

**TALBOT**  
REALTY GROUP

# Mid-City New Orleans Historic Gas Station

5022 Bienville Street  
New Orleans, Louisiana 70119

REDEVELOPMENT  
OPPORTUNITY





# Offering Summary

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5022 Bienville Street

New Orleans, Louisiana 70119

Presented is a unique redevelopment opportunity featuring a historic former gas station poised for transformation. The offering comprises a 1,108 square foot structure on a prime 5,438 square foot parcel. Positioned on the signalized corner of City Park Avenue and Bienville Street, the property commands exceptional visibility and accessibility. The site allows for a range of commercial concepts. Its strategic location, with immediate proximity to Interstate 10, City Park, and Delgado Community College, establishes it as a premier investment prospect in a dynamic neighborhood.

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**\$775,000**

ASKING PRICE

**1,108**

BUILDING SQ. FT.

**5,438**

SITE SQ. FT.

**Retail**

PROPERTY TYPE

FOR MORE INFORMATION

**Bobby Talbot**

504-525-9763

[btalbot@talbot-realty.com](mailto:btalbot@talbot-realty.com)

License: 6978

02

# INVESTMENT HIGHLIGHTS



## Prime Redevelopment Opportunity

A rare 1,108 SF historic structure situated on a 5,438 SF lot. The site offers an exceptional canvas for a boutique commercial venue in a high-demand submarket.



## High-Visibility Corner

Commanding the signalized intersection of City Park Avenue and Bienville Street, this asset guarantees maximum exposure to significant daily vehicular and pedestrian traffic.



## Strategic Proximity

Located minutes from Interstate 10 and anchored by regional draws like City Park and Delgado Community College, ensuring consistent long-term demand drivers.



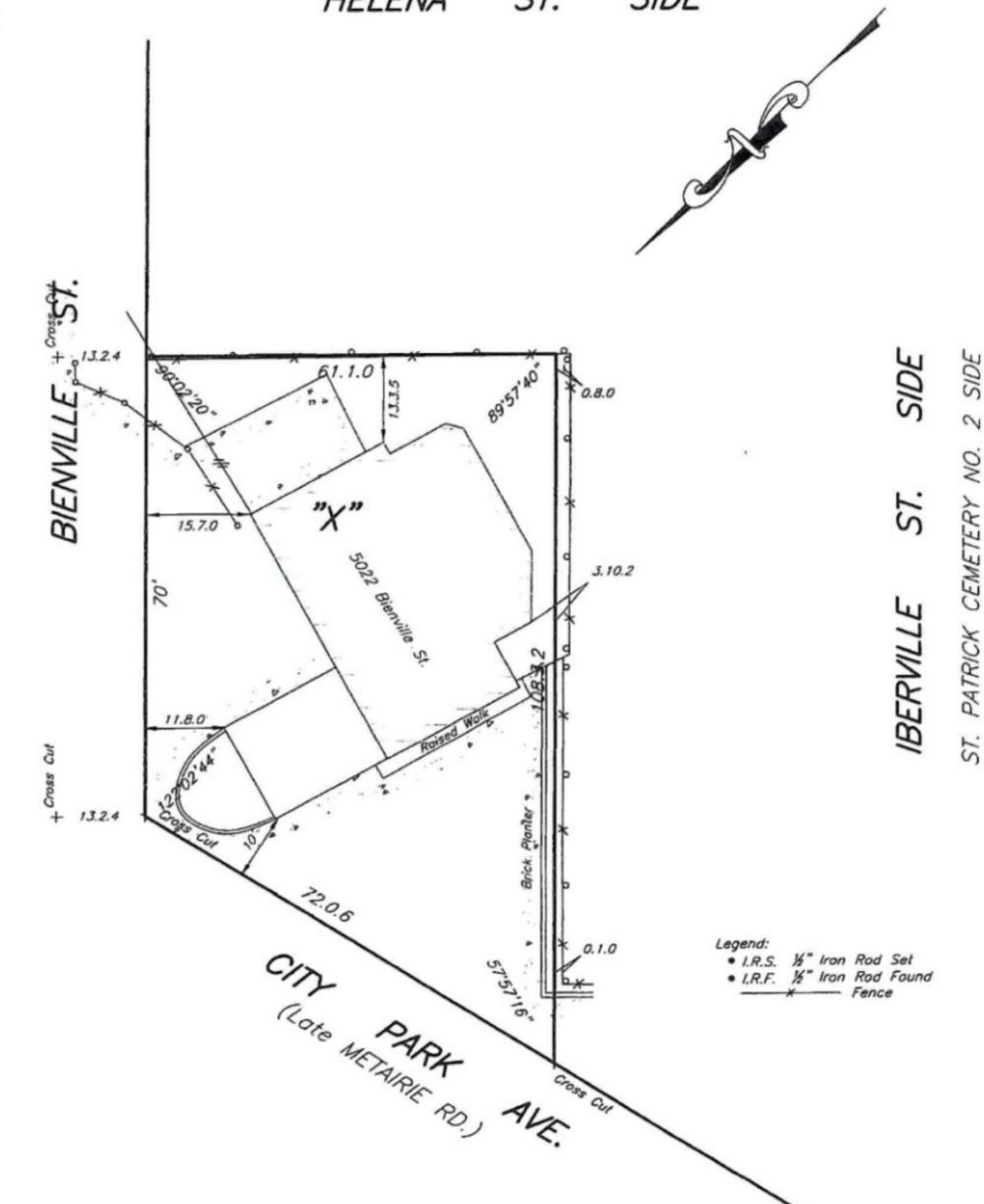
# INTERIOR



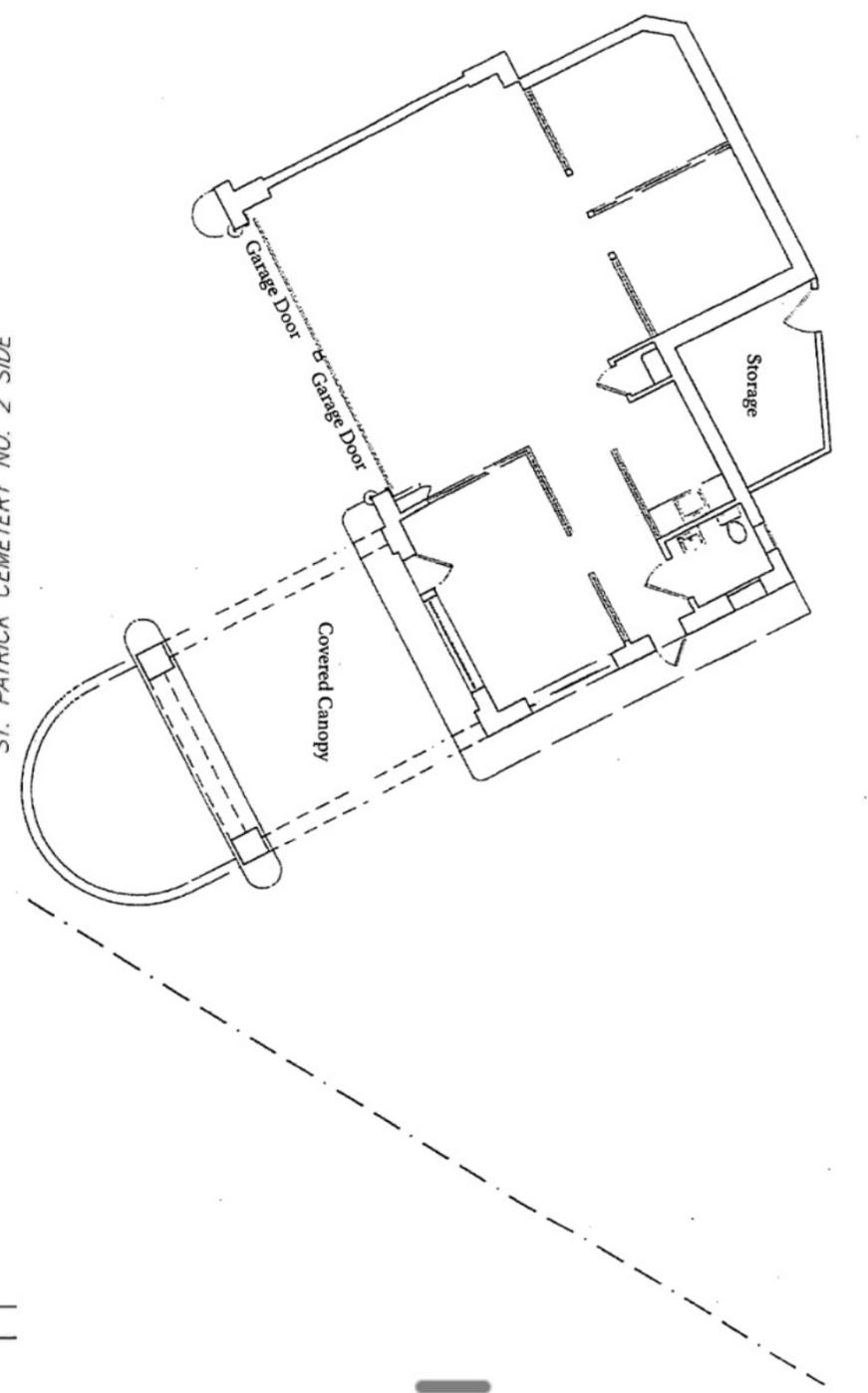
SQ. NO. 630  
 SECOND DISTRICT  
 (Lot X)

ORLEANS PARISH  
 NEW ORLEANS, LA

HELENA ST. SIDE

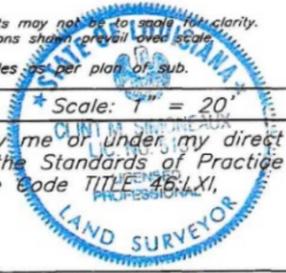


IBERVILLE ST. SIDE  
 ST. PATRICK CEMETERY NO. 2 SIDE



Legend:  
 • I.R.S. 1/8" Iron Rod Set  
 • I.R.F. 1/8" Iron Rod Found  
 \* Fence

Note:  
 Improvements may not be to scale for clarity.  
 The dimensions shown prevail over scale.  
 All lot angles as per plan of sub.



THE SERVITUDES AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN DESCRIPTION FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND RESTRICTIONS ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY.

Date: November 9, 2023

This plat represents an actual ground survey made by me or under my direct supervision and control and meets the requirements for the Standards of Practice for Boundary Surveys as found in Louisiana Administrative Code TITLE 46:XXI, Chapter 29 for a Class "C" survey.  
 Made at the request of 5022 BIENVILLE GROUP LLC

Gilbert, Kelly & Couturie, Inc., Professional Land Surveying  
 2121 N. Causeway Blvd., Metairie LA 70001 (504) 836-2121 *Clint Sumner*

## SURVEY DETAILS

**SURVEYOR**  
 Gilbert, Kelly & Couturie, Inc.  
 Professional Land Surveying

**DATE**  
 November 9, 2023

**PREPARED FOR**  
 5022 BIENVILLE GROUP LLC

## LOT DIMENSIONS

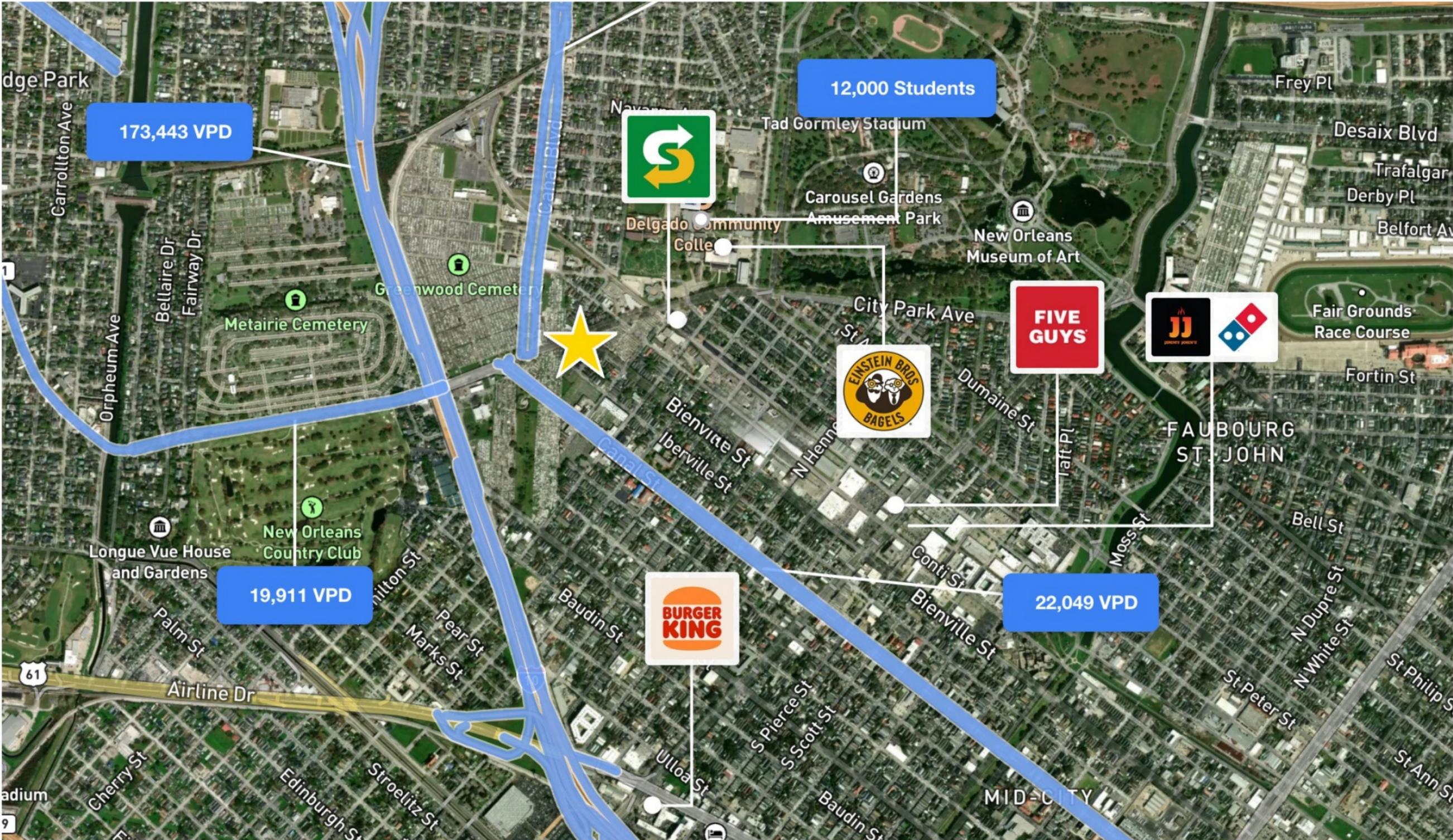
- 72.0.6'** City Park Ave
- 61.1.0'** Bienville Street

## SURVEY NOTES

This document represents a ground survey of the property located at 5022 Bienville St. in New Orleans, LA. The survey details specific lot dimensions and boundary lines along City Park Ave. and Bienville St.

Key site features indicated include the primary building structure, a covered canopy, raised walkways, and brick planters. The survey was conducted in accordance with Class 'C' standards of practice for Boundary Surveys in Louisiana.

# Nearby Amenities

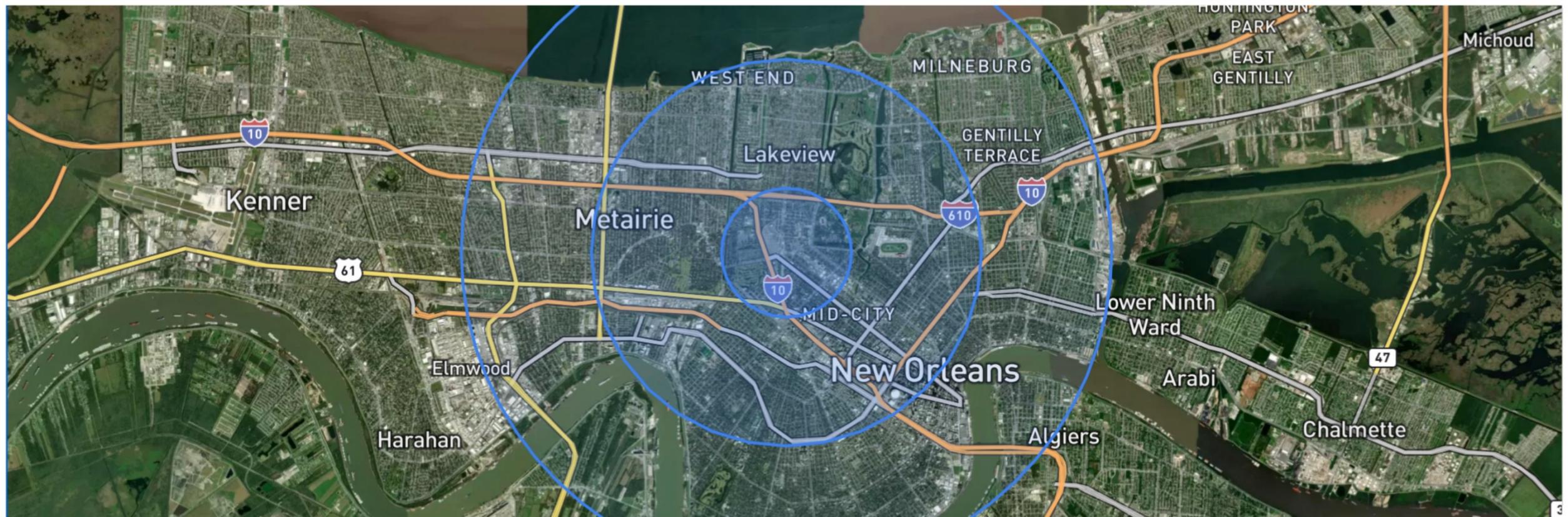


The property is strategically located with convenient access to major city landmarks and institutions. It is in close proximity to the expansive City Park, Delgado Community College, and offers swift access to Interstate 10, connecting it to the broader New Orleans metropolitan area.

# 5022 Bienville Street

## MARKET DEMOGRAPHICS

Situated in the heart of Mid-City, 5022 Bienville Street benefits from a strategic location near City Park. The surrounding area demonstrates strong community connectivity and economic stability, with a significant residential population within walking distance.



### DEMOGRAPHIC METRICS

### 1 MILE

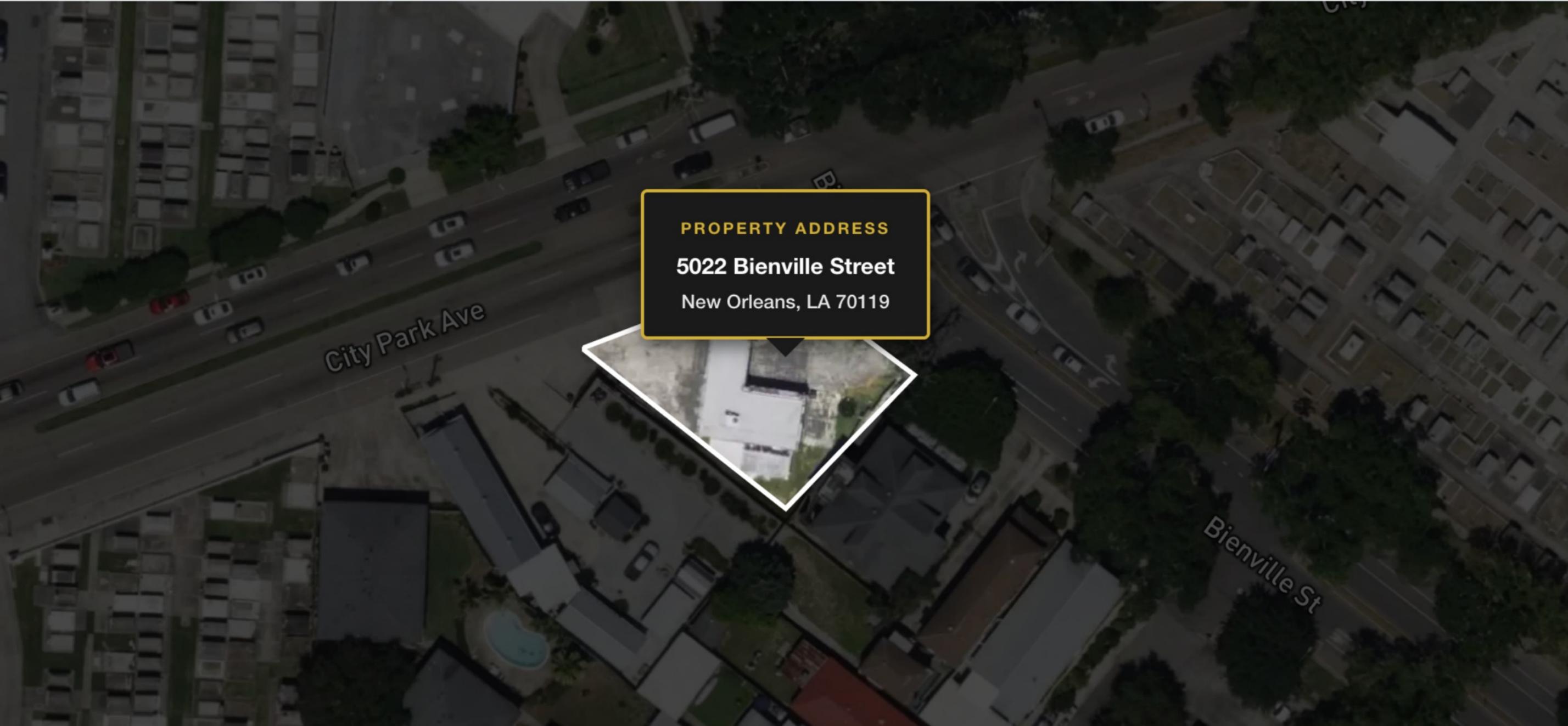
### 3 MILES

### 5 MILES

Total Population	<b>13,459</b>	163,173	350,620
Median Household Income	<b>\$58,518</b>	\$51,842	\$55,385
Bachelor's Degree or Higher	<b>49.6%</b>	48.9%	46.7%

# PARCEL MAP

— 5022 BIENVILLE STREET, NEW ORLEANS, LA



**PROPERTY ADDRESS**  
5022 Bienville Street  
New Orleans, LA 70119



LOT SIZE  
**5,438 SF**



ZONING  
**HU-MU Mixed Use**



BUILDING SIZE  
**~1,108 SF**



APN / PARCEL ID  
**2-06-2-110-03**

EXCLUSIVELY LISTED BY

**Bobby Talbot**



PHONE

**504-525-9763**



EMAIL

**btalbot@talbot-realty.com**



LICENSE

**6978**

TALBOT REALTY GROUP

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