

NAR Rampart

No Minimum Bid

AUCTION

Orleans Parish School Board Site

3819 Herschel Street, New Orleans, LA 70114

Presented By:

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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 (Date of Value: 7/29/25)

The Orleans Parish School Board cannot impose a minimum bid amount at a third auction offering. It may, however, reject insufficient offers and is not required to accept the highest bid at the third offering. The method of sale does not limit the school board's discretion at the third offering, and it may choose to withdraw the property and not offer it a third time.

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).

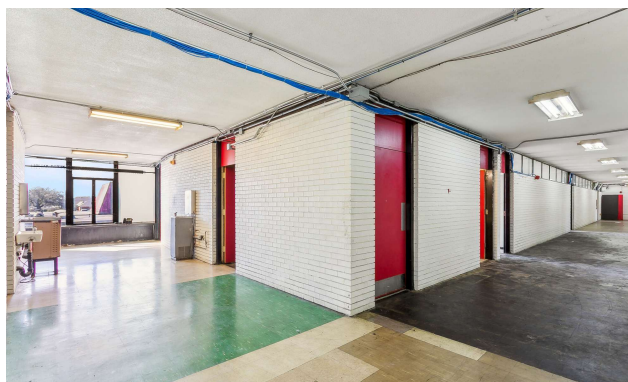
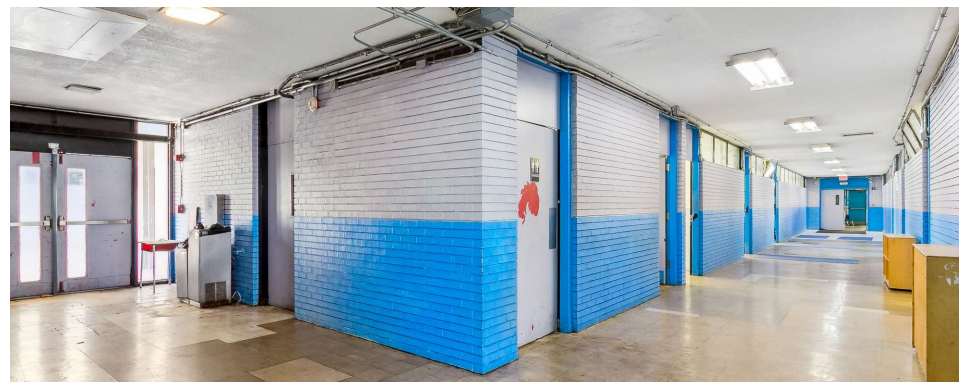
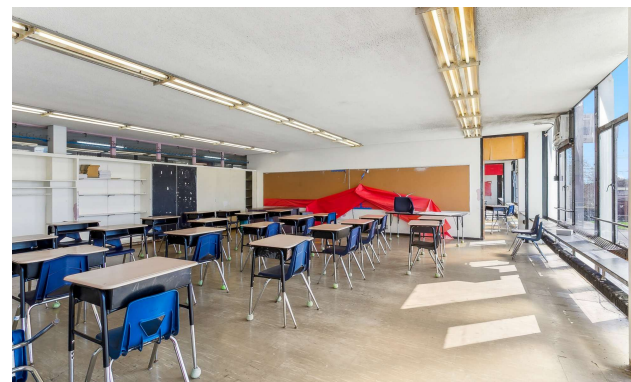
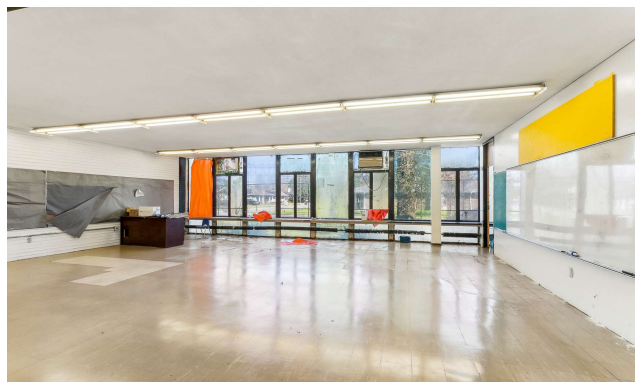
DEMOGRAPHICS	5 MINUTES	10 MINUTES	15 MINUTES
Total Households	10,591	42,895	127,921
Total Population	26,396	101,267	290,208
Average HH Income	\$71,827	\$80,665	\$85,685



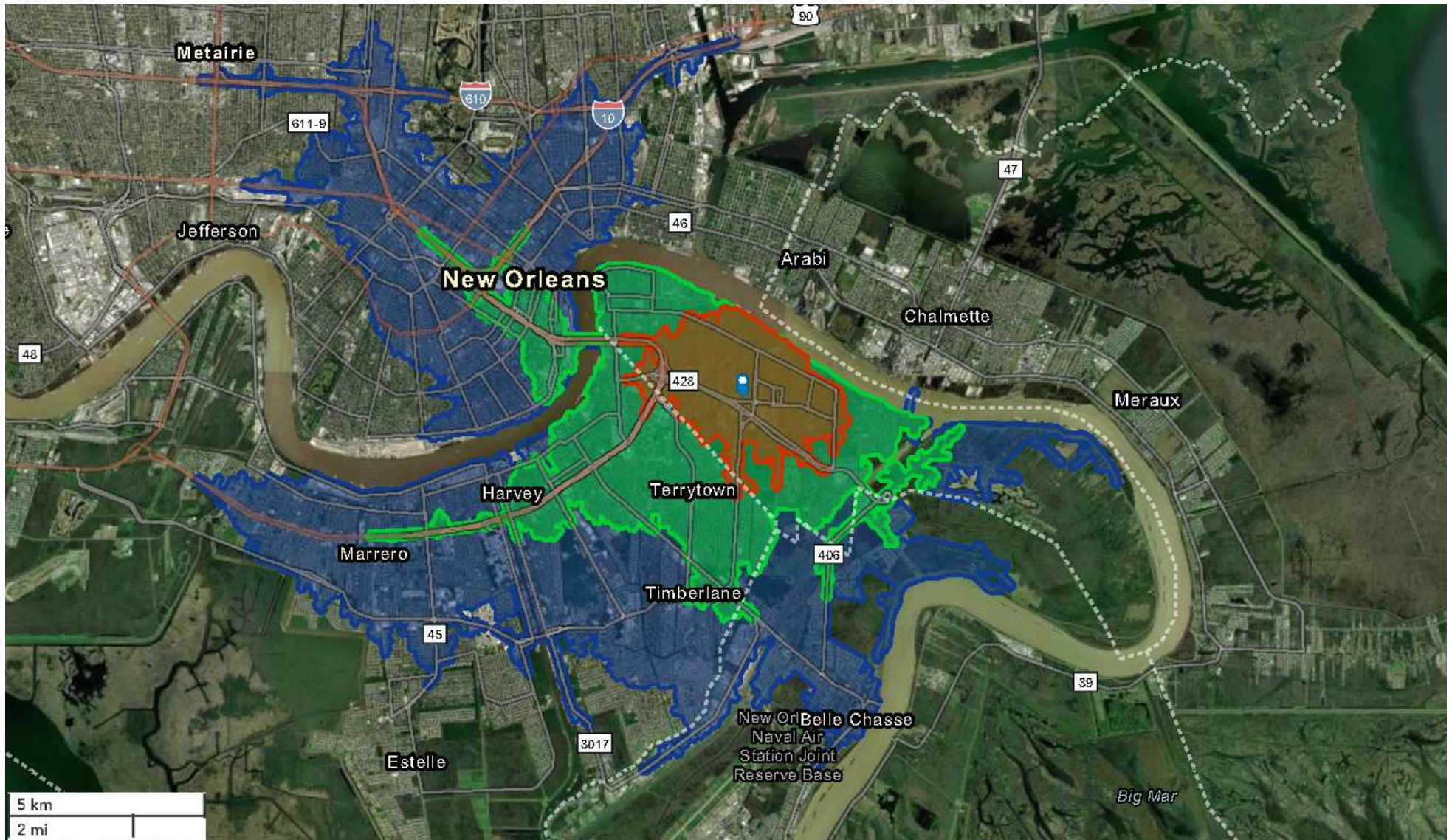
OPSB reserves the right to withdraw any property at any time



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

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For More Information:

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