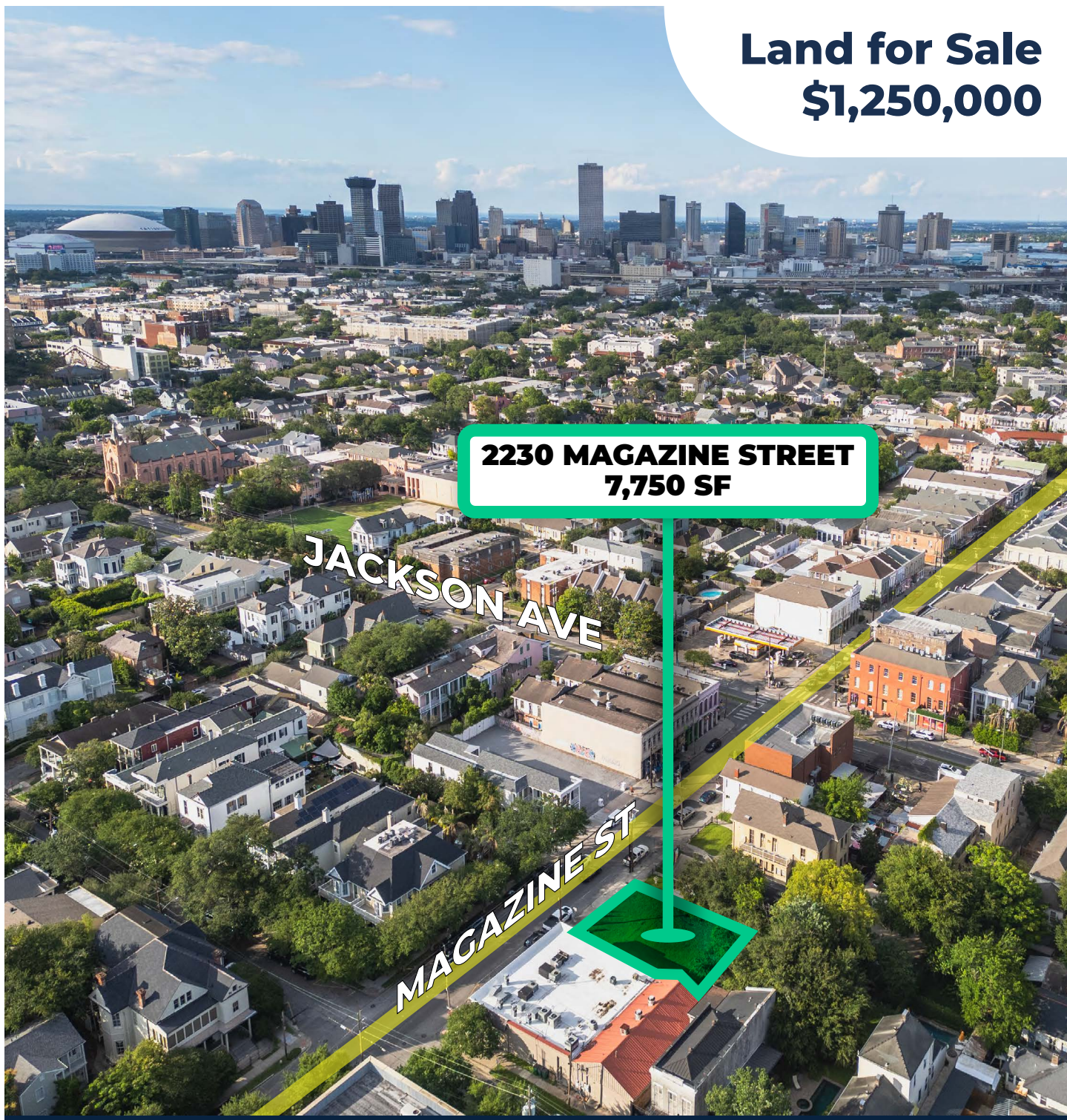




Rare Magazine Street Development Opportunity

Land for Sale
\$1,250,000



REAL ESTATE

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Rare Magazine Street Development Opportunity



Property Overview

2230 Magazine Street presents a rare double-lot development opportunity in the heart of New Orleans' vibrant Lower Garden District. Zoned HU-B1, this site is perfectly positioned for a variety of commercial or mixed-use projects, including retail, restaurant, office, or residential. Surrounded by popular destinations like District Donuts, Lilette, and The Hotel Saint Vincent, this stretch of Magazine Street is known for its foot traffic, historic charm, and thriving local businesses. With limited land available along this corridor, this is one of the last remaining chances to create something special on one of the city's most iconic streets.

Asking Price: **\$1,250,000**

Lot Size: **7,750 SF**

Zoning: **HU-B1**

- Ideal for Land/Residential investors seeking value in a high-demand corridor
- 40-ft max height and 3-story development potential
- Located in the heart of the vibrant and walkable Lower Garden District



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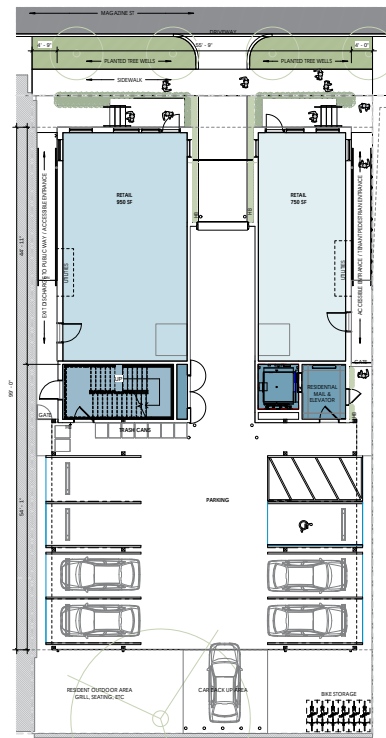
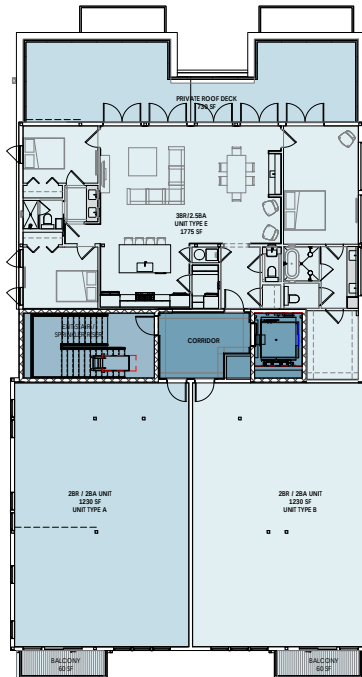
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Explore the Potential

These renderings are conceptual and intended to spark ideas.

Not actual development plans.



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INDICATORS	5 MINUTES	10 MINUTES	15 MINUTES
TOTAL POPULATION	24,921	79,289	310,608
DAYTIME POPULATION	29,803	149,091	384,306
TOTAL HOUSEHOLDS	13,535	39,899	141,132
MEDIAN HH INCOME	\$71,477	\$63,424	\$56,245
TOTAL BUSINESSES	2,225	9,290	21,925

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