

OFFERING MEMORANDUM

TOP DOLLAR PAWN

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4843 HWY 182, BAYOU BLUE, LA 70364

VACANT – RETAIL/WAREHOUSE & SELF-STORAGE FACILITY

Fully engineered, PE-stamped construction designed to commercial standards for the Louisiana Gulf Coast climate

EXCLUSIVE ADVISORS

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EXECUTIVE SUMMARY

OTS Property Advisors presents 4859 Highway 182 — a commercial-industrial site of approximately 10.00 acres in Houma, Louisiana. The site includes two metal buildings with additional outdoor storage area and side-street access. Fully engineered, PE-stamped construction designed to commercial standards for the Louisiana Gulf Coast climate. Located along the primary LA-182 corridor in Terrebonne Parish, the property offers a rare combination of functional improvements, secured yard capacity, and multiple value-creation paths. This asset is ideal for owner-users, contractors, distributors, and investors seeking flexible-use commercial space with significant land upside.

PROPERTY OVERVIEW

Address	4843 LA State Hwy 182, Bayou Blue, LA 70364
Parish	Lafourche Parish
Price	\$2,950,000
Total Building Area	±30,391 SF
Showroom Area	±13,416 SF (Air Conditioned)
Canopy Area	±3,205 SF
Warehouse Area	±13,770 SF (Air Conditioned)
Self-Storage Units	30 Units / ±3,750 SF
Type	Retail / Warehouse / Self-Storage



4843 LA State Hwy 182

Bayou Blue, Louisiana | Lafourche Parish

INVESTMENT HIGHLIGHTS

Immediate Use — Two Functional Buildings

Two metal buildings in a single-story configuration allow an investor or owner-user to acquire functional improvements rather than pursue a ground-up development timeline.

High-Visibility Highway Frontage

Direct frontage on LA State Highway 182 — one of Lafourche Parish's most-traveled commercial corridors — with corner exposure at Hwy 182 and Smithwillow Drive.

New Construction Quality

Fully engineered, PE-stamped construction designed to commercial standards for the Louisiana Gulf Coast climate.

Institutional-Grade HVAC

Three roof-mounted package A/C units totaling 35+ tons of cooling capacity — purpose-sized to maintain comfortable conditions across the full showroom and ancillary spaces.

Purpose-Built Mercantile Layout

The open showroom floor plan is unencumbered with liner panel walls, ADA-compliant restrooms, private office, and a front canopy providing covered customer entry and display area.

PROPERTY HIGHLIGHTS

SHOWROOM:	±13,416 SF Conditioned
TOTAL GBA:	±16,621 SF
CANOPY:	±3,205 SF
SELF-STORAGE:	30 Units / ±3,750 SF
UNIT SIZES:	5×10 to 10×20
CONSTRUCTION SHOWROOM:	2014
FRONTAGE:	LA State Hwy 182
CORNER VISIBILITY:	Hwy 182 & Smithwillow Dr



BUILDING DESCRIPTION

Structural System

Metal building system with 26-gauge 'V' standing seam roof panels and matching metal wall panels. Translucent wall panels integrated into showroom for natural daylighting throughout the retail floor.

Insulation & Wall Construction

R-19 ceiling insulation / R-15 wall insulation optimized for South Louisiana climate. Proprietary 2x4 wall construction with double top plate, treated pine base plate, and 4-inch liner panels at all interior walls.

Interior Program

Open showroom floor for flexible retail merchandising. Private office and manager workspace, ADA-compliant men's and women's restrooms, janitor's closet, and dedicated storage rooms throughout.

Electrical Systems

Main distribution panel with dedicated circuits. 120V duplex grounded outlets throughout showroom, GFCI weather-proof exterior outlets, 220V outlets for heavy equipment, and dedicated emergency door lighting circuits.

Lighting Package

2x4 four-lamp fluorescent surface-mounted and high-bay fixtures across the showroom. Wall pack lighting at all exterior perimeter locations. Two-lamp emergency exit lights at all required egress points.

HVAC SPECS

UNIT 1:	10-Ton Package A/C
UNIT 2:	12.5-Ton Package A/C
UNIT 3:	12.5-Ton Package A/C
TOTAL CAPACITY:	35+ Tons
CONFIGURATION:	Roof-Mounted
OPENINGS:	5 Door Types (A-E)
MAIN ENTRY:	14x12 Sliding Glass Door



SELF-STORAGE COMPONENT

SELF-STORAGE UNIT MIX

The property includes a 30-unit self-storage configuration across two buildings - The unit mix is diversified across four size categories (5×10, 10×10, 10×15, 10×20).

Unit Type	Count	Unit SF	Total SF
5x10	3	50 SF	150 SF
10x10	12	100 SF	1,200 SF
10x15	12	150 SF	1,800 SF
10x20	3	200 SF	600 SF
Total	30		3,750 SF



PROPERTY PHOTOS



PROPERTY AERIAL

DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
Population:	5,842	38,940	98,225
Avg HH Income:	\$68,210	\$69,845	\$77,390



AREA OVERVIEW

BAYOU BLUE — LAFOURCHE PARISH

Bayou Blue is an unincorporated community within Lafourche Parish, situated along the heavily traveled LA State Highway 182 corridor between Houma and Thibodaux. Lafourche Parish is anchored by the energy, maritime, and fishing industries with a stable workforce-driven consumer base. The Greater Houma-Thibodaux MSA encompasses a population of over 200,000 and serves as a critical node in Louisiana's offshore energy supply chain.

HIGHWAY 182 COMMERCIAL CORRIDOR

Highway 182 functions as the primary commercial artery connecting the Greater Houma and Thibodaux markets. The corridor supports consistent consumer traffic from the surrounding residential communities of Bayou Blue, Gray, and Schriever. The corner site at Hwy 182 and Smithwillow Drive enhances the property's visibility profile, offering sightlines from two arterial directions and multiple points of vehicular ingress and egress.



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FOR MORE INFORMATION PLEASE CONTACT

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