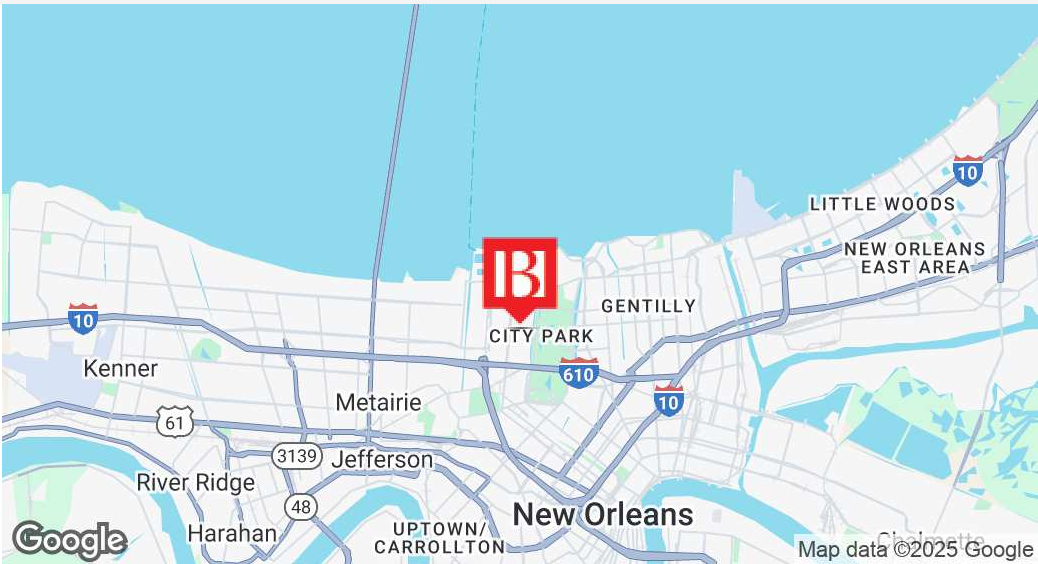


Lakeview Development Site

6351 General Diaz St New Orleans, LA 70124

EXECUTIVE SUMMARY



Offering Summary

Sale Price:	\$790,000
Lot Size:	12,200 SF
Zoning:	S-LB2

Property Overview

Rare opportunity to acquire a strategically located land site in one of New Orleans' most affluent neighborhoods. Positioned just off Harrison Avenue near the high-traffic intersection at Canal Boulevard, the site offers flexible development potential within the S-LB2 zoning district.

The site allows for a wide range of commercial and residential uses, including multi-story development or elevated construction with integrated parking.

Located in a supply-constrained area with some of the highest household incomes in the city, the property is ideally suited for owner-users, investors, or developers seeking a high-barrier-to-entry location with strong long-term fundamentals.

Property Highlights

- ±12,200 SF land site in high-income submarket
- Zoned S-LB2: allows residential, retail, medical, office, and mixed-use
- Improved with parking lot and utilities on site
- Potential for multi-story or elevated development with parking
- Walkable to retail and dining on Harrison Ave

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SURROUNDING RETAIL



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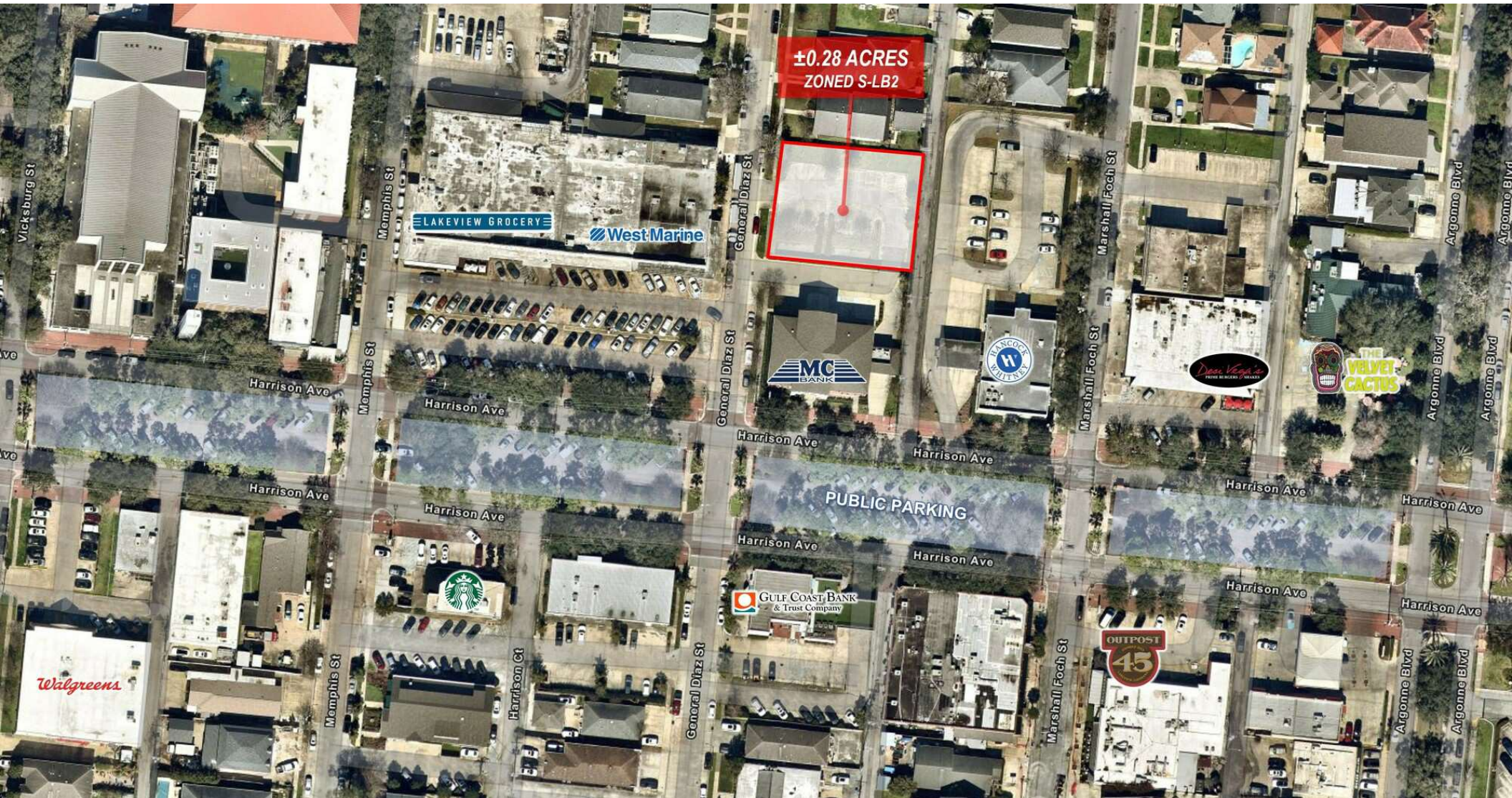
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MACRO AERIAL



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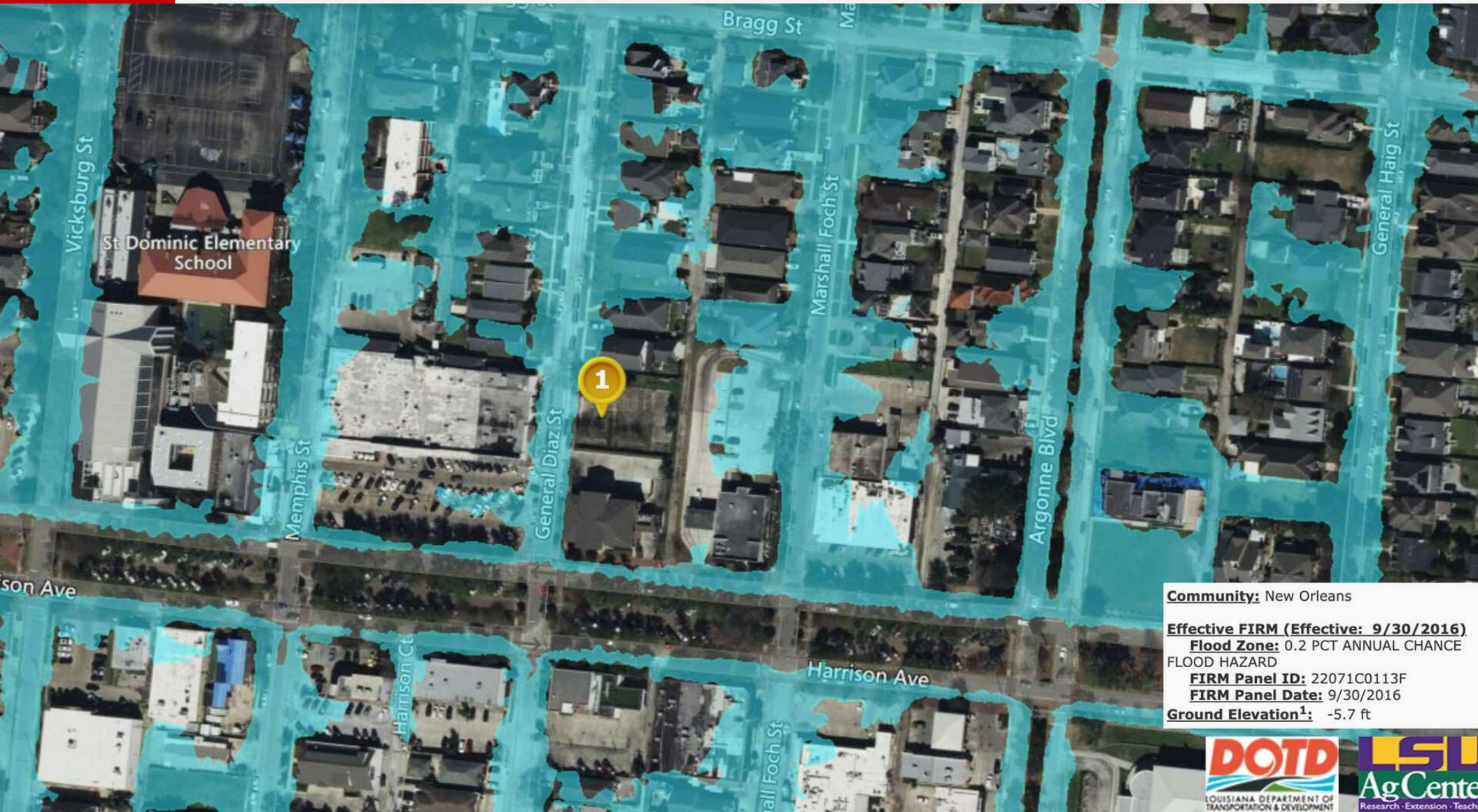
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FLOOD MAP



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Lakeview Development Site

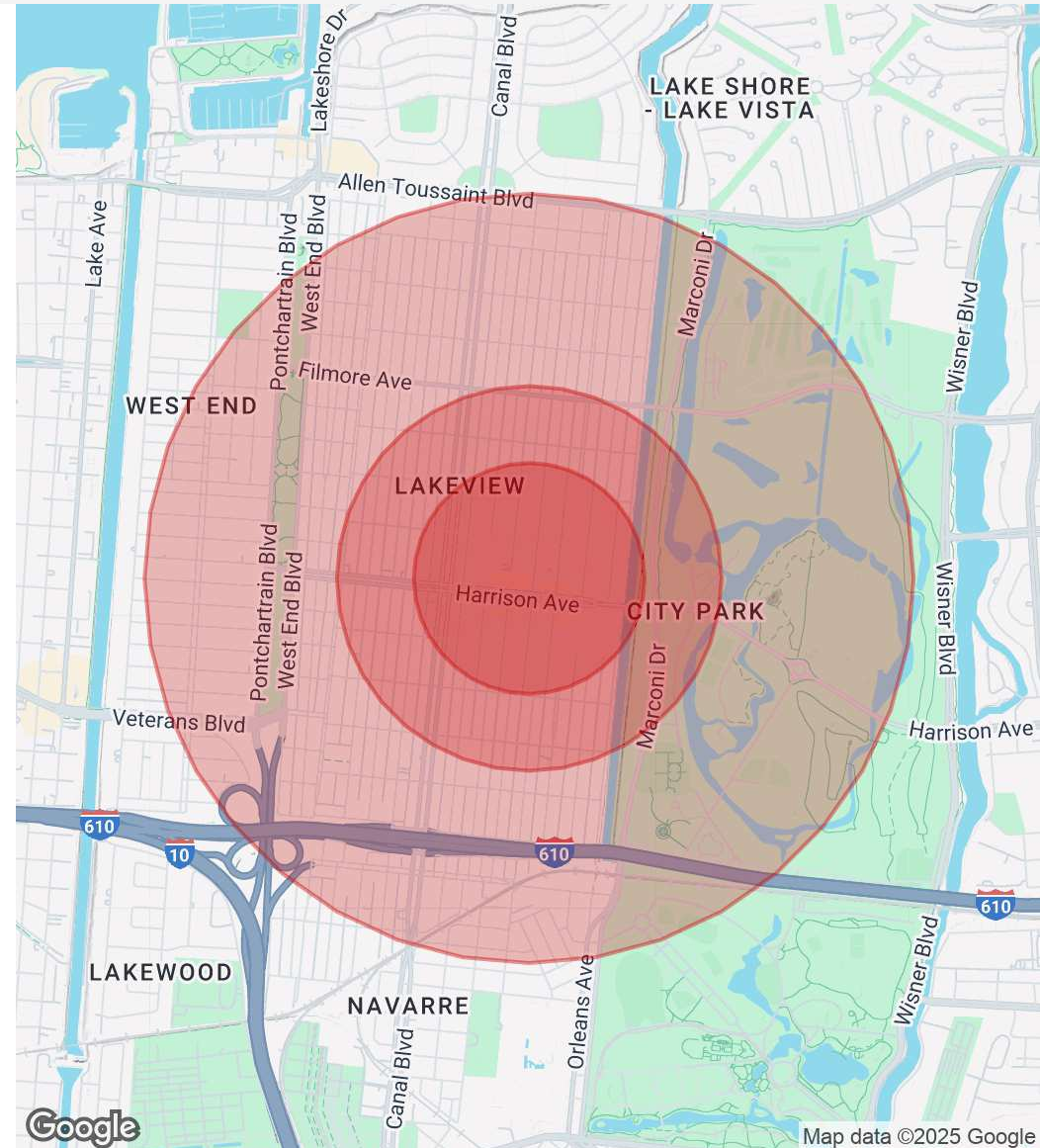
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DEMOGRAPHICS MAP & REPORT

Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	1,482	4,540	11,997
Average Age	38	37	37
Average Age (Male)	37	37	37
Average Age (Female)	39	38	38

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	533	1,678	4,699
# Of Persons Per HH	2.8	2.7	2.6
Average HH Income	\$190,154	\$194,571	\$169,859
Average House Value	\$661,611	\$650,547	\$611,636

Demographics data derived from AlphaMap



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