

NAR Rampart

**Lower
Minimum Bid**

AUCTION

Orleans Parish School Board Site

3819 Herschel Street, New Orleans, LA 70114

Presented By:

Paul Richard

Commercial Advisor

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PROPERTY HIGHLIGHTS

- Orleans Parish School Board Site
- The school facility was originally constructed in 1967 for use as Paul B. Habans Elementary School.
- ± 41,006 SF of Improvements (2 buildings) situated on ± 2.07 Acres
- The Main (two-story) School Building contains 33,050 SF, and the Cafeteria Building contains 7,956 SF
- Zoned S-RS, 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:	\$1,715,000
Minimum Bid:	\$1,372,000
This asset will be sold at or above minimum bid price	

LOCATION DESCRIPTION

3819 Herschel Street is bounded by Herschel Street, Halsey Avenue, Mercedes Boulevard, and MacArthur Boulevard in the Algiers (Behrman Heights) neighborhood. The major streets in the immediate area include MacArthur Boulevard, General De Gaulle Drive, Holiday Drive, Wall Boulevard and Westbend Parkway. The site is a ten-minute drive to/from Downtown New Orleans via General De Gaulle Drive (84,739 VPD) and Pontchartrain Expressway/Business 90 (155,789 VPD).

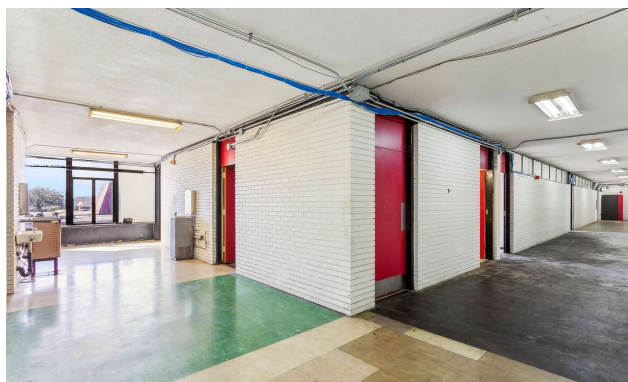
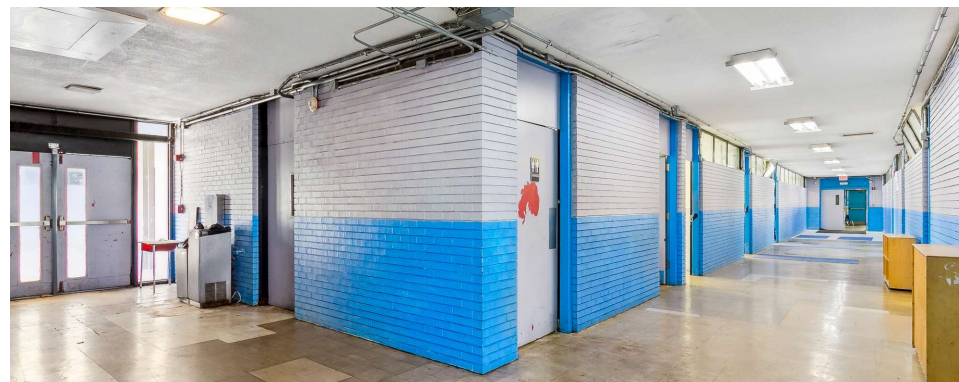
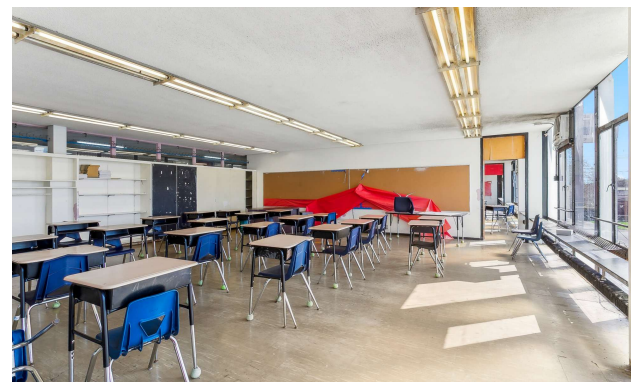
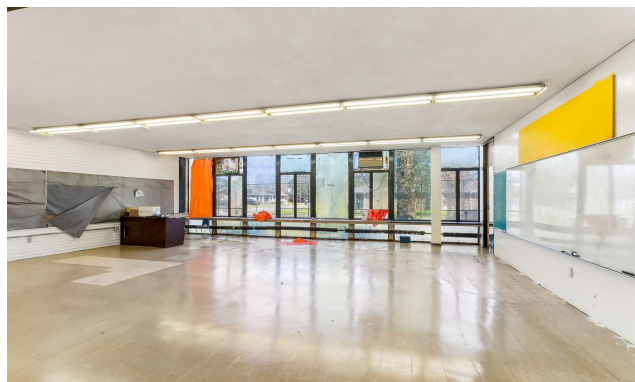
DEMOGRAPHICS	5 MINUTES	10 MINUTES	15 MINUTES
Total Households	10,591	42,895	127,921
Total Population	26,396	101,267	290,208
Average HH Income	\$71,827	\$80,665	\$85,685



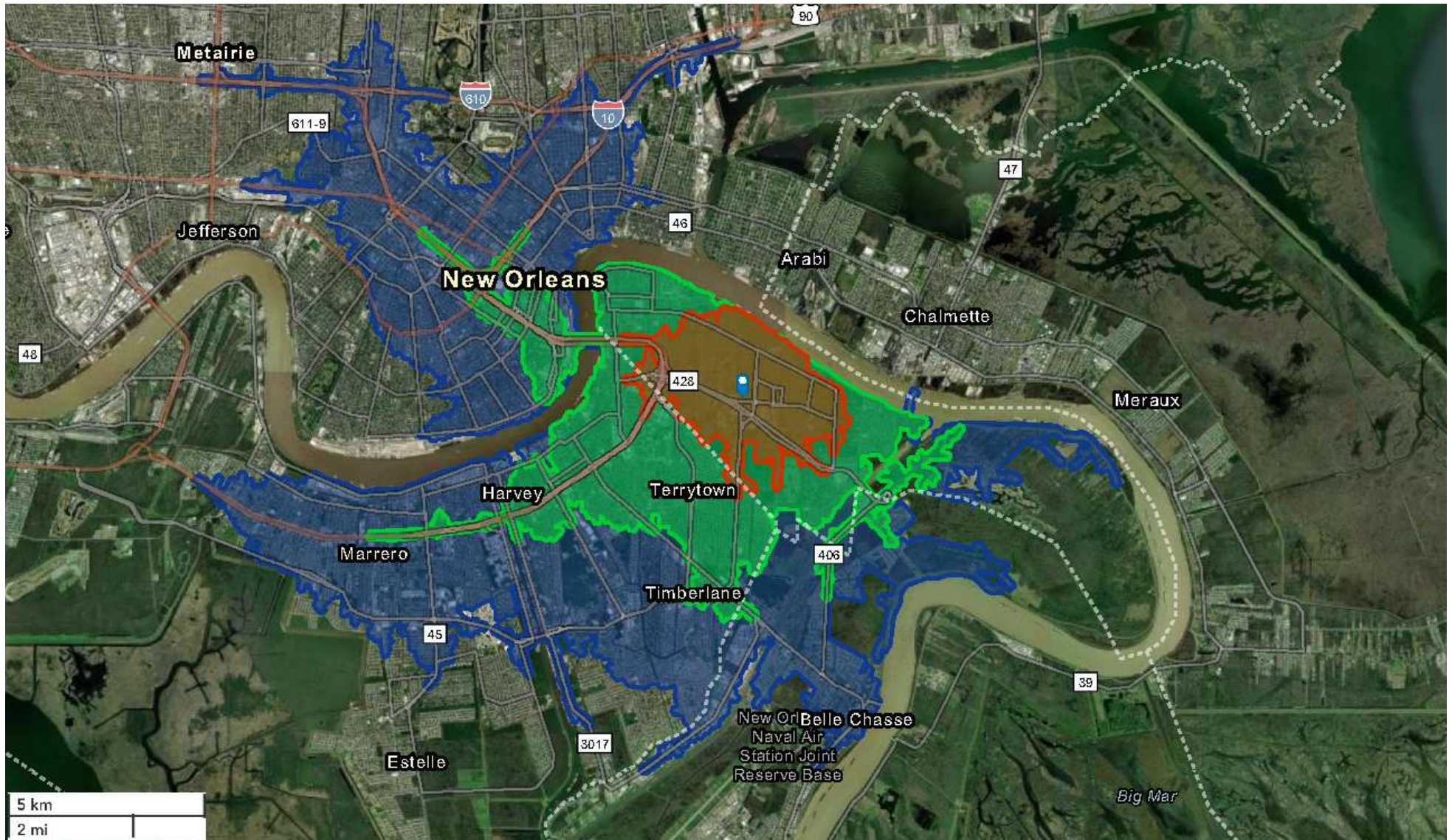
OPSB reserves the right to withdraw any property at any time



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

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NAI Rampart

430 Notre Dame Street
New Orleans, LA 70130

www.rampartcre.com



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AUCTION

Orleans Parish School Board Sites

5 Properties Available for Auction, New Orleans, LA

Lower
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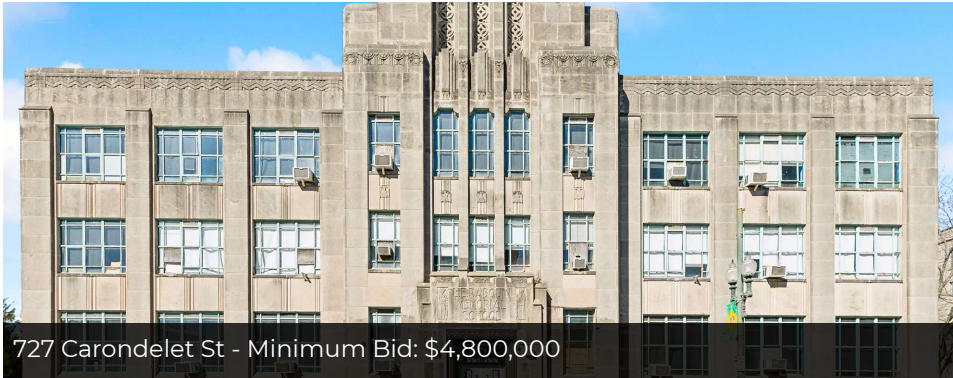
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727 Carondelet St - Minimum Bid: \$4,800,000



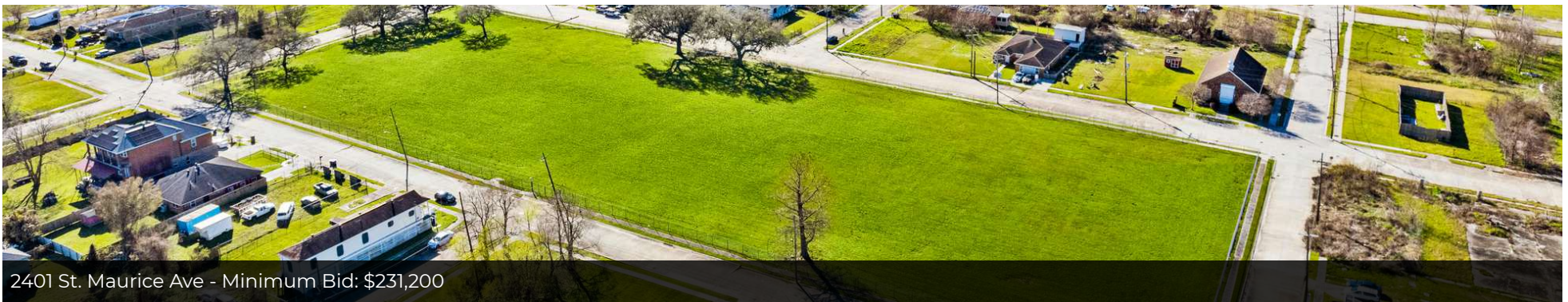
3819 Herschel St - Minimum Bid: \$1,372,000



4348 Reynes St - Minimum Bid: \$272,000

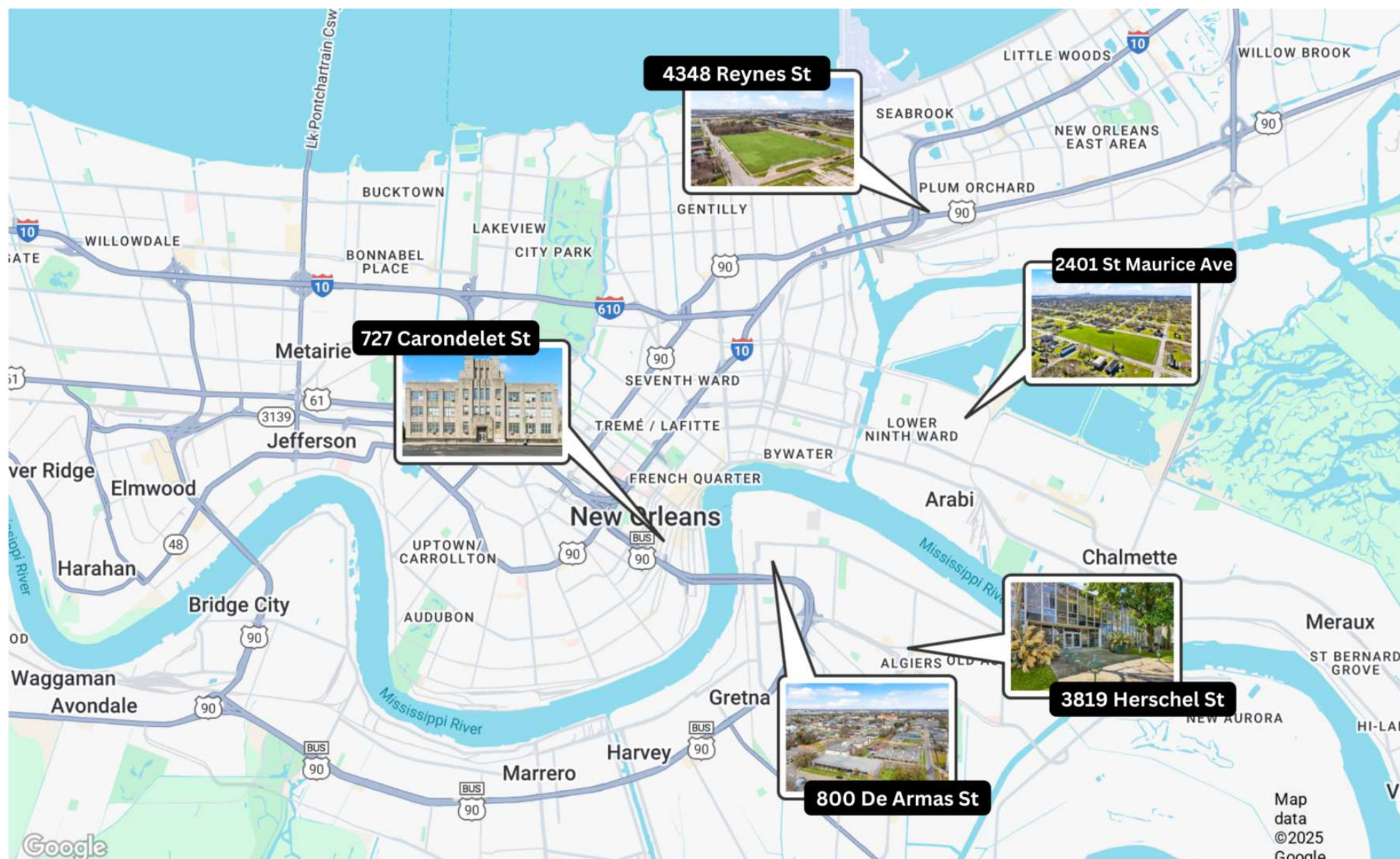


800 De Armas St - Minimum Bid: \$400,000



2401 St. Maurice Ave - Minimum Bid: \$231,200

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