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**New to
Auction**

AUCTION

Orleans Parish School Board Site

4407 S. Carrollton Ave, New Orleans, LA 70119

Presented By:

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PROPERTY HIGHLIGHTS

- Orleans Parish School Board Site
- Originally home to A.D. Crossman Elementary School, the school was constructed in phases between ± 1907 and 1945
- ± 36,337 SF of improvements on ± 66,476 SF (1.53 acres)
- Zoned "HU-RD2, Historic Urban Neighborhood Two-Family Residential District". In addition, the property is located within the Mid-City Historic District.
- Also included is a detached, ± 11,371 SF (0.26 acre), irregularly shaped site which forms the southwest corner of S. Carrollton Avenue and Baudin Street.
- 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:	\$4,000,000
Minimum Bid:	\$3,400,000

This asset will be sold at or above minimum bid price

LOCATION DESCRIPTION

4407 S. Carrollton is situated upon a ± 66,476 SF (1.53 acres) dual corner site which includes frontage along S. Carrollton Avenue, Baudin Street and S. Solomon Street. The site is centrally located in Mid-City, less than one half mile from Interstate 10 and is a fifteen-minute drive to/from Downtown New Orleans and New Orleans International Airport.

DEMOGRAPHICS	5 MINUTES	10 MINUTES	15 MINUTES
Total Households	14,307	109,368	227,076
Total Population	31,233	230,115	501,527
Average HH Income	\$63,430	\$63,557	\$63,011



OPSB reserves the right to withdraw any property at any time

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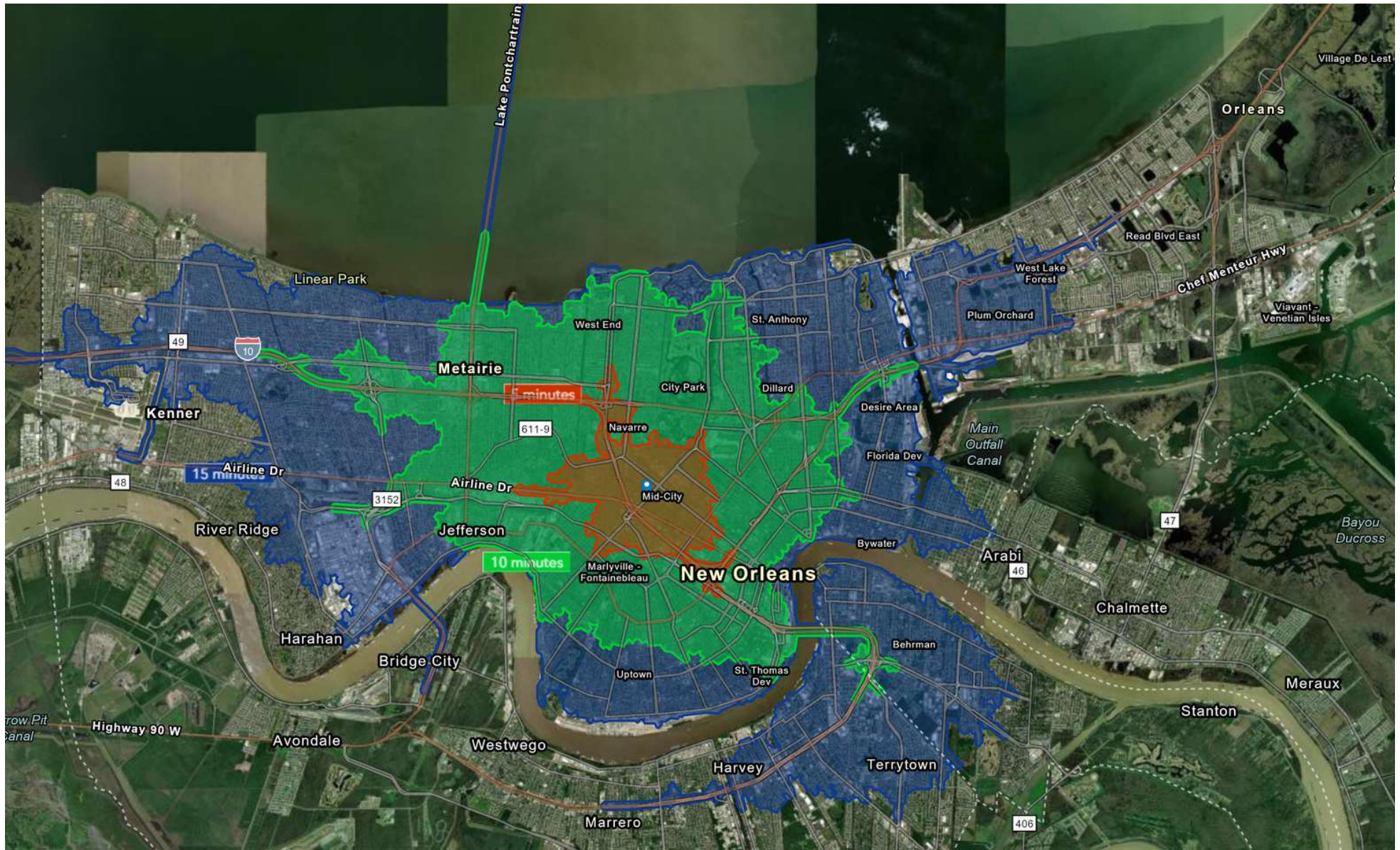
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Looking south down Carrollton Avenue



Looking north down Carrollton Avenue



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For More Information:

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