

New Orleans, LA

2813 Martin Luther King Jr Blvd

*Commercial/Residential Lots
Ready for Development*

Offering Memorandum



Bridgewater Realty Advisors
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Metairie, LA, 70001
504-901-0463
Licensed in LA, MS



**2813 MARTIN L KING BLVD
NEW ORLEANS, LA, 70125**

Development Site - Zoned C1



MASON W. MCCULLOUGH

Principal | Broker
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BRYCE MARULLO

Principal | Agent
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OFFERING

Prime development opportunity in the growing Martin Luther King corridor of New Orleans. This vacant lot spans approximately 157 ft of frontage and offers flexible depth and width, suited for varied commercial and mixed-use applications.

The property is ideally located in a high-traffic corridor, offering excellent visibility and strong access to major neighborhood arteries. Clean slate for design and construction for developers, builders or investors looking to capitalize on the city's revitalization momentum. Sellers are open to possible owner financing or joint venture projects.

SUMMARY

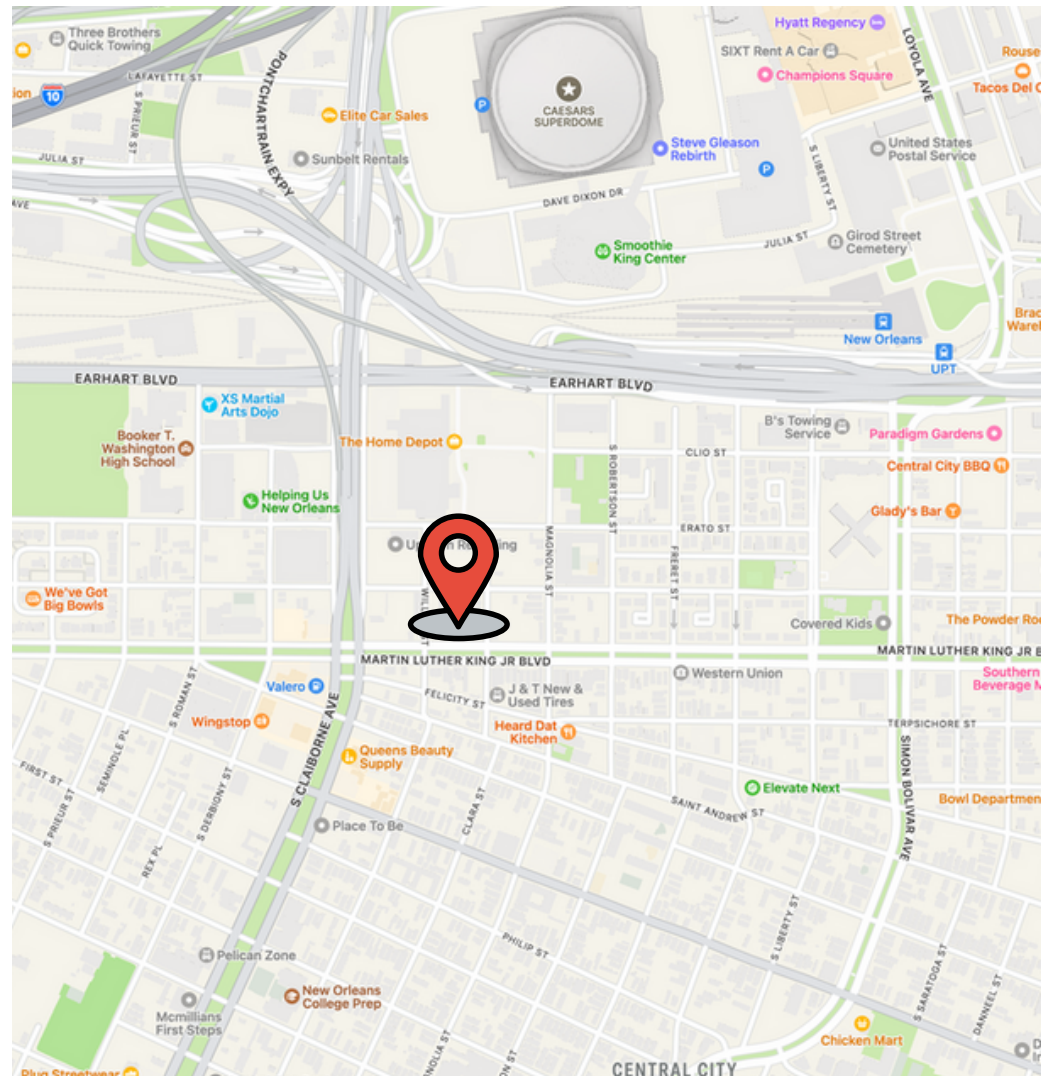
LAND PRICE: \$495,000

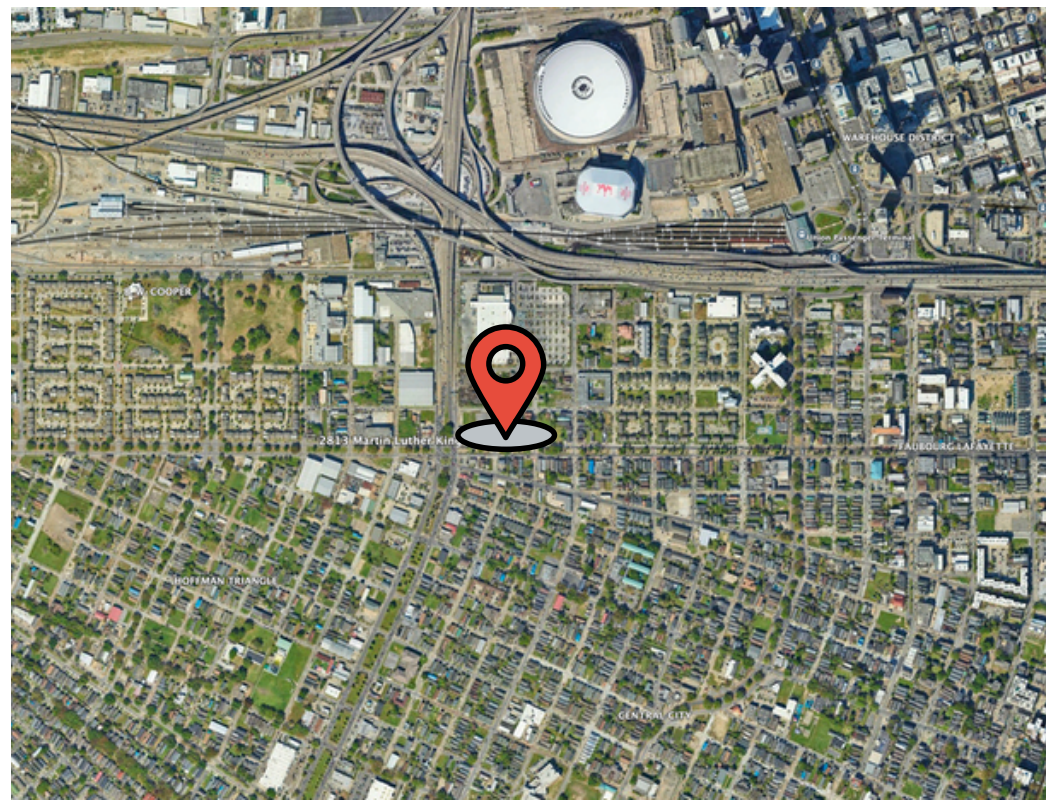
FLOOD ZONE: AE

LOT SIZE: 20,202 sf

ZONING: C-1

PRICE PER SF: \$25/sf





CONTACT DETAILS

For bookings and viewings

The information provided herein has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy or completeness of the information. References to square footage, age, or any other details are approximate and subject to errors, omissions, or changes. It is the buyer's responsibility to independently verify the information and bear all risks associated with any inaccuracies. We do not guarantee, warranty, or represent the accuracy, suitability, or performance of the property. Any projections, opinions, assumptions, or estimates are provided for illustrative purposes only and should not be considered as indicators of current or future property performance. The value of this transaction is contingent upon various factors, including tax considerations, which should be assessed by your own tax, financial, and legal advisors. Prior to making any decisions, you and your advisors should conduct a thorough and independent investigation to ensure the property's suitability for your specific needs. Bridgewater Realty Advisors is a Real Estate Brokerage licensed in the State of Louisiana, U.S.A.



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