



FOR SALE

600 JACKSON AVENUE

**15,741 SF CORNER
REDEVELOPMENT
SITE**

HISTORIC NEIGHBORHOOD
MIXED USE DISTRICT (HU-MU)

NAI Rampart

**BERKSHIRE
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Property Details

Narrative Description

This former gas station property presents a unique opportunity for visionary developers. Located at 600 Jackson Avenue, the site spans an impressive 15,741 square feet, offering ample space for a transformative development project.

Land and Location

This expansive corner lot, with its substantial land area of approximately 15,741 square feet, lies within the HU-MU. The zoning designation speaks to the area's rich history and diverse potential, allowing for a blend of residential, commercial, and cultural uses. Its prime location and sizeable footprint make it an ideal candidate for a new construction project that can leverage the site's historical context while introducing modern amenities and design.

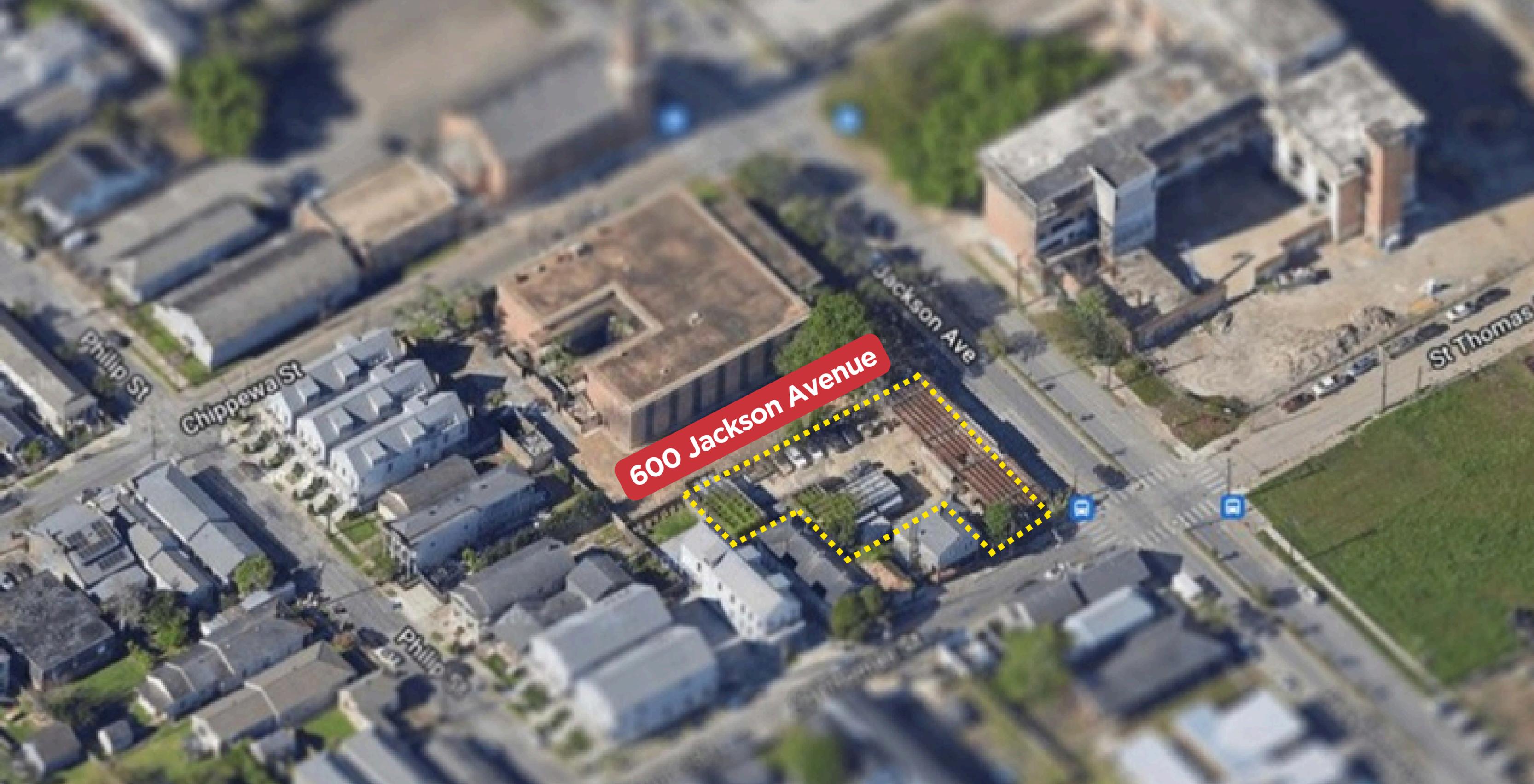
Development Potential

Its corner position grants it heightened visibility and accessibility, factors crucial for both commercial and residential ventures. The opportunity to erect a new construction building on this site opens a myriad of possibilities – from a mixed-use development that melds retail with residential spaces to a standalone commercial hub that becomes a new landmark in the neighborhood.

Property Breakdown

- **Price:** \$2,000,000
- **Address:** 600 Jackson Avenue
- **Building SF:** 15,741 SF Approximately
- **Zoning:** Historic Neighborhood Mixed Use District (HU-MU)





600 Jackson Avenue

Irish Channel

THE NEIGHBORHOOD

The Irish Channel is a well-known neighborhood in New Orleans, Louisiana, renowned for its rich history and cultural diversity. Situated uptown along the Mississippi River, the Irish Channel is bounded by Magazine Street to the south, the river to the north, Jackson Avenue to the east, and Louisiana Avenue to the west.



THE NEIGHBORHOOD



RIVER GARDEN

The River Gardens' development started in 2003 and was completed in 2009. The property spans over 60 acres and includes a combination of apartments, home ownership options and retail spaces, including a Walmart anchor.

SECOND LINE STUDIOS

Second Line Stages is Louisiana's premier film and television studio and the largest studio in New Orleans. It is also the first purpose-built, full-service production facility in the state—and the first independent green film studio in the country.

Since opening in 2010, Second Line Stages has been home to many acclaimed Hollywood productions, including: *Green Lantern*, *Django Unchained*, *Lee Daniels' The Butler*, *American Horror Story*, *21 Jump Street*, *Heart of a Lion*, *Where the Crawdad Sings*, *The Secret of Sulphur Springs*, *The Killer*, *Girl's Trip* and many more.

THE EXCHANGE PICKLE BALL + BAR

The Exchange is the only dedicated pickleball facility with six indoor air-conditioned courts and one outdoor court that are anchored by a full-service restaurant with craft cocktail bars and outdoor and games.

CELESTE LANDING RESIDENTIAL DEVELOPMENT

Celeste Landing will provide 46 units of rentals. The project will primarily be new construction, although developers are partaking in historic rehabilitation as well, as the existing building on Religious Street is a 3-story brick building that is designated as a historic landmark. Developers of Celeste Landing are Atrium Housing and Cobalt Construction.

FORMER SARA MAYO HOSPITAL REDEVELOPMENT

The former Sara Mayo Hospital is undergoing a multimillion-dollar redevelopment, transforming it into a modern mixed-use complex. This extensive renovation and the construction of an additional building will introduce over 16,000 square feet of commercial space, poised to invigorate the area with new business opportunities. The project will also feature over 200 residential units, offering contemporary living spaces tailored to modern lifestyles. A newly constructed building within the complex will provide 375 parking spaces for residents and visitors alike.

CONTACT FOR MORE INFORMATION

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An aerial photograph of a residential neighborhood. In the upper right, a red drone icon is positioned above a red button with white text that reads "Click here for Drone Video". The scene below shows several houses with grey roofs, a large building with a rusted metal roof, and a street with cars and a crosswalk. The overall lighting is bright, suggesting daytime.

[Click here for Drone Video](#)