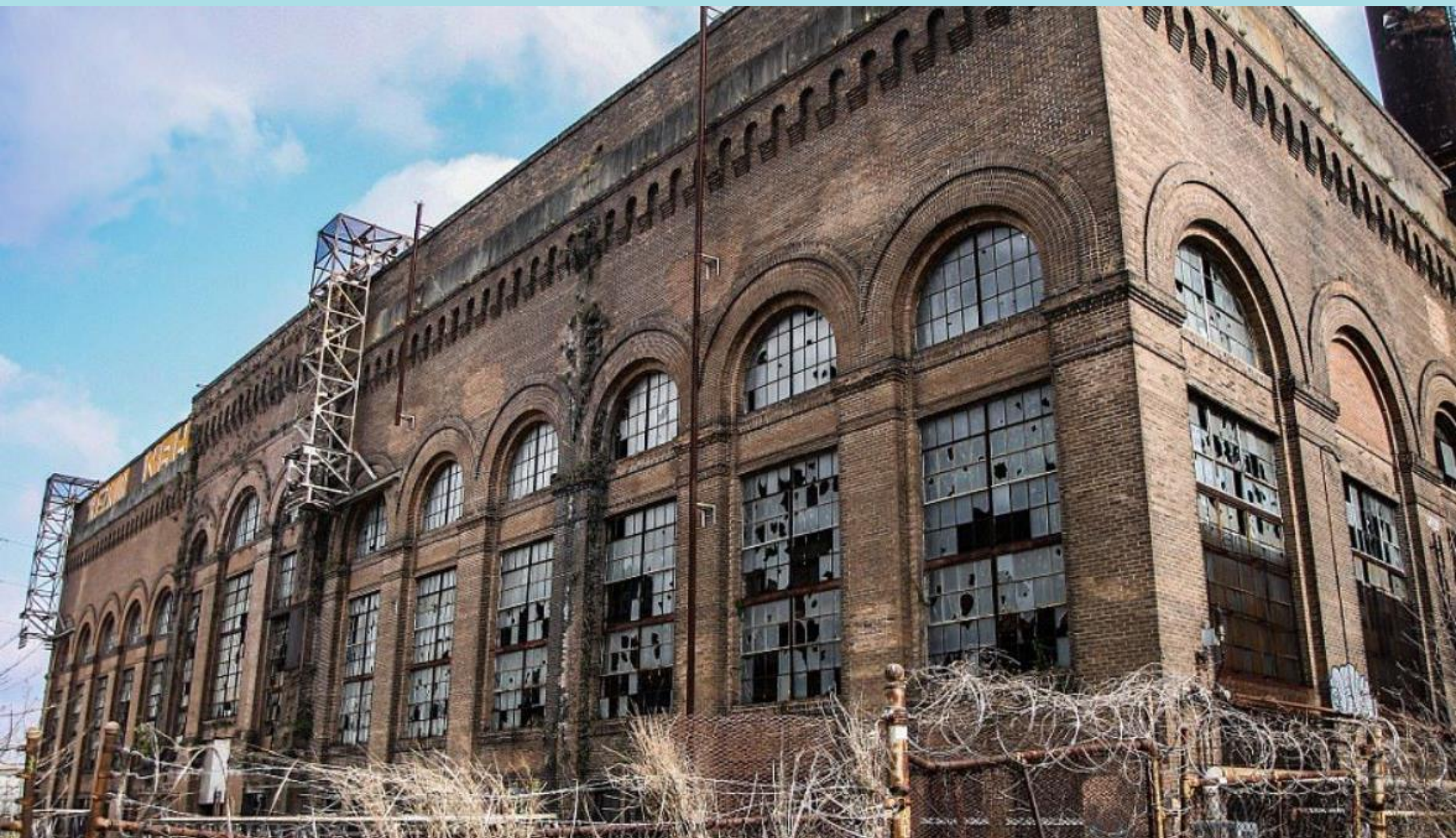
Map # 6

## Key Highlights:

- > Market Street Power Plant is a vacant, historic, early 20th structure
- > 6 1/2-7 acres of land
- > Adjacent to expansion phase of the Morial Convention Center, located along the Mississippi River in the Lower Garden District of New Orleans.

Building is historic, tax credit eligible and located within an opportunity zone.

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3001 17th St  
Metairie, LA 70002  
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# Lindy Boggs Medical Center

301 N Jeff Davis Parkway  
New Orleans

Map # 7

Key Highlights:

- > Land area, 189,007 Square Feet
- > Located within 1.2 miles from University Medical Center and VA Hospital.
- > Located 1.2 miles from Delgado Community College
- > Located 1.5 miles from the New Orleans Central Business District

Mercy Hospital originally opened on Bayou St. John in 1953. In 1993, Mercy merged with Southern Baptist Hospital, and the two facilities operated their respective campuses as Mercy + Baptist. Later, Tenet Healthcare bought the Mid-City facility and renamed it in honor of Lindy Boggs, who served as a member of the U.S. House of Representatives. The facility has been vacant since 2005.

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# Conti – Jefferson Davis Parcel

400 North Clark Street  
New Orleans

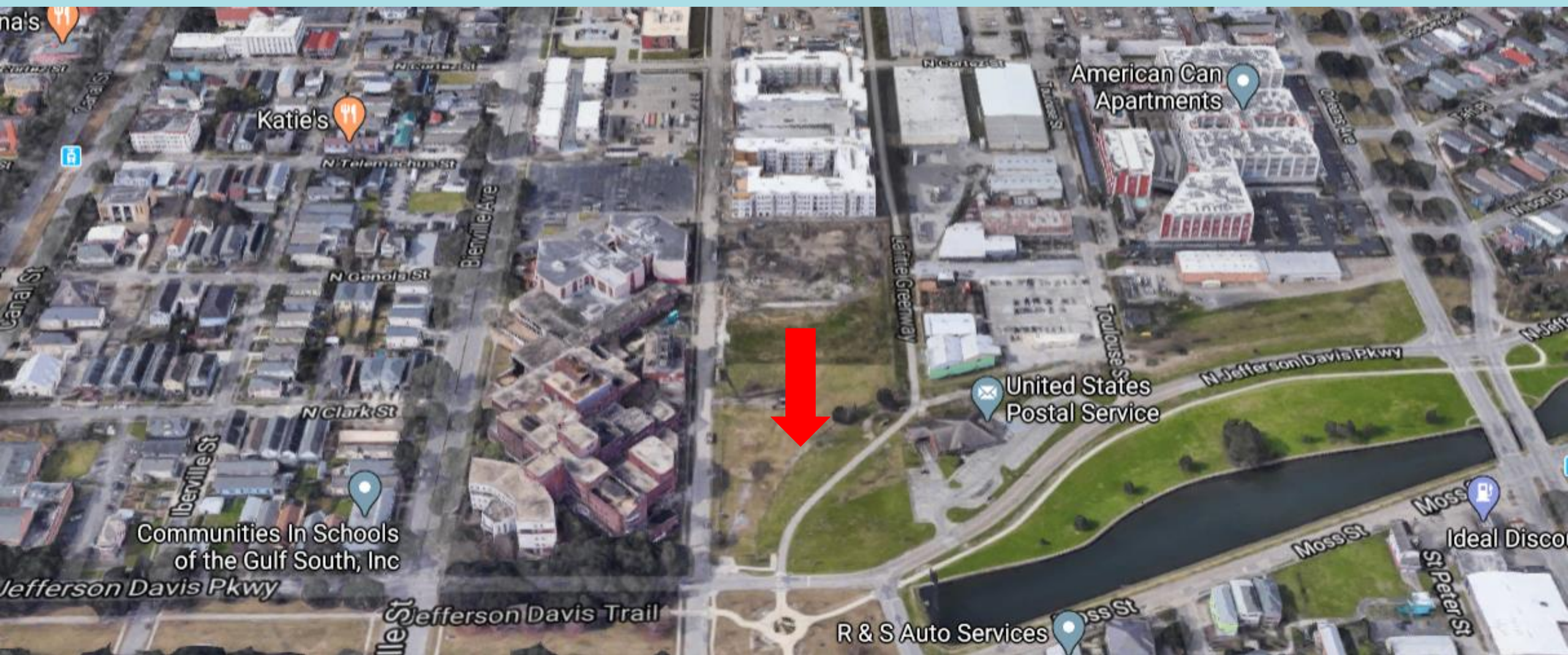
Map # 8

## Key Highlights:

- > 4 acre parcel adjacent to Lindy Boggs Medical Center
- > Located on the Lafitte Greenway and Bayou St John.

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(504) 833.8291





# Naval Support Activity

600 Poland Avenue  
New Orleans

Map # 9

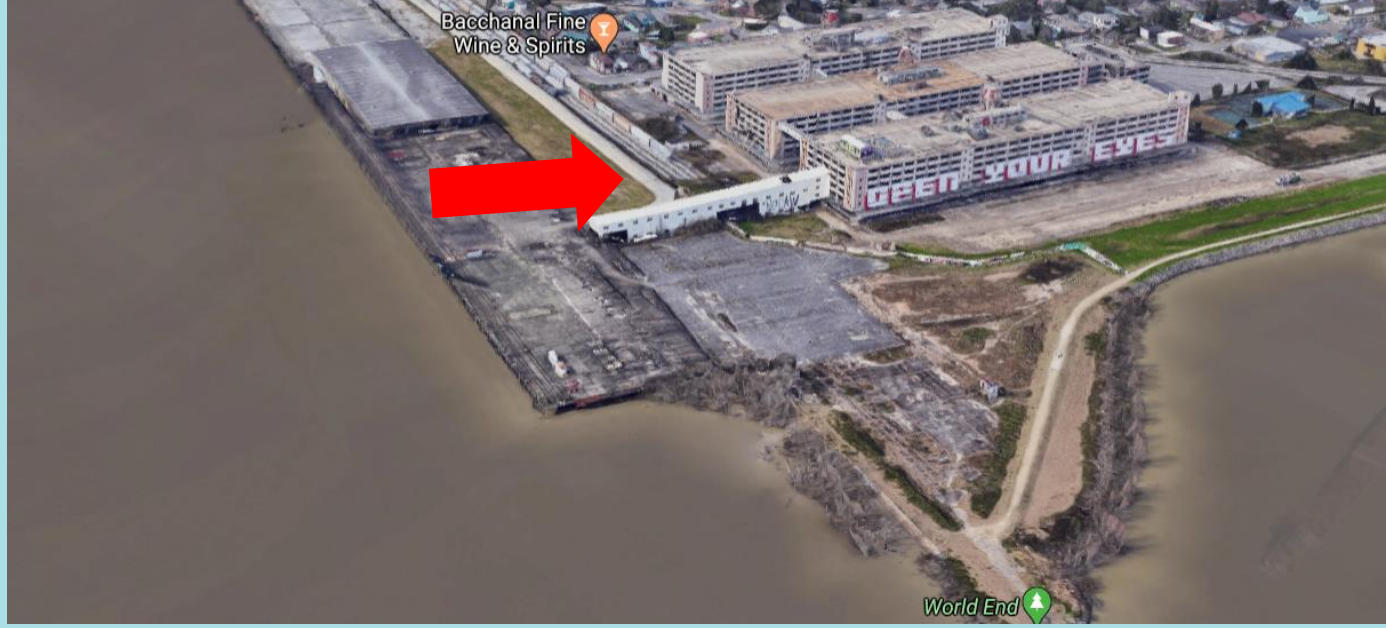
Key Highlights:

- > Comprised of 1.5 million SF
- > The Naval Support Activity (NSA New Orleans) is, consisting of three, six-story buildings that are located on the Mississippi Riverfront.
- > Located in the Bywater neighborhood of New Orleans.

The property is considered historic and eligible for historical tax credits. The land area is 965,725 square feet.

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(504) 833.8291





## Contact Information:

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