



NARampart

No Minimum Bid

AUCTION

Orleans Parish School Board Site

800 De Armas Street, New Orleans, LA 70114

Presented By:

Paul Richard

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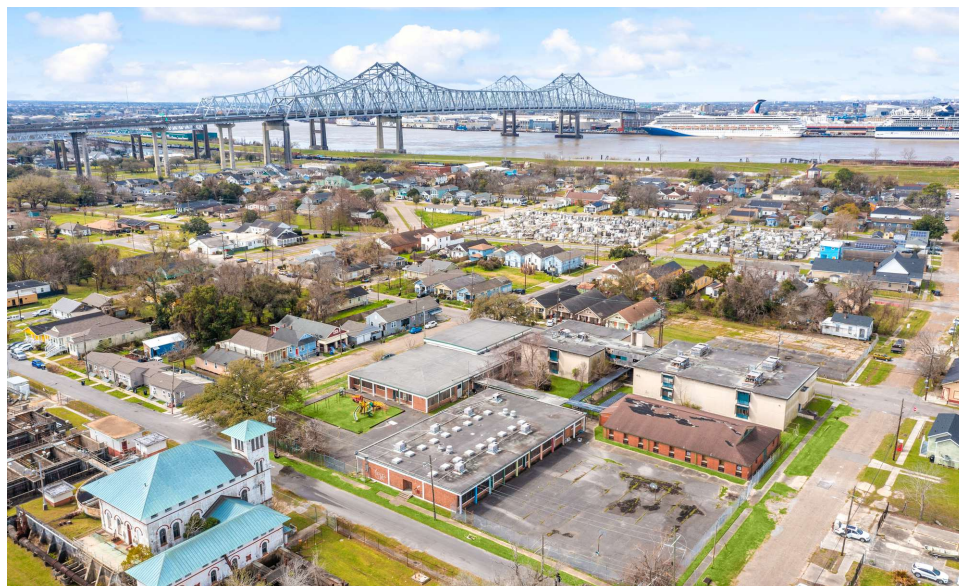
Mignon Richard Diaz, CCIM

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PROPERTY HIGHLIGHTS

- Orleans Parish School Board Site
- Former home of McDonogh #32 Literacy Charter School
- ± 72,335 SF of Improvements (4 buildings) situated on ± 2.32 Acres
- The Main (two-story) School Building D is 34,935 SF; Building A is 17,928 SF; Building B is 12,718 SF; Building C: 6,754 SF
- Zoned "HU-RD2, Historic Urban Two-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: \$850,000 (Date of Value: 8/28/25)

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

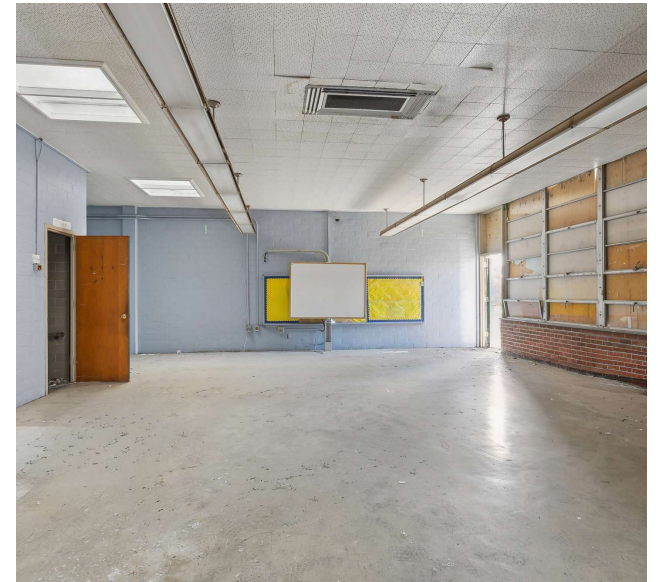
800 De Armas Street encompasses an entire city square bounded by De Armas Street, Diana Street, Belleville Street and Elmira Avenue in the Algiers (McDonoghville) neighborhood. The site is located across Elmira Avenue from the Sewerage & Water Board of New Orleans treatment facility (a major development which encompasses multiple city squares), within close proximity of the Crescent City Connection, and one mile west of the Algiers-Canal Street ferry.

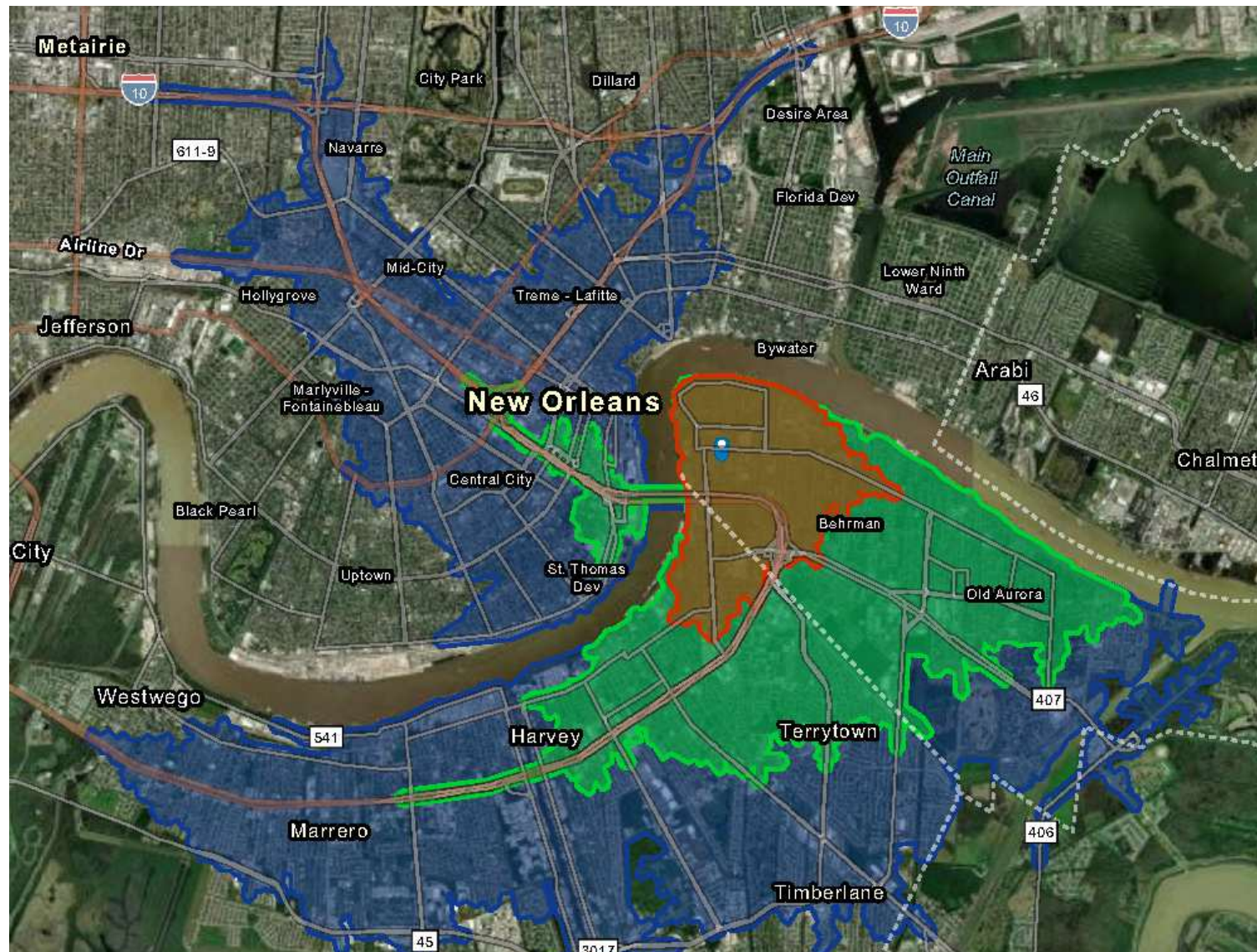
DEMOGRAPHICS	5 MINUTES	10 MINUTES	15 MINUTES
Total Households	6,122	28,320	102,590
Total Population	14,006	66,171	230,425
Average HH Income	\$69,713	\$76,341	\$80,622



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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