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OFFERING
MEMORANDUM



RESIDENCE HALL
AT UNIVERSITY OF HOLY CROSS

4117 WOODLAND DRIVE | NEW ORLEANS | LA 70131

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MELISSA S. WARREN, CCIM

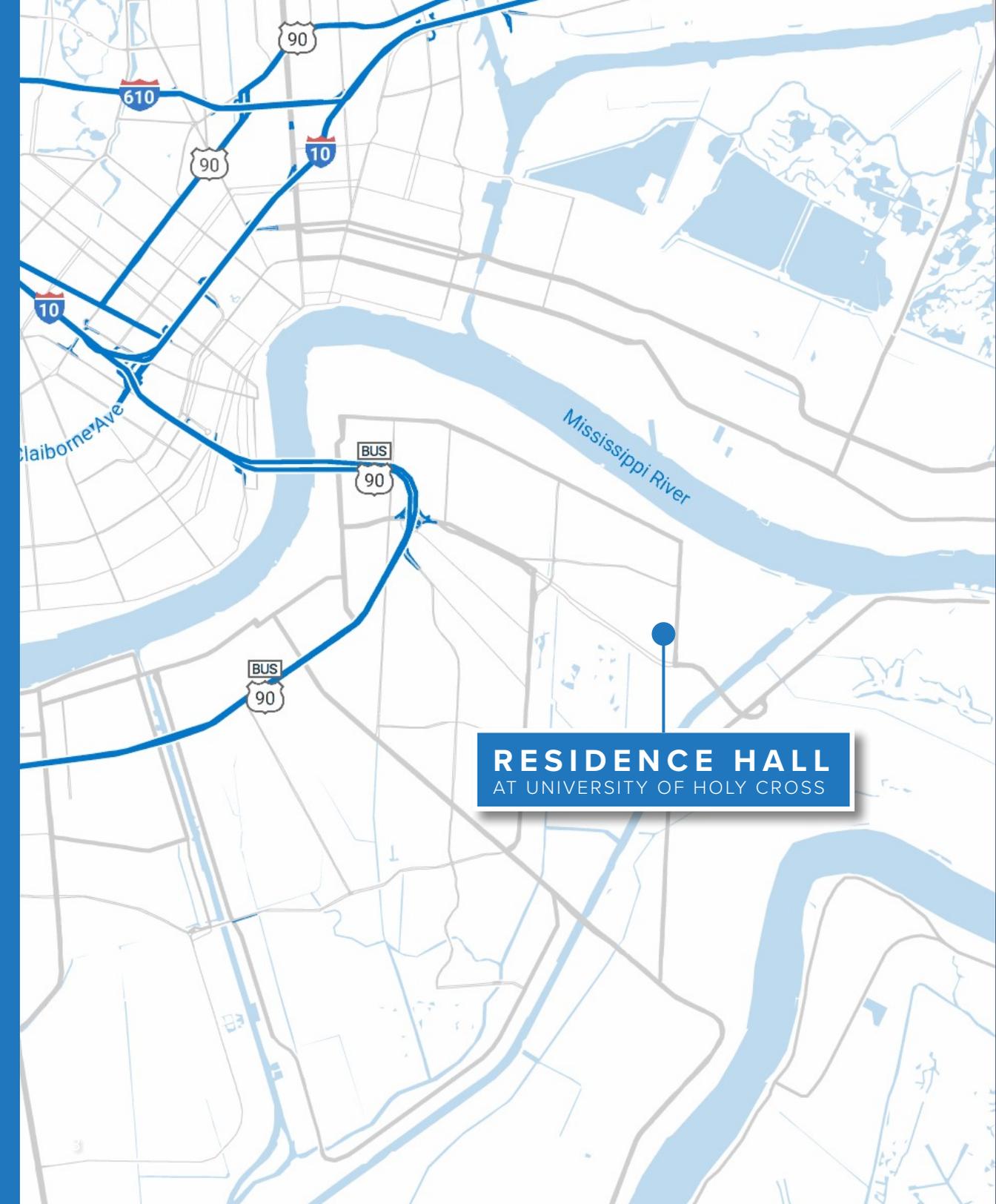
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RESIDENCE HALL
AT UNIVERSITY OF HOLY CROSS

Table of Contents

EXECUTIVE SUMMARY **04**

PROPERTY INFORMATION **08**

MARKET SUMMARY **16**

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601 Poydras Street, Ste 2200
New Orleans, LA 70130
Office 504-523-4481
StirlingProp.com

A large, multi-story brick building with a white portico, surrounded by greenery and a blue sky. The building features a central white section with a gabled roof and a crest. The portico is supported by several white columns. The building is set on a grassy lawn with a paved driveway in the foreground. The sky is bright blue with a few white clouds. The overall scene is bright and sunny.

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**EXECUTIVE
SUMMARY**

/ EXECUTIVE SUMMARY /

Located just inside the gates of The University of Holy Cross, New Orleans, this exceptional 4-story former residence hall offers an unparalleled opportunity. Situated on 2.06 acres of land, this 60,000 SF building has been meticulously maintained since its construction in 2018. The building is being sold fully furnished, offering immediate functionality for high-demand housing needs, extended stay or hospitality uses, resident-style living, or medical rehab facilities. This is a great opportunity to operate the facility as a conference center with a hotel, supporting the conference facilities at the University of Holy Cross.

The historic Algiers neighborhood and the University of Holy Cross campus offer a serene, unique, community-focused environment with oak-draped green spaces. The facility is within close proximity to area retailers, golf, and recreation activities. Downtown New Orleans (15 minutes), Amtrak New Orleans Station (15 minutes), Louis Armstrong Airport (25 minutes), just minutes to the Plaquemines Parish line - Westbank.

ZONING

ECD (Educational Campus District): Permitted for a myriad of uses including residential, short-term rental, group living, commercial, retail, hospitality, institutional, and medical office. Please consult czo.nola.gov for a list of permitted uses within the ECD zoning.

KEY BUILDING FEATURES

- Current Use: College Resident Hall (Vacant)
- 72 Suites with a total of 115 beds
- Suite breakdown: 39 singles; 26 doubles; 2 double deluxe; and 5 quads
- Full bathrooms in all suites. No more than 2 individuals to a bathroom.
- All rooms are furnished and are move-in ready. Furniture is included.
- 1st floor office space: 7 administrative offices, 2 conference rooms, and nurse's office
- 1st floor dorm manager's apartment with living room, office and kitchen
- 2 Elevators
- LED Lighting throughout
- HVAC is zoned per unit. For the duplexes & quad units, 1 thermostat per unit.



University of
**HOLY
CROSS**

Woodland Drive



LIST PRICE
\$9,999,999



BUILDING SIZE
±60,000 SF



OF UNITS
72



OF BEDS
115



FLOORS
4



LAND SIZE
±2.06 AC



CONSTRUCTED
2018



PARKING
±62 SPACES

GENERAL INFORMATION

Address	4117 Woodland Drive, New Orleans, LA 70131
Current Owner	The University of Holy Cross
Year Built	2018
Zoning	Educational Campus District (EC) Consult czo.nola.gov for a list of permitted uses

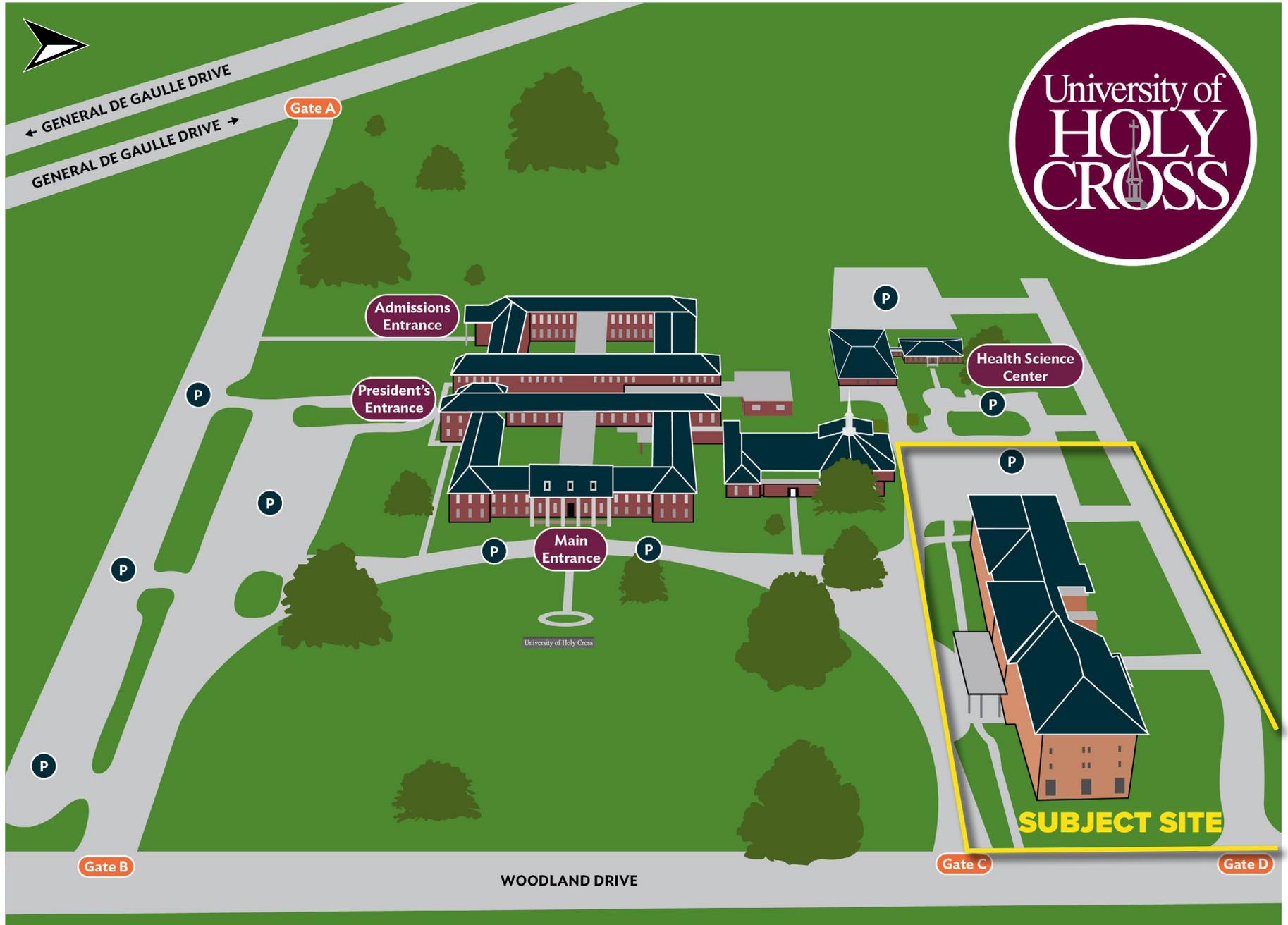
UTILITIES

Electric	Entergy New Orleans
Gas	Entergy New Orleans
Water	New Orleans Sewer & Water Board
Cable	Cox - Available in all units. Can be billed separately
Internet	Louisiana Optical Network Initiative (LONI)
HVAC	Campus chiller provides service via an expense-allocation agreement with the university

TAXES

Jurisdiction	Orleans Parish
Legal Description	Aurora Gardens HB-1B Woodland Drive & Carlisle Court
ID Number	513803935

CAMPUS MAP



A large, multi-story brick building with a white portico, surrounded by greenery and a blue sky. The building features red brick walls, white columns supporting a portico, and a central gabled section with a crest. The scene is set outdoors with trees and a clear blue sky.

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PROPERTY
INFORMATION

AMENITIES

- Wi-Fi Equipped Throughout
- Access to Public Transportation - bus stop located directly in front of the residence hall
- Study Rooms on each floor
- Trash Chute on each floor

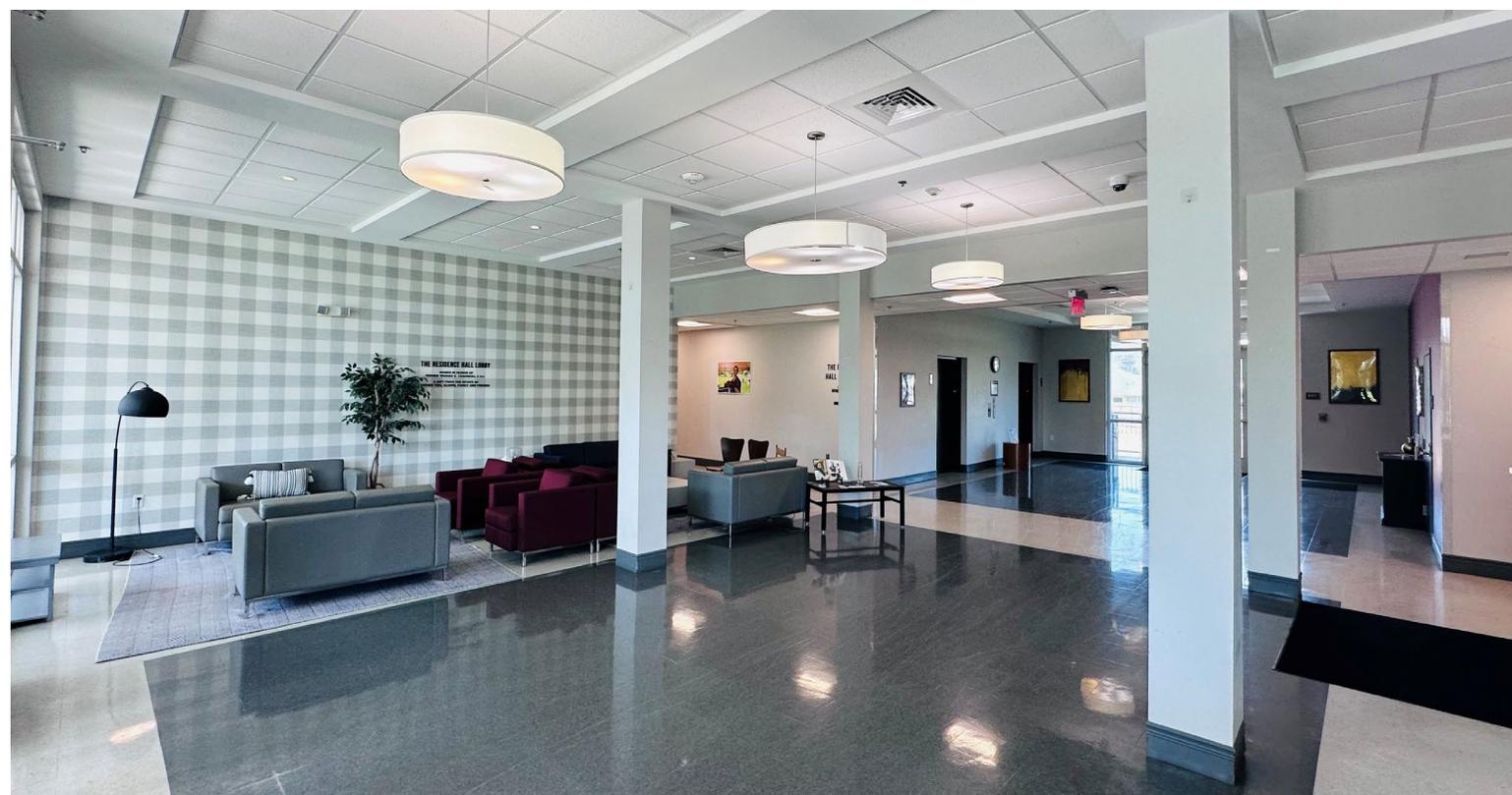
1st Floor Amenities

- Laundry Facility
- Community living room
- Conference Rooms
- Dorm Manager's Apartment with living room, office and kitchen
- Community Kitchen & Dining Room
- Fully-Equipped Fitness Center & Locker Rooms
- Meditation Room
- Mail Room with designated address

SECURITY & SAFETY

- Gated entrance to the campus. Gates are closed evenings and holidays and property can be accessed via swipecard.
- Fire system: fully sprinkled (specs TBD)
- Surveillance cameras in all common areas
- Building access is via key-fob system, which can be sub-zoned for each individual and their private spaces.
- Property patrolled by campus police.
- Generator-serviced building – provides power for elevators and track lighting via a gas-lined system. Does not power HVAC.





UNITS

UNIT	# UNITS	SF
SINGLE <i>1 BED / 1 BATH</i>	39	220
DOUBLE <i>2 BED / 1 BATH</i>	26	463
DOUBLE DELUXE <i>2 BED / 1 BATH</i>	2	700
QUAD <i>4 BED / 2 BATH</i>	5	900
TOTALS/AVG	72 UNITS	571 SF

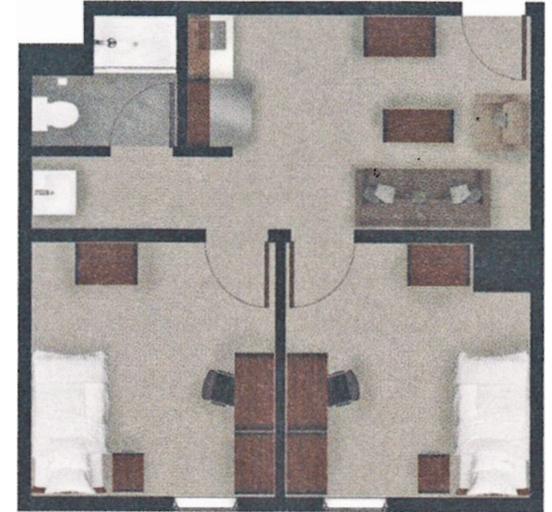
SINGLE UNIT

1 Bed / 1 Bath 220 SF



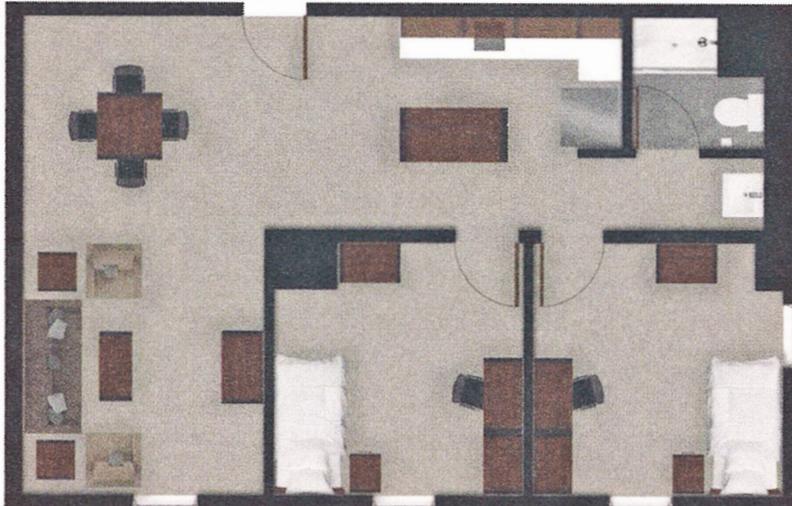
DOUBLE UNIT

2 Bed / 1 Bath 463 SF



DOUBLE DELUXE UNIT

2 Bed / 1 Bath 700 SF



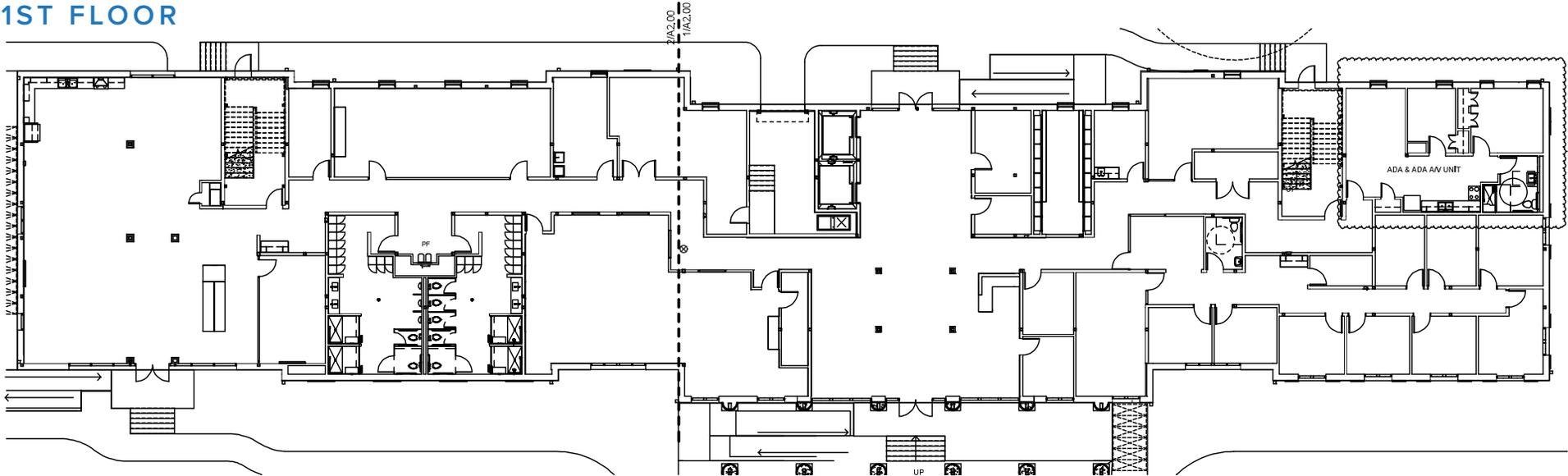
QUAD UNIT

4 Bed / 2 Bath 900 SF



FLOOR PLANS

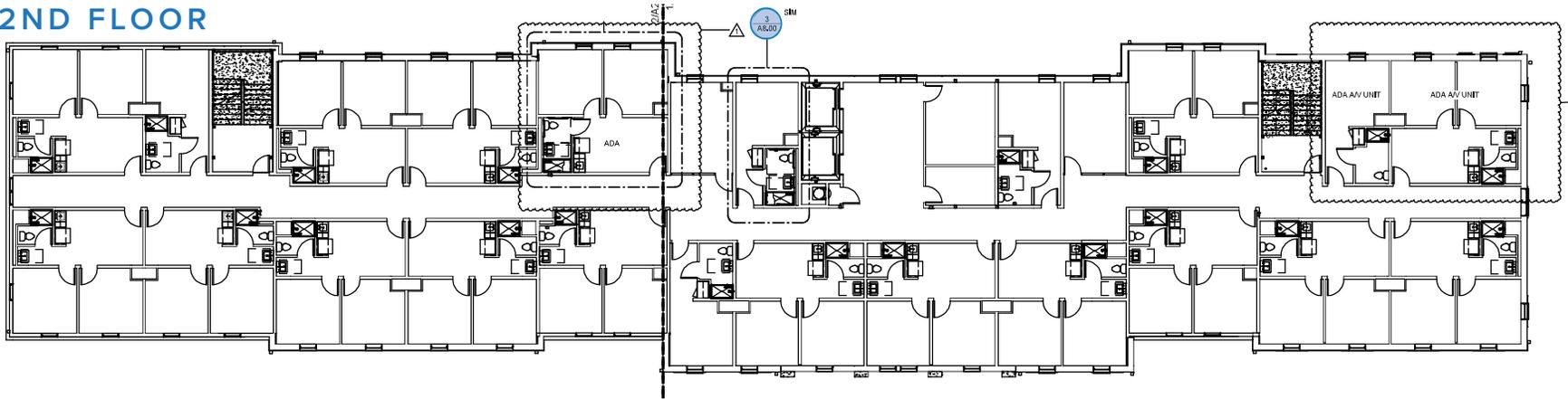
1ST FLOOR



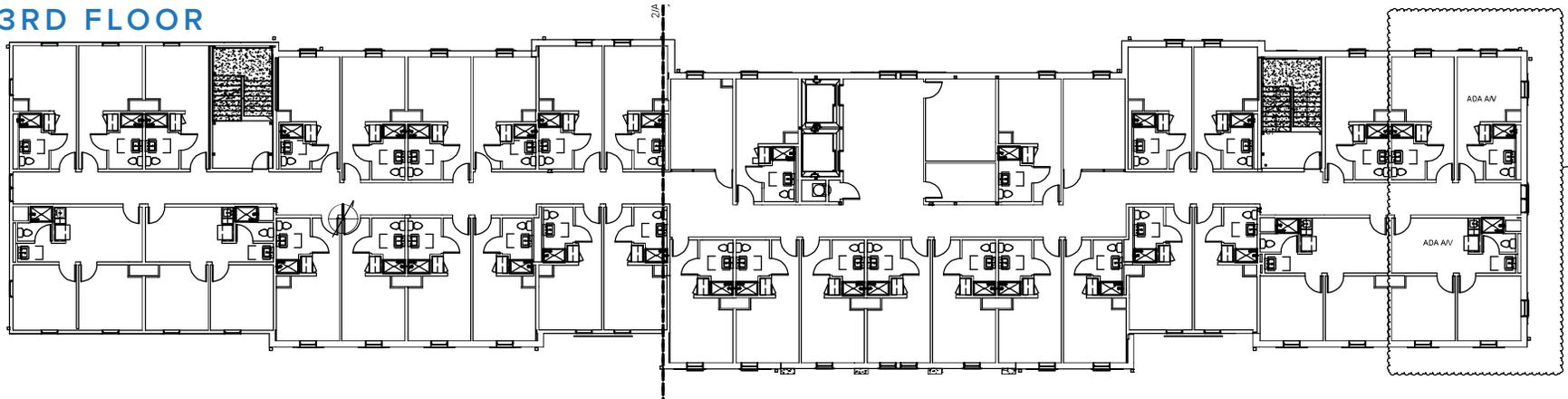
12 / UHC RESIDENCE HALL



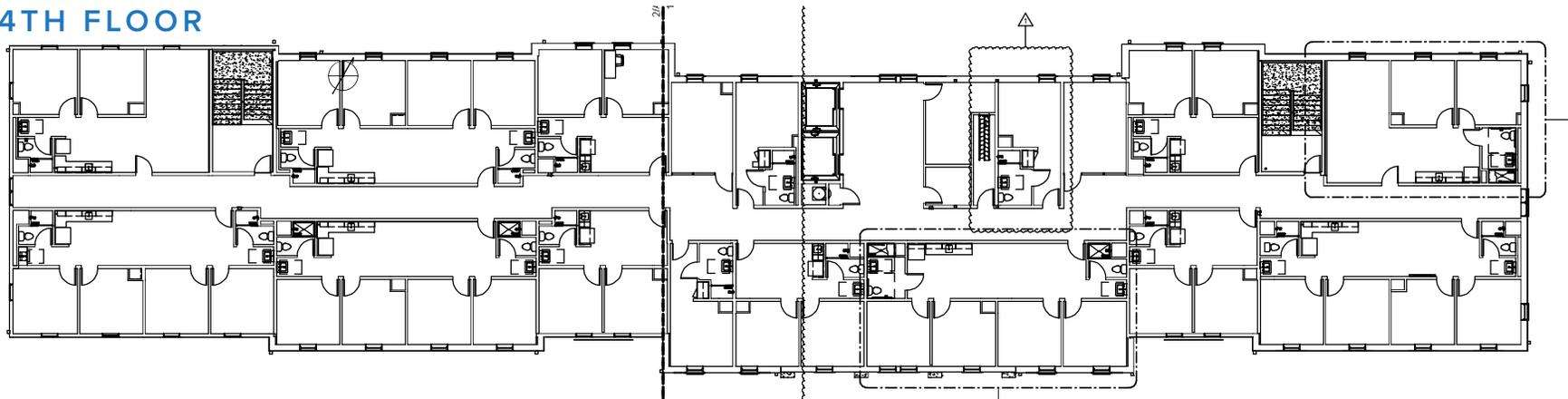
2ND FLOOR



3RD FLOOR



4TH FLOOR

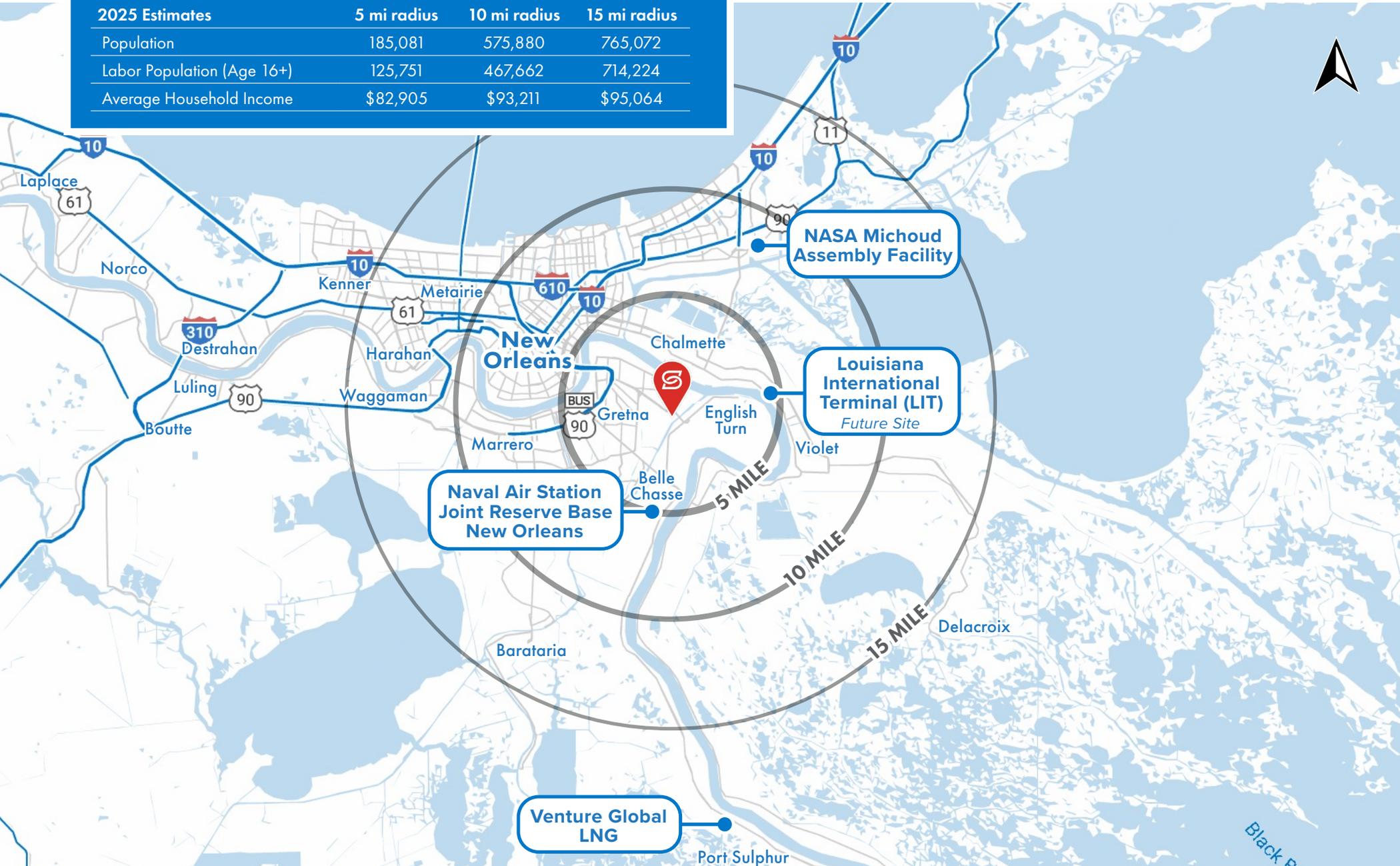


LOCAL AMENITIES AERIAL



LOCAL DEMOGRAPHICS

2025 Estimates	5 mi radius	10 mi radius	15 mi radius
Population	185,081	575,880	765,072
Labor Population (Age 16+)	125,751	467,662	714,224
Average Household Income	\$82,905	\$93,211	\$95,064





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MARKET
SUMMARY
GREATER NEW ORLEANS

THE REGION - 4 PARISHES

1. Jefferson Parish

The most populous parish in the Greater New Orleans region, Jefferson Parish is the business gateway to Southeast Louisiana. Jefferson Parish boasts an exceptional transportation infrastructure including large port operations, major railways and the Louis Armstrong International Airport in Kenner.

2. Orleans Parish

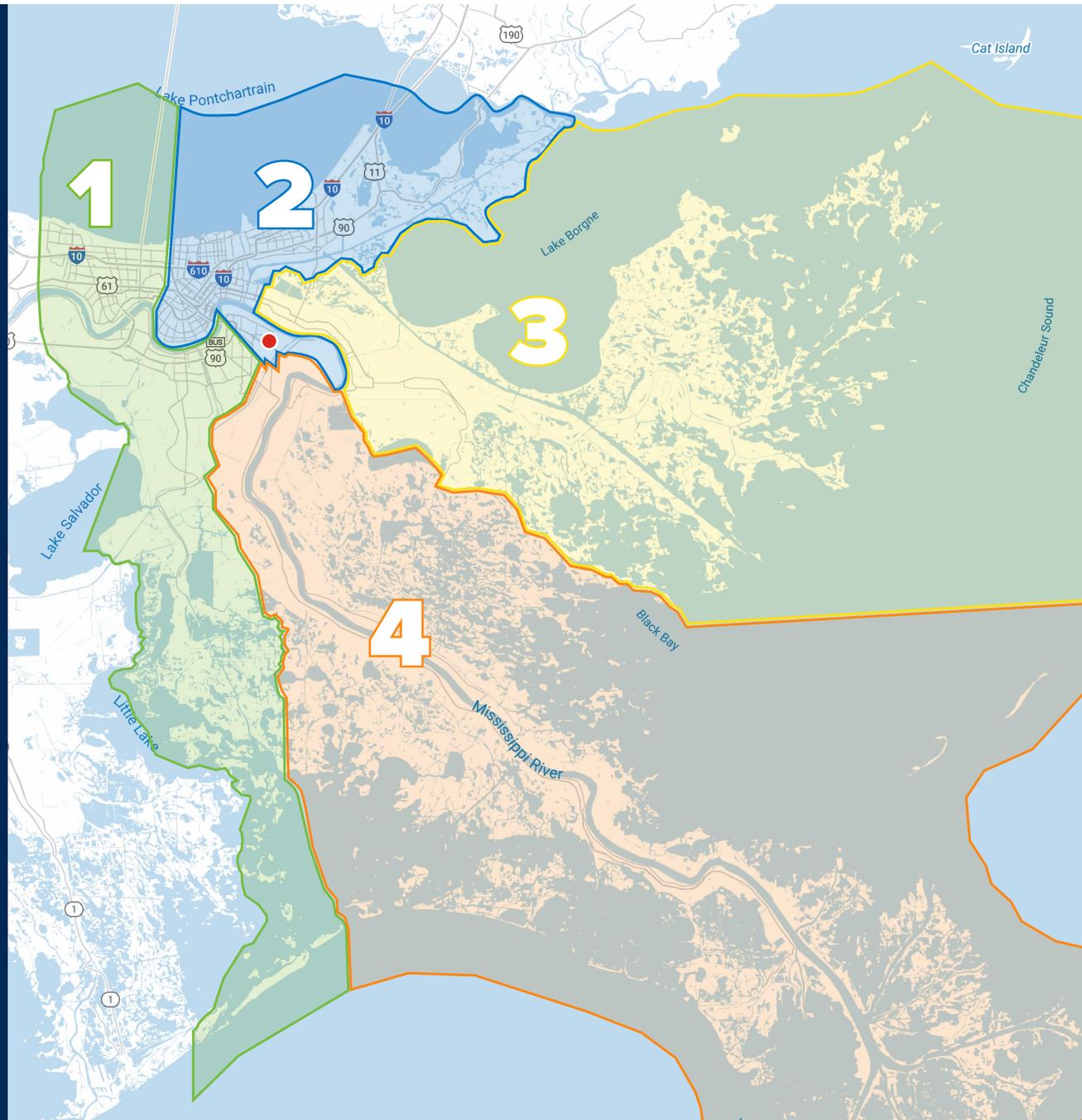
Orleans Parish has access to the Port of New Orleans, major railways, and close proximity to the New Orleans International Airport. With an established and widening industrial base including stalwarts such as energy, trade, and advanced manufacturing, as well as emerging strengths like film and digital media, the parish has significant resources and participation invested by both public and private organizations.

3. St. Bernard Parish

Boasting an outstanding transportation infrastructure – complete access to water, motor, and rail freight transportation, and three major highways – St. Bernard Parish is home to flourishing petrochemical, oil and gas, seafood processing, and commercial fishing industries.

4. Plaquemines Parish

Plaquemines Parish is located at the Southeastern-most tip of Louisiana and acts as the operational center for the offshore oil and gas industry. The Parish is also home to the Naval Air Station Joint Reserve Base, the Louisiana seafood industry, major petrochemical refineries and coal transfer terminals, and traditional agriculture. Plaquemines Parish represents one of the most promising areas for industrial growth.



/ CENTRAL TO GREATER NEW ORLEANS MSA

SOUTHEAST LOUISIANA'S LARGEST EMPLOYERS /

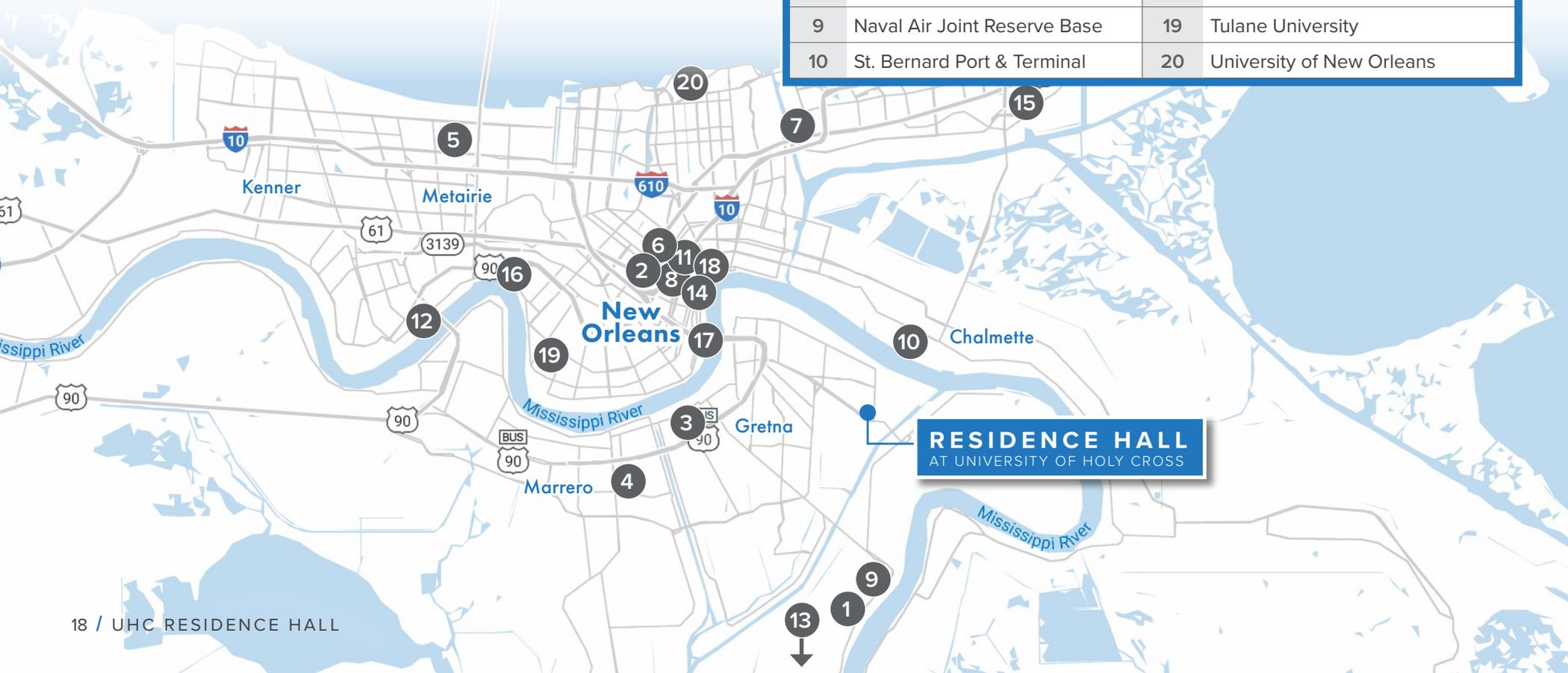
OPPORTUNITIES ARE PLENTIFUL IN THE GREATER NEW ORLEANS AREA

Southeast Louisiana is home to a variety of industry-leading employers ranging from health sciences to supply chain and logistics. The companies found here provide residents with rewarding careers and abundant job opportunities.

With a rich 300-year history, the New Orleans of today has an economy that is creating employment opportunities and attracting new companies to move or startup in the market.

MAJOR EMPLOYERS

1	Chevron Oronite	11	University Medical Center
2	LSU Health Science Center	12	Laitram Machinery
3	Jefferson Parish School Board	13	Venture Global LNG
4	LCMC West Jefferson Hospital	14	LSU Health Sciences Center
5	LCMC East Jefferson Hospital	15	NASA / Michoud Assembly
6	Entergy Corporation	16	Ochshner Health Medical Center
7	Folgers Coffee	17	Port of New Orleans
8	Caesars Entertainment	18	Shell
9	Naval Air Joint Reserve Base	19	Tulane University
10	St. Bernard Port & Terminal	20	University of New Orleans



/ NEW ORLEANS' UNIQUE BALANCE OF EMPLOYMENT /

OPPORTUNITIES ARE PLENTIFUL THROUGHOUT THE CITY OF NEW ORLEANS

Greater New Orleans is also a hub for both technology and entrepreneurship. Under30CEO.com ranked New Orleans No. 6 among all medium-sized cities as one of the nation's best cities for young entrepreneurs, pointing to the city's vibrant culture and low cost of living compared to New York, Boston or Chicago as key drivers behind the strong creative community and entrepreneurial mentality in tandem with the stability of education, healthcare and government employers.

\$1.44B IN INDUSTRIAL CONSTRUCTION PROJECTS UNDERWAY

\$39.3B IN INDUSTRIAL PROJECTS ANNOUNCED





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