

Southland Plaza

5801 W Park Ave Houma, LA 70364

PROPERTY SUMMARY



Property Highlights

Newly renovated retail positioned at the high-performing corner of W Park Ave. and MLK, Jr. Blvd.

The center underwent an extensive renovation in 2021 with approximately **\$5MM in improvements**. All interior floors, walls, lighting, exterior siding and soffits were replaced. The roof of the anchors suite and two-story retail building replaced in 2021 (balance of the roof is in good condition). Anchor suite HVAC replaced in 2024. This substantial investment offers a great investment basis and limited near-term capital requirements.

Southland Plaza is surrounded by some of the market’s strongest retail anchors and daily-needs traffic drivers, making it an ideal location for value-add investors or owner-users seeking a stabilized, high-visibility site. Retailers at this intersection include **Sam's, Rouses, Walgreens, and Dillard's**.

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Offering Summary

Sale Price:	\$3,995,000 (\$67.80/SF)
Building Size:	58,947 SF
Lot Area:	4.73 Acres

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	1,044	7,601	27,863
Total Population	1,975	15,031	58,070
Average HH Income	\$96,199	\$89,848	\$89,759



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AERIAL



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RETAILER MAP



Google

Map data © 2025 Imagery © 2025 Airbus, Maxar Technologies

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ADDITIONAL PHOTOS



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LOCATION MAP



Google

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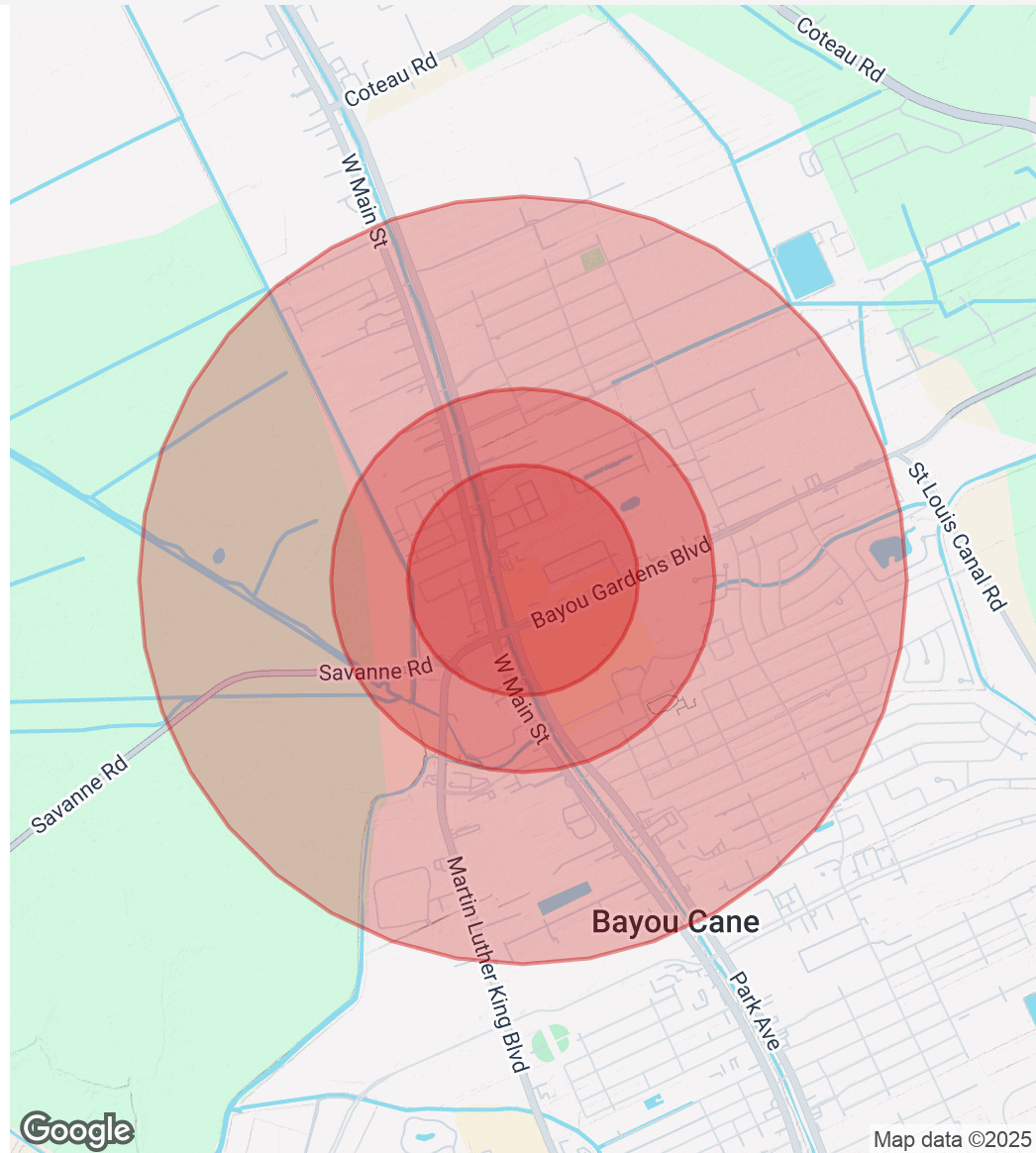
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DEMOGRAPHICS MAP & REPORT

Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	1,975	15,031	58,070
Average Age	41	46	43
Average Age (Male)	41	45	43
Average Age (Female)	41	47	43

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	1,044	7,601	27,863
# Of Persons Per HH	1.9	2	2.1
Average HH Income	\$96,199	\$89,848	\$89,759
Average House Value	\$713,421	\$887,245	\$900,967

Demographics data derived from AlphaMap



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