



NAI Rampart

No Minimum Bid

AUCTION

Orleans Parish School Board Site

2401 St. Maurice Avenue, New Orleans, LA 70117

Presented By:

Paul Richard

Commercial Advisor

O: 504.569.9312 | C: 504.957.5759

prichard@rampartcre.com

Mignon Richard Diaz, CCIM

Commercial Advisor

O: 504.569.9312 | C: 504.610.1038

mignon@rampartcre.com





PROPERTY HIGHLIGHTS

- Orleans Parish School Board Site
- Former home of Joseph A. Hardin Elementary School
- Site is ready for development
- ± 4.42 Acres (192,66 SF) of rectangular shaped land
- Zoned S-RS: Suburban Single Family Residential District
- Supporting Documents Attached: Inspection Waiver & Indemnification Agreement, Agreement for the Purchase and Sale of Real Estate, Auction Terms and Conditions, Property Appraisal

OFFERING SUMMARY

Appraisal Price: \$290,000 (Date of Value: 7/14/25)

The Orleans Parish School Board cannot impose a minimum bid amount at a third auction offering. It may, however, reject insufficient offers and is not required to accept the highest bid at the third offering. The method of sale does not limit the school board's discretion at the third offering, and it may choose to withdraw the property and not offer it a third time.

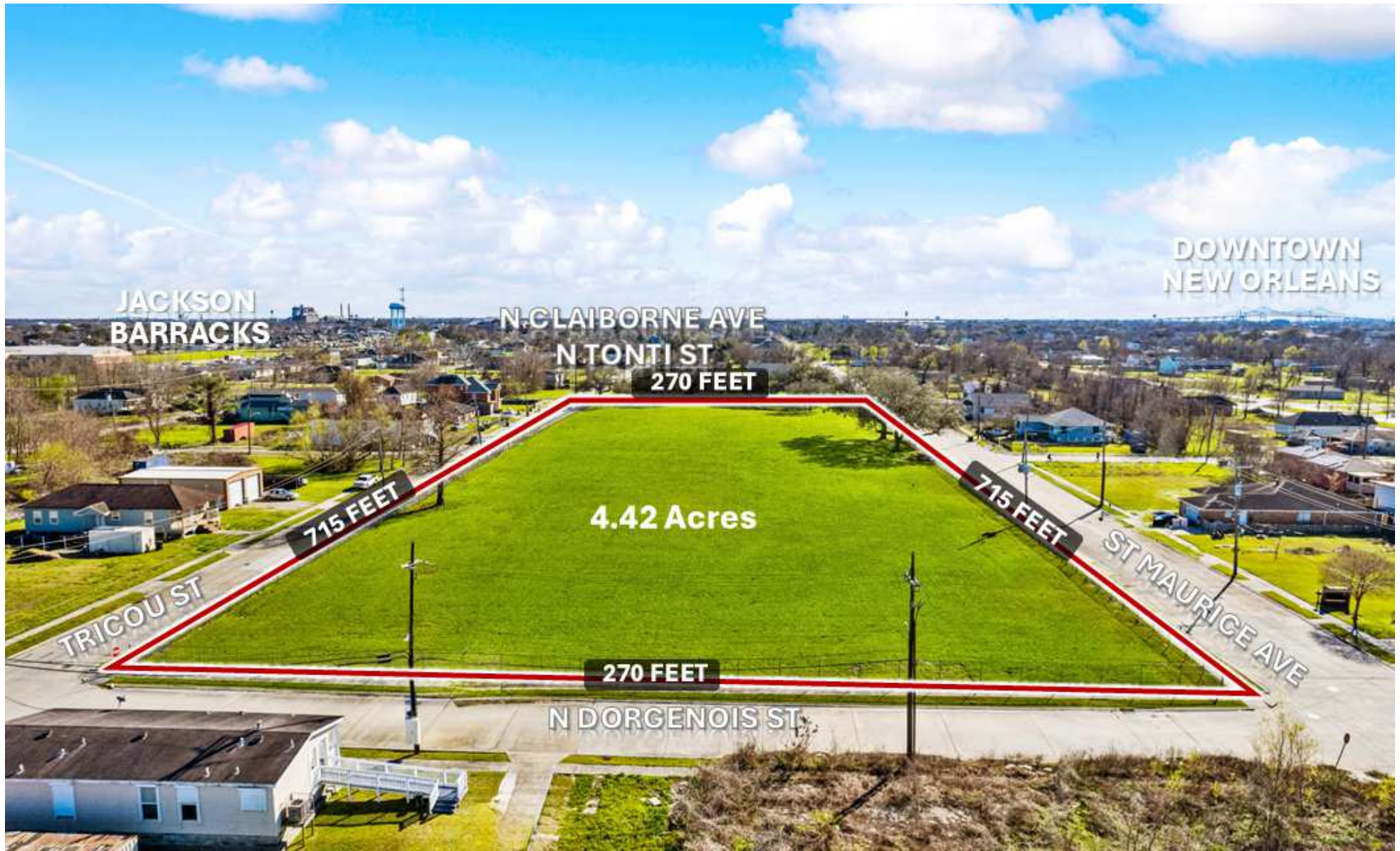
LOCATION DESCRIPTION

2401 St. Maurice is located near the intersection of N. Claiborne Avenue (39,327 VPD) and Fats Domino Avenue in the Lower Ninth Ward neighborhood. The site is located one mile east of the Industrial Canal and a quarter of a mile south of the Main Outfall Canal. It is a twenty-minute drive to/from Downtown New Orleans via N. Claiborne or St. Claude Avenues.

DEMOGRAPHICS	5 MINUTES	10 MINUTES	15 MINUTES
Total Households	4,204	20,914	62,099
Total Population	10,181	48,027	141,636
Average HH Income	\$56,659	\$64,324	\$68,601



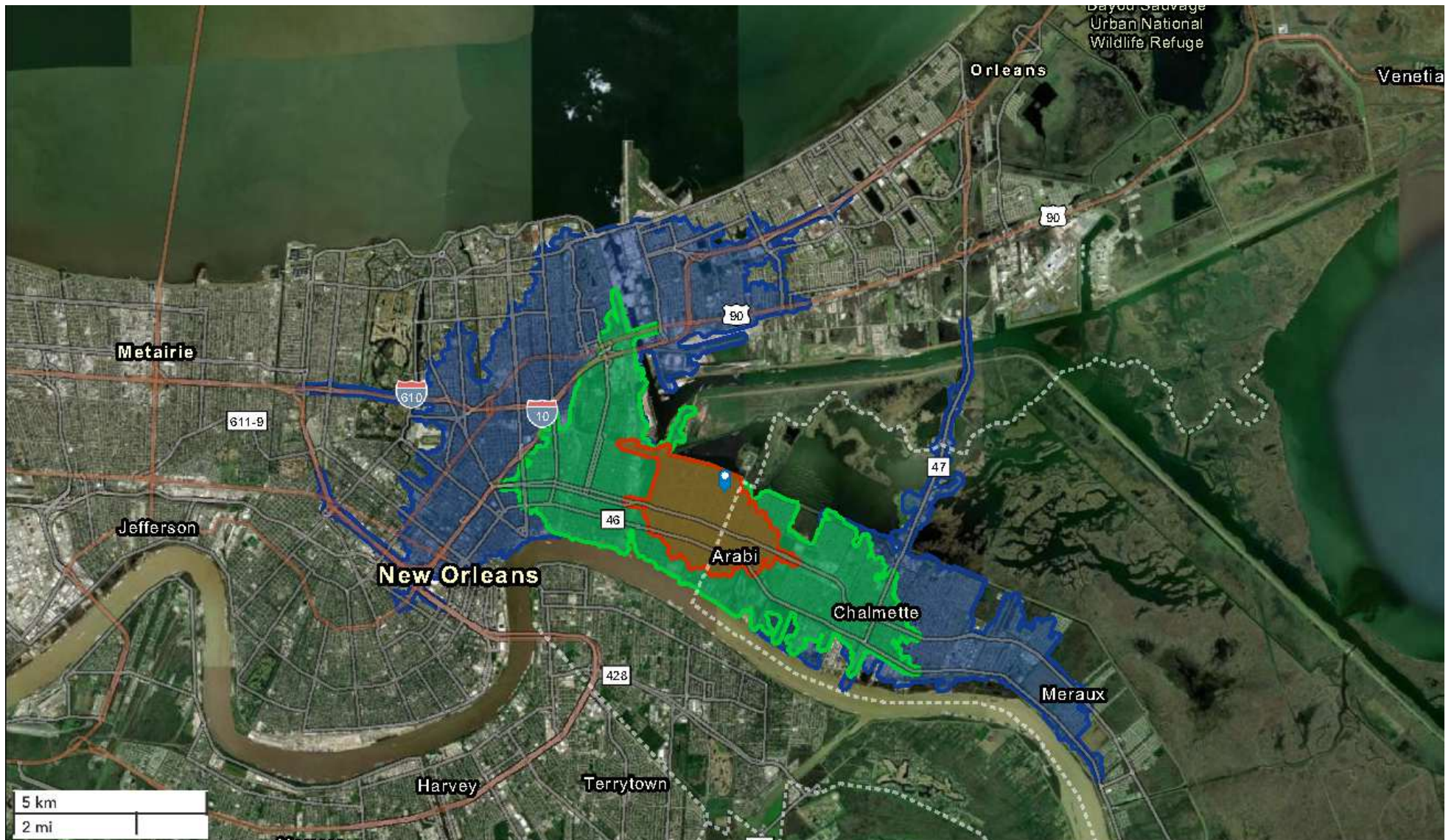
OPSB reserves the right to withdraw any property at any time



INFORMATION SUBJECT TO VERIFICATION & NO LIABILITY FOR ERRORS & OMISSION ASSUMED. // LICENSED IN LOUISIANA



INFORMATION SUBJECT TO VERIFICATION & NO LIABILITY FOR ERRORS & OMISSION ASSUMED. // LICENSED IN LOUISIANA



Drive Time Map: 5 Minute (Red), 10 Minute (Green), 15 Minute (Blue)

INFORMATION SUBJECT TO VERIFICATION & NO LIABILITY FOR ERRORS & OMISSION ASSUMED. // LICENSED IN LOUISIANA



For More Information:

Paul Richard

Commercial Advisor

O: 504.569.9312 | C: 504.957.5759

prichard@rampartcre.com

Mignon Richard Diaz, CCIM

Commercial Advisor

O: 504.569.9312 | C: 504.610.1038

mignon@rampartcre.com

NAI Rampart

430 Notre Dame Street
New Orleans, LA 70130

www.rampartcre.com