



PROPERTY ONE

FOR SALE

BUSINESS OPPORTUNITY FOR SALE WITH ENDLESS POSSIBILITIES

3501 Tulane Ave, New Orleans, LA 70119

Presented by:

WARREN SURCOUF, III, CCIM

504.681.3421

LA #995695180

warren.surcouf@propertyone.com

INVESTMENT PROPERTY AND BUSINESS OPPORTUNITY FOR SALE IN OPP. ZONE WITH ENDLESS POSSIBILITIES

3501 Tulane Ave, New Orleans, LA 70119



OFFERING SUMMARY

Sale Price: \$2,000,000

Building Size: 20,280 SF

Lot Size: 20,500 SF

Zoning: MU-1

Market: Opportunity Zone

PROPERTY OVERVIEW

Sale of Professional Security Training, Inc. (entire business including current contracts, transferable licenses & permits, & all FF&E) will be included in sale at Full Asking Price
Investment Property and Building are also for sale at the same time
Owner will consider selling the business separately from the real estate, but both need to occur simultaneously
City of New Orleans will not be Issuing any new permits on the shooting ranges anytime soon
Successful Business for over 30 years

PROPERTY HIGHLIGHTS

- Located along Bustling Tulane Ave adjacent to multiple recent redevelopments
- Opportunity Zone Tax Credits Available for Purchase of Building (<https://www.irs.gov/newsroom/opportunity-zones-frequently-asked-questions>)
- Right down the street from University Medical Center
- Directly adjacent to the S Jefferson Davis Greenspace and the Comiskey Center Park



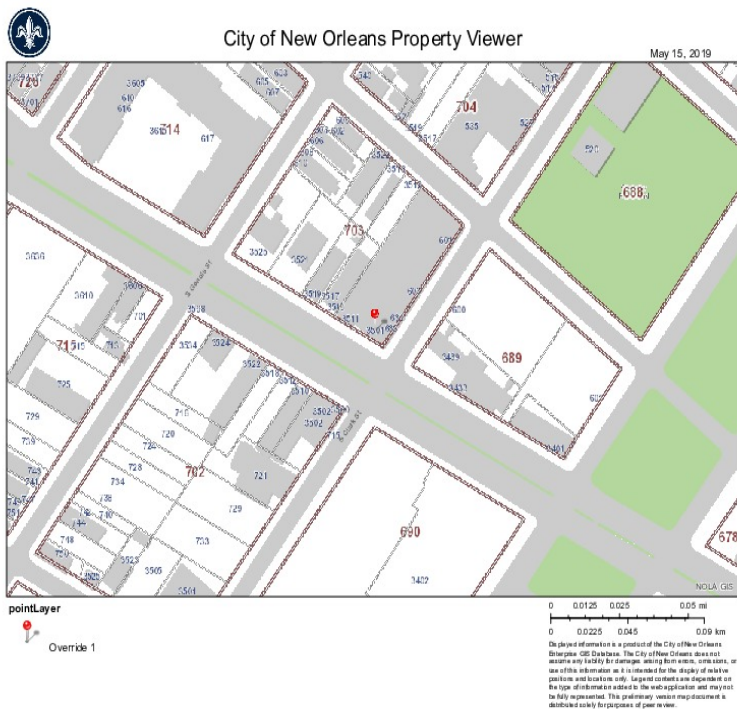
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ADDITIONAL PHOTOS

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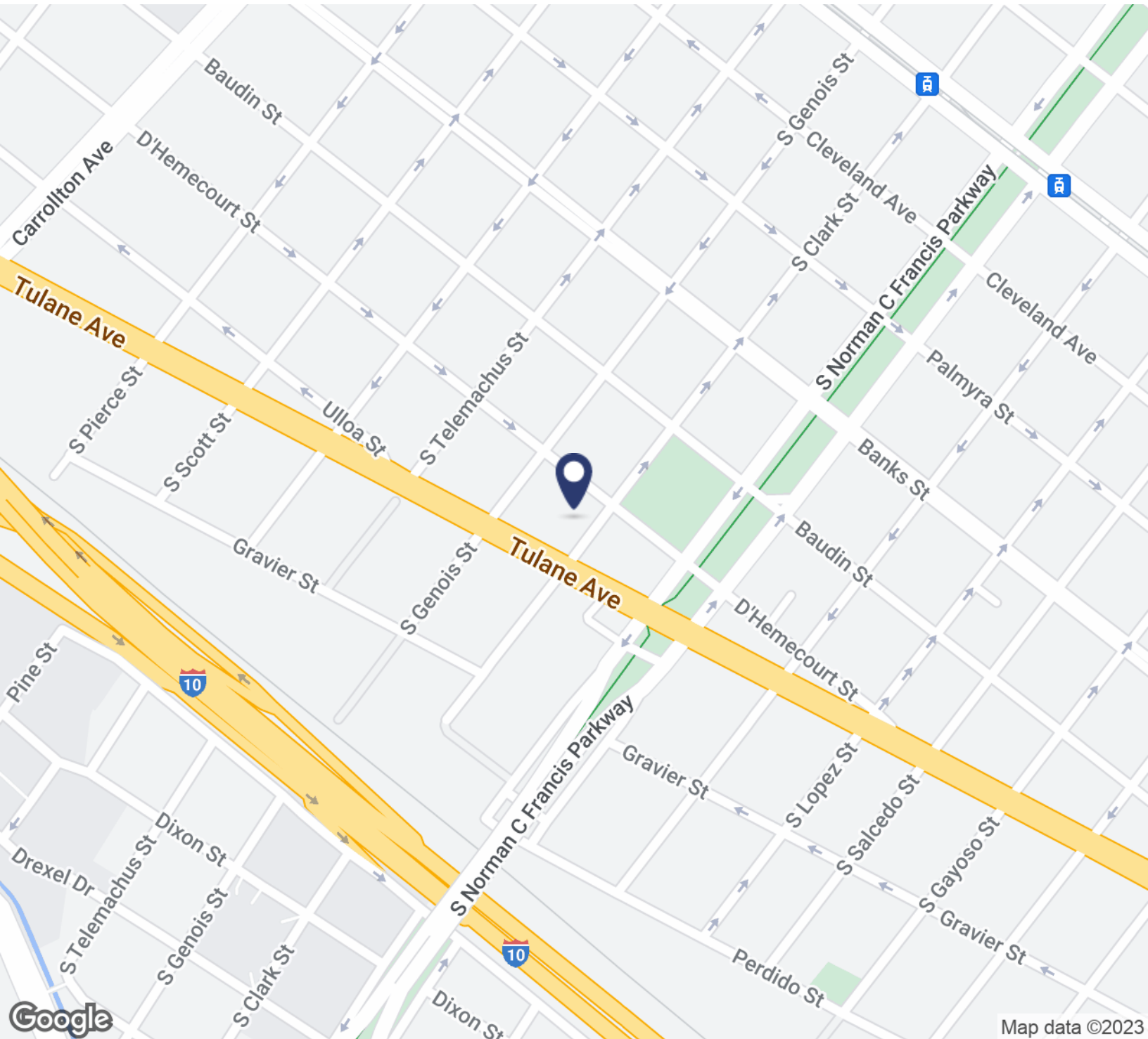
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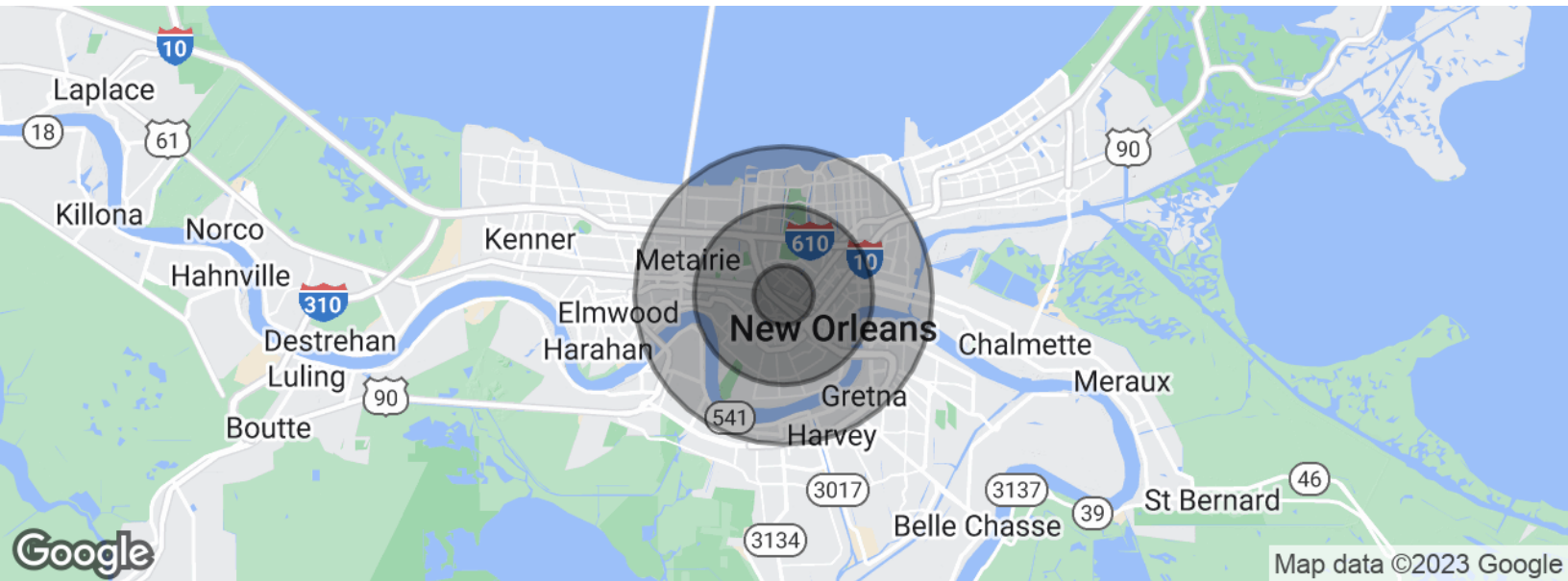
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	19,669	151,707	318,103
Median age	32.3	36.7	38.2
Median age (Male)	30.7	35.5	37.2
Median age (Female)	34.1	38.0	39.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	6,483	63,037	133,972
# of persons per HH	3.0	2.4	2.4
Average HH income	\$41,155	\$64,771	\$65,041
Average house value	\$226,469	\$338,266	\$295,115

* Demographic data derived from 2020 ACS - US Census



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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: _____

By: _____

Title: _____

Title: _____

Date: _____

Date: _____

Licensee: _____

Licensee: _____

Date: _____

Date: _____





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FOR MORE INFORMATION, PLEASE CONTACT:

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3500 N Causeway Blvd., Suite 600 | Metairie, LA 70002 | 504.681.3400 | propertyone.com

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