



CORPORATE REALTY

201 St. Charles Ave., Suite 3811, New Orleans, LA 70170
504.581.5005 | corp-realty.com

DEVELOPMENT SITE | FOR SALE

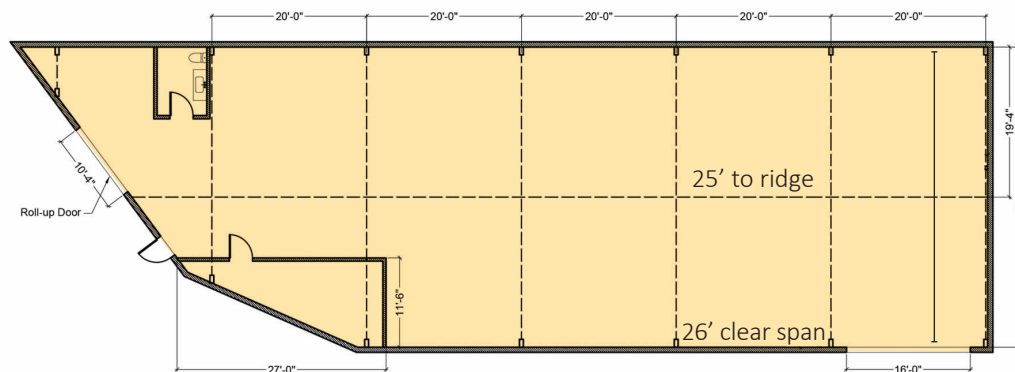
High Visibility Development Site Near River District

\$27.27/SF per Buildable SF

1171 Annunciation Street

NEW ORLEANS, LA 70130

Scott Graf CCIM
sgraf@corp-realty.com
504.581.5005



DEVELOPMENT OPPORTUNITY

1171 Annunciation Street, New Orleans, LA 70130

DESCRIPTION

1171 Annunciation Street is a high-profile, 45' x 100' (5,755 sf) development site positioned at the gateway between the Garden District and Downtown and steps from the New Orleans Ernest N. Morial Convention Center, the nation's sixth largest. Adjacent to an ingress/egress from the Crescent City Connection and I-10, the site has quick access to the CBD, the French Quarter, Riverwalk Outlets, Port of New Orleans cruise terminal, and major thoroughfares. This signalized, hard corner of Annunciation Street and Calliope Street commands exceptional frontage, visibility, and access, making it ideally suited for a signature ground-up development.

This is a rare opportunity to acquire a fully envisioned, mixed-use development site permitted for construction with a variety of approved plans. At \$27.27 per buildable

square foot and zoned HU-MU, with future land use MUM, this is a highly desirable parcel for owner development as well as build to suit or ground lease.

Included in the sale are conceptual renderings that illustrate multiple potential configurations, showcasing the site's flexibility and redevelopment upside. The renderings demonstrate how the site can be positioned to maximize corner exposure, vehicular circulation, and pedestrian engagement, while capitalizing on the steady flow of residents, office users, hotel guests, convention traffic, and tourists that define this corridor.

Seller is willing to consider leasing the property or a joint venture.

SUMMARY

SIZE

approx. 4,502 sf - building
approx. 5,755 sf - site
» 21,800 sf - Total size allowed to build by right

SALE PRICE

\$594,486 (\$103.00)
~~\$644,950 (\$112.07)~~

» Total size allowed to build by right - \$27.27 psf

ZONING

HU-MU



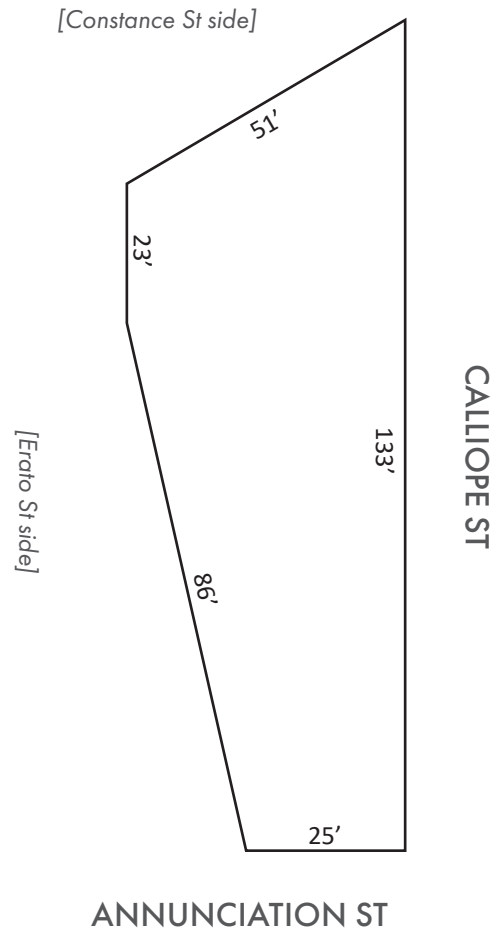
CORPORATE REALTY

Scott Graf CCIM
sgraf@corp-realty.com
504.581.5005

1171 ANNUNCIATION ST

SITE & NEIGHBORHOOD DETAILS

SITE DIMENSIONS



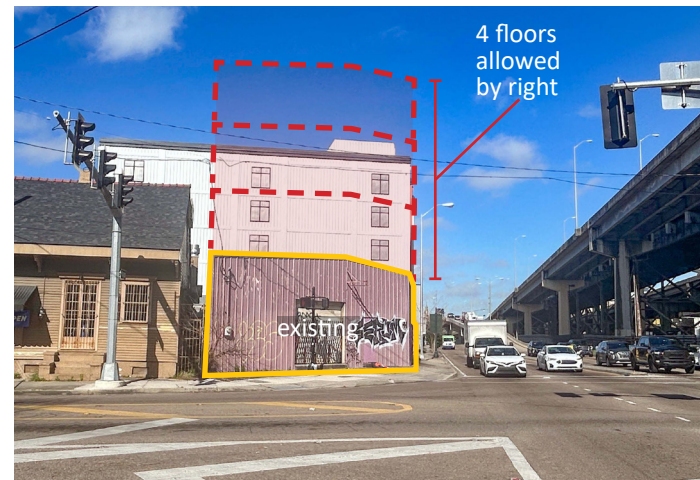
ZONING

The **HU-MU Neighborhood Mixed-Use District** regulations are designed to encourage mixed-use areas that are compatible with adjacent or nearby land uses and that are pedestrian-oriented in character. It promotes a mix of residential and small-scale commercial along designated corridors in historic areas.

Straddling the Lower Garden District and the Warehouse District, HU-MU permits single and multi-family residences along with a range of commercial uses. These include but are not limited to banks,

quick-serve restaurants and/or coffee shops, animal hospitals, art galleries, bars, live entertainment venues, offices, and retail stores.

Future Land Use for this site is **Mixed Use Medium Density (MUM)**, which supports diverse, compact development in high density areas. It promotes high-quality, pedestrian-oriented, interactive communities. Site plans are approved for compatibility with the surrounding neighborhood.



CORPORATE REALTY

Scott Graf CCIM
sgraf@corp-realty.com
504.581.5005

DEVELOPMENT OPPORTUNITY

REDEVELOPMENT INSPIRATION



CORPORATE REALTY

Scott Graf CCIM
sgraf@corp-realty.com
504.581.5005

DEVELOPMENT OPPORTUNITY

DEVELOPMENT SCENARIOS

DEVELOPMENT SUMMARY

	Site Only (5,722 sf)	4-Story Scenario (By-Right)	5-Story Scenario	6+ Story Scenario (with approvals)
Purchase Price	\$594,486	\$594,486	\$594,486	\$594,486
Site Size	5,755 sf	5,755 sf	5,755 sf	5,755 sf
Land Cost per SF	\$103/sf	\$103/sf	\$103/sf	\$103/sf
Max Height*	--	60'	70'-75'	85'+ (PD/variance)
Estimated Buildable Area	--	19,200 - 21,800 sf	24,400 - 28,200 sf	34,1600 - 38,500+ sf
Effective Cost per Buildable SF	--	\$28-\$31/sf	\$21-\$24/sf	\$16-\$18/sf

**HU-MU with Annunciation Street Overlay*



1171 ANNUNCIATION ST

REDEVELOPMENT CONCEPTS

CONCEPT RENDERINGS

This corner commands exception frontage, visibility, and access, making it ideally suited for a signature ground-up development.

Included with the purchase are a selection of conceptual renderings (see right) that illustrate multiple potential configurations, showcasing the site's flexibility and redevelopment/ground lease potential. These renderings demonstrate how the site can be positioned to maximize corner exposure, vehicular circulation, and pedestrian engagement while capitalizing on the steady flow of residents, office users, hotel guests, convention traffic, and tourists that define this corridor.

Concepts include:

- » Freestanding retail or restaurant with patio activation
- » Coffee shop or quick-service concept with drive-thru potential
- » Bank branch with drive-thru lanes
- » Multi-tenant retail configuration
- » Mixed-use retail with vertical development component (subject to approvals)

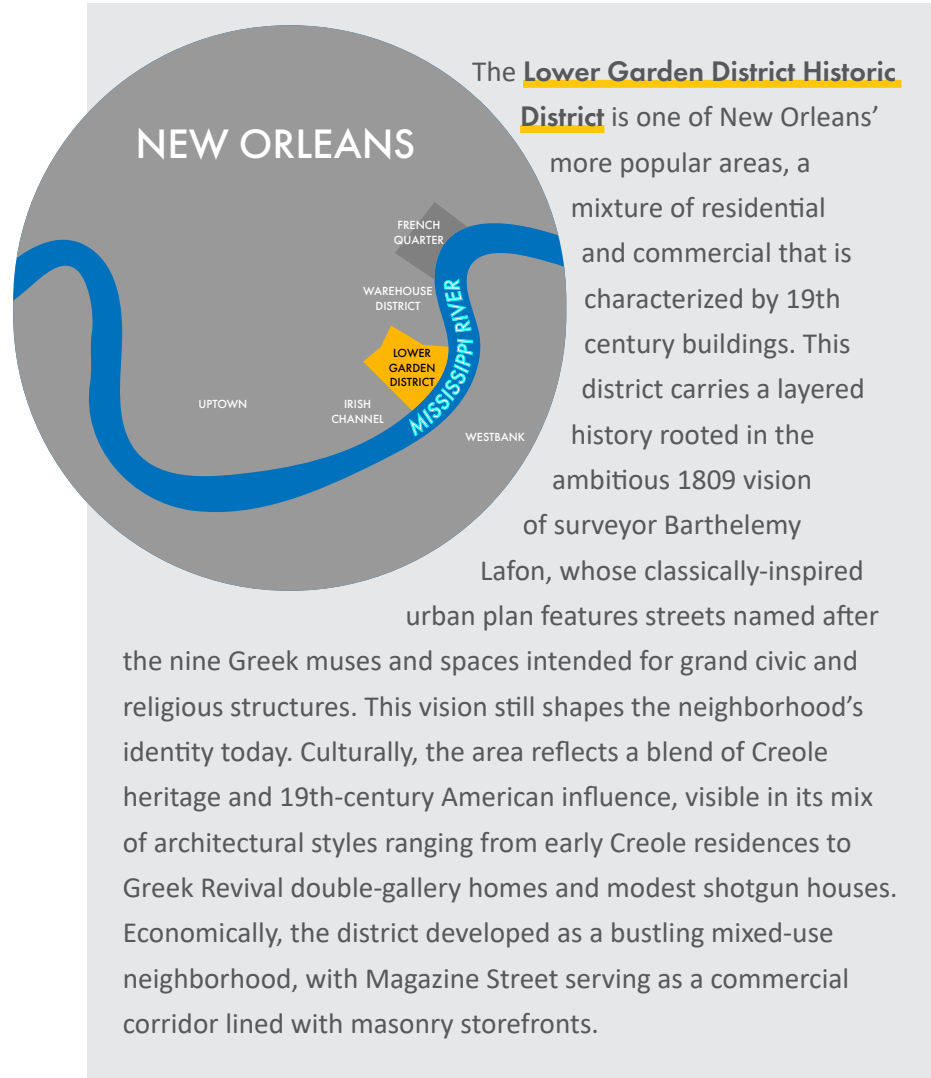


CORPORATE REALTY

Scott Graf CCIM
sgraf@corp-realty.com
504.581.5005

MARKET AND CATALYST

ABOUT THE LOWER GARDEN DISTRICT



ATTRACTIONS

Annunciation Street is a few blocks from and runs parallel to Magazine Street, a 6-mile long street that follows the curve of the river from the French Quarter to Audubon Zoo. Magazine Street is a shopping and dining destination for both locals and tourists alike.



RESTAURANTS & BARS

It is near Kelly's NOLA, Coquette, Here Today Rotisserie, The Bower, St. Pizza, Barrel Proof, Surrey's Cafe & Juice Bar,



HOTELS

The location is near the Fleur De Lis Mansion Bed & Breakfast, Terrell House Bed & Breakfast, The Garden District Hotel, The Blackbird Hotel, Hotel Saint Vincent, and Travelers Guest House New Orleans.



TRANSPORTATION

The area is easily accessed by the St. Charles streetcar line and 24-hour bus lines. The nearby Riverfront streetcar line provides access to the French Quarter and the newly extended Riverfront Park.

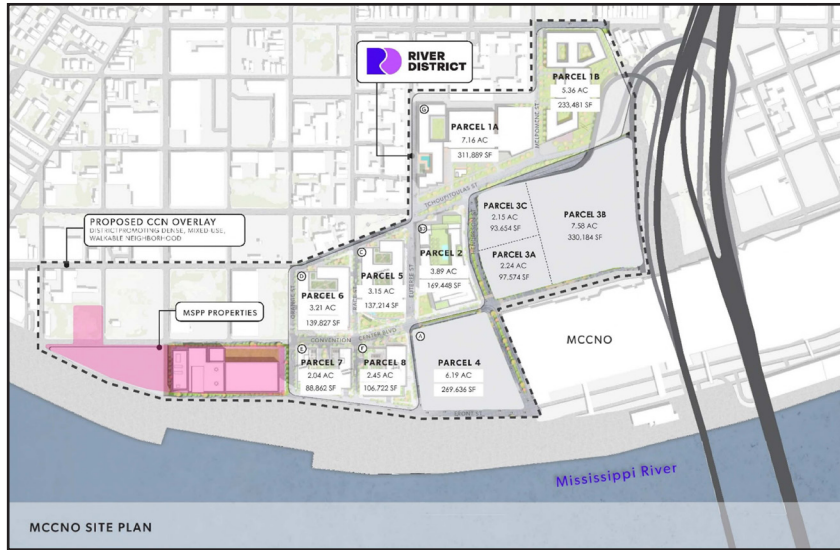


CORPORATE REALTY

Scott Graf CCIM
sgraf@corp-realty.com
504.581.5005

MARKET AND CATALYST

ABOUT THE CONVENTION CENTER AND RIVER DISTRICT



This image is from 2024 and may not reflect most current redevelopment plans.

RDNI is master planning and developing approximately 30 acres of a 47-acre undeveloped site owned by the Ernest N. Morial Convention Center. RDNI is in the process of completing a \$30+ million infrastructure project on the site which will include creation of an entirely new urban street grid with fully dedicated public rights-of-way, complete below-grade sewer and water systems, district-wide streetscaping, decorative lighting, public safety infrastructure, and a district-scale stormwater management system. The program also delivers

district-wide fiber utility infrastructure, with a commitment to reduced connection costs for residential tenants — a meaningful amenity in today's connectivity-driven rental market. Rounding out the investment is the development of an approximately one-acre public park at the heart of the district. Together, these improvements establish the physical and operational foundation for one of the most significant urban development opportunities in New Orleans in a generation.

Additionally under construction is a build-to-suit single-tenant office building (168,000 sf) for Shell Oil. Projected to break ground by the first quarter of 2027 is a \$600 million new Omni, convention style, 1,000 room hotel. Also expected to break ground in 2026 is a new 220-unit multi-family project which will include both market rate units and workforce housing units. All of the developments are identified on the enclosed map of the area.

225 room boutique hotel

220 unit multi-family housing

168K sf new Class A Shell Oil Building

100K sf high-end retail village

30 acre redevelopment

\$30M infrastructure project



CORPORATE REALTY

Scott Graf CCIM
sgraf@corp-realty.com
504.581.5005

MARKET AND CATALYST

ABOUT THE WAREHOUSE DISTRICT



*View of the Tchoupitoulas Street streetcar at Race Street (March 25, 1925)
Charles L. Franck / Franck-Bertacci Photographers Collection | The Historic New Orleans Collection*

The Warehouse District is located directly across the highway connection. Founded in the early 19th century, the Warehouse District was a hub for commerce with its proximity to the port. Brick buildings were home to retail and wholesale stores, cotton and sugar presses, and warehouses. In the early 20th century, the buildings shifted more toward manufacturing work, but by the late 20th century, the area fell into demise. The 1984 Louisiana Exposition, held in New Orleans, generated a resurgence in this district. Many historic buildings were converted into apartments, condominiums, and hotels. Art galleries, museums, and fine dining (including New Orleans' first two-starred Michelin restaurant, Emeril's) contributed to making today's revived Warehouse/Arts District a lively destination for both locals and tourists.



ATTRACTIONS

The location is only a few blocks away from the New Orleans Ernest N. Morial Convention Center, which is the nation's sixth largest and attracts approximately 900,000 attendees individually.



RESTAURANTS

It is near Cochon and Butcher, two Donald Link staples, and the Michelin two-star restaurant, Emeril's. Other restaurants nearby include La Boca, Taqueria La Lucha, and the Sidecar Patio and Oyster Bar.



MUSEUMS and ART GALLERIES

The location is near the art museums Ogden Museum of Southern Art and the Contemporary Arts Center as well as The National World War II Museum. Galleries in the area include the Jonathan Ferrara Gallery, Arthur Roger Gallery, Octavia Gallery, Gallery 600 Julia, and Degas Gallery.



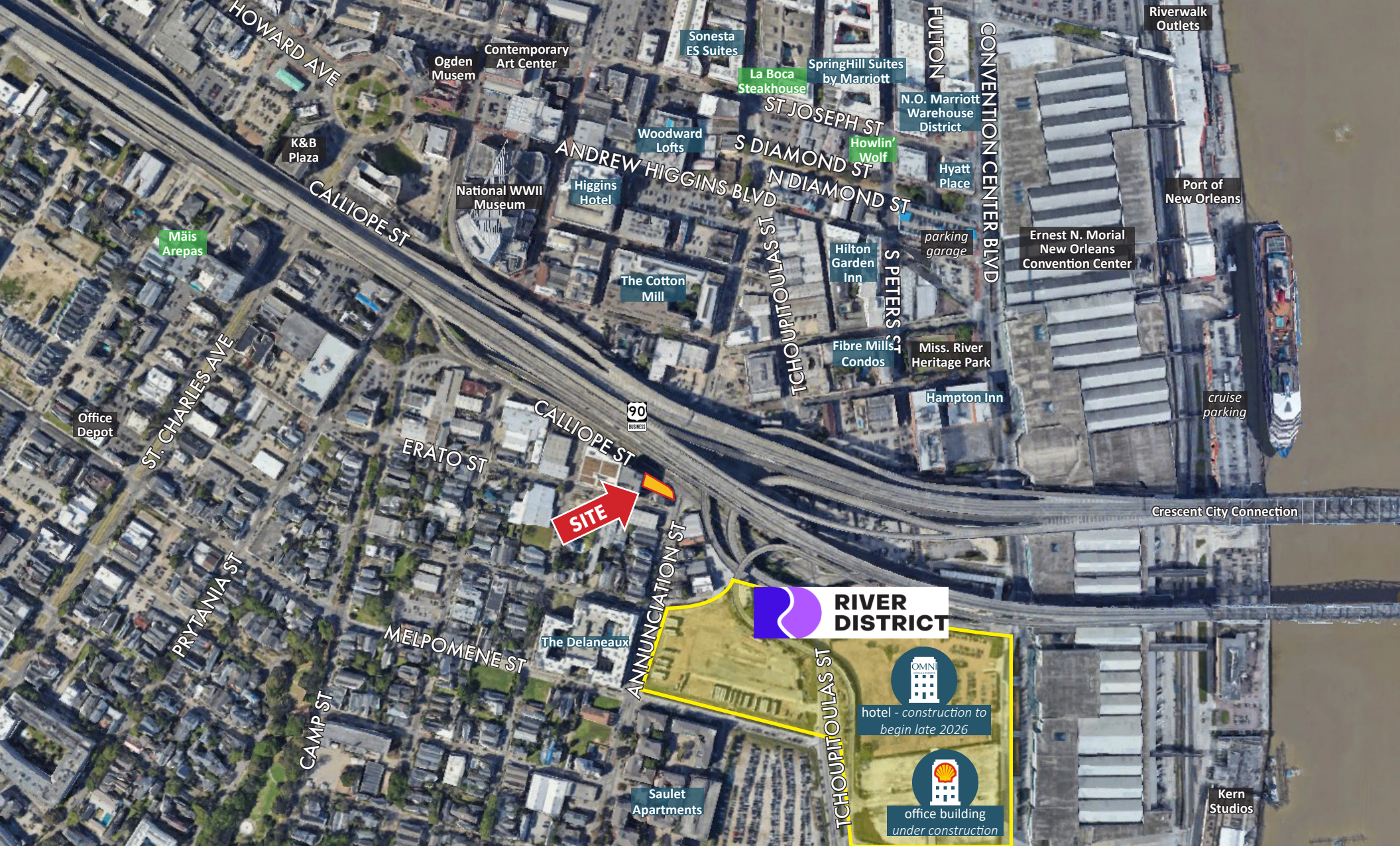
TRANSPORTATION

The area is easily accessed by the St. Charles streetcar line and 24-hour bus lines. The nearby Riverfront streetcar line provides access to the French Quarter and the newly extended Riverfront Park.



CORPORATE REALTY

Scott Graf CCIM
sgraf@corp-realty.com
504.581.5005



1171 ANNUNCIATION ST

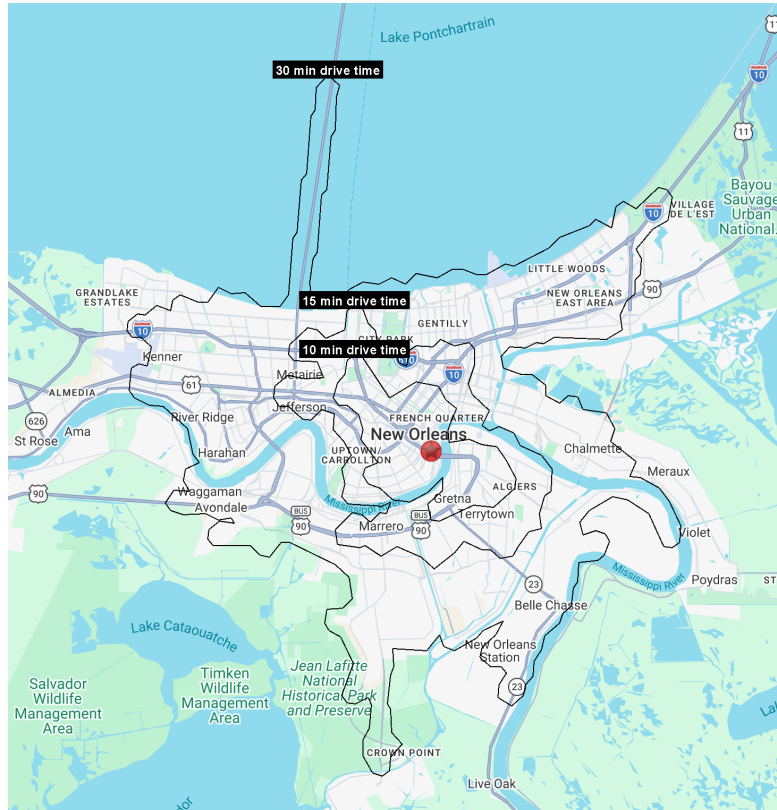


CORPORATE REALTY

Scott Graf CCIM
sgraf@corp-realty.com
504.581.5005

1171 ANNUNCIATION ST

DEMOGRAPHICS/TRAFFIC COUNTS



©2026, Sites USA, Chandler, Arizona, 480-491-1112 | Demographic Source: Applied Geographic Solutions 11/2025, TIGER Geography
 - RF1 02-27-2026 12:22:55 | This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

DEMOGRAPHICS (EST. 2025)

Drivetime	<u>10 min.</u>	<u>15 min.</u>	<u>30 min.</u>
Population:	132,085	313,292	757,434
Adult Pop (25+ years):	99,075	227,469	535,830
Median Age:	39.4	39.7	39.6
Average HH Income:	\$92,763	\$99,087	\$96,502
Median HH Income:	\$61,857	\$67,299	\$69,424
# Employees:	124,088	198,997	455,436
HH Entertainment Expenditure:	\$318.8M	\$737.1M	\$1.7B
HH Food & Beverage Expenditure:	\$670.7M	\$1.55B	\$3.65B

TRAFFIC COUNTS

Calliope Street: 11,037 vehicles per day

Tchoupitoulas Street: 26,948 vehicles per day



CORPORATE REALTY

Scott Graf CCIM
 sgraf@corp-realty.com
 504.581.5005

1171 ANNUNCIATION ST

KEY POINTS

SUMMARY

With strong surrounding demographics, proximity to major traffic generators, and limited available hard-corner sites remaining in this submarket, 1171 Annunciation Street offers a compelling opportunity to create a flagship presence in a high-visibility, high-growth location.

Be part of the nearly \$1 billion that has been invested annually, including notable Convention Center development activity. The plans that can be provided for this property will only serve to propel this momentum, with leasing efforts contributing to the economy.



The Shell Oil building is closer to completion than is shown in this image.

DEMAND DRIVERS

- » Over 85% of “Vacant and Underutilized Properties” since 2012 in development or under development
- » This is an exceptional, highly visible property with approved plans and approved demolition
- » There are no environmental issues, and property is in Flood Zone X
- » Built to Suit is a viable option
- » Leasing revenue can provide a handsome return on the investment



CORPORATE REALTY

Scott Graf CCIM
sgraf@corp-realty.com
504.581.5005

1171 ANNUNCIATION ST

ABOUT DOWNTOWN NEW ORLEANS

36.5M

annual visitors to
Downtown
New Orleans

135,000

residents, workers,
and visitors daily

6,370

apartments and
condos

22,707

hotel rooms

\$2,016

average apartment
rent

476

retail stores

243

restaurants
and bars

20+

art galleries

Figures are from the Downtown Development District using 2024 figures. More information can be found at downtownnola.com.



CORPORATE REALTY

Scott Graf CCIM
sgraf@corp-realty.com
504.581.5005

DEVELOPMENT SITE | FOR SALE

High Visibility Development Site Near River District

\$27.27/SF per Buildable SF

1171 Annunciation Street, New Orleans, LA 70130



Scott Graf ccim
sgraf@corp-realty.com
504.581.5005



CORPORATE REALTY

201 St. Charles Ave., Suite 3811, New Orleans, LA 70170
504.581.5005 | corp-realty.com

The information contained herein has been obtained from sources that we deem reliable. No representation or warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, or other conditions, or withdrawal without notice. Licensed in Louisiana. 8/2026

Customer Information Form

What Customers Need to Know When Working With Real Estate Brokers or Licensees

This document describes the various types of agency relationships that can exist in real estate transactions.

AGENCY means a relationship in which a real estate broker or licensee represents a client by the client’s consent, whether expressed or implied, in an immovable property transaction. An agency relationship is formed when a real estate licensee works for you in your best interest and represents you. Agency relationships can be formed with buyers/sellers and lessors/lessees.

DESIGNATED AGENCY means the agency relationship that shall be presumed to exist when a licensee engaged in any real estate transaction, except as otherwise provided in LA R.S. 9:3891, is working with a client, unless there is a written agreement providing for a different relationship.

- The law presumes that the real estate licensee you work with is your designated agent, unless you have a written agreement otherwise.
- No other licensees in the office work for you, unless disclosed and approved by you.
- You should confine your discussions of buying/selling to your designated agent or agents only.

DUAL AGENCY means an agency relationship in which a licensee is working with both buyer and seller or both landlord and tenant in the same transaction. Such a relationship shall not constitute dual agency if the licensee is the seller of property that he/she owns or if the property is owned by a real estate business of which the licensee is the sole proprietor and agent. A dual agency relationship shall not be construed to exist in a circumstance in which the licensee is working with both landlord and tenant as to a lease that does not exceed a term of three years and the licensee is the landlord. Dual agency is allowed only when informed consent is presumed to have been given by any client who signed the dual agency disclosure form prescribed by the Louisiana Real Estate Commission. Specific duties owed to both buyer/seller and lessor/lessee are:

- To treat all clients honestly.
- To provide factual information about the property.
- To disclose all latent material defects in the property that are known to them.
- To help the buyer compare financing options.
- To provide information about comparable properties that have sold, so that both clients may make educated buying/selling decisions.
- To disclose financial qualifications to the buyer/lessee to the seller/lessor.
- To explain real estate terms.
- To help buyers/lessees arrange for property inspections
- To explain closing costs and procedures.

CONFIDENTIAL INFORMATION means information obtained by a licensee from a client during the term of a brokerage agreement that was made confidential by the written request or written instruction of the client or is information the disclosure of which could materially harm the position of the client, unless at any time any of the following occur:

- The client permits the disclosure by word or conduct.
- The disclosure is required by law or would reveal serious defect.
- The information became public from a source other than the licensee.

By signing below you acknowledge that you have read and understand this form and that you are authorized to sign this form in the capacity in which you have signed.

Buyer/Lessee:

Seller/Lessor:

By: _____

Title: _____

Date: _____

Licensee: _____

Date: _____

By: _____

Title: _____

Date: _____

Licensee: _____

Date: _____

