

FOR SALE

\$850,000 | \$4.98/SF



3.92-Acre Land Redevelopment Opportunity

125-Key Operating Motel | Multifamily Conversion Potential

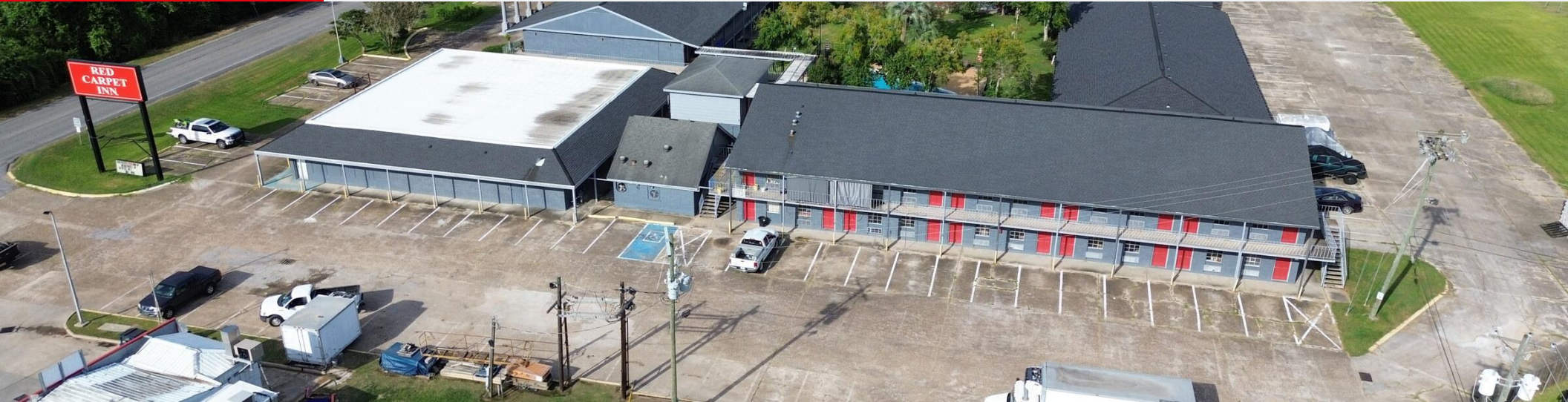
2115 BAYOU BLACK DRIVE | HOUMA, LOUISIANA

3.92 +/- ACRES | +/- 422.1' FRONTAGE | C-2 GENERAL COMMERCIAL

Land Redevelopment & Motel Opportunity

2115 Bayou Black Drive, Houma, LA 70360

PROPERTY SUMMARY



A redevelopment site with three viable paths

Approximately 3.92 acres with +/- 422.1 feet of frontage on Bayou Black Drive, improved with the operating 125-key Red Carpet Inn. The site includes multiple lodging wings, a central courtyard and pool, extensive paving and surface parking.

The offering is positioned first as an infill land-redevelopment opportunity, with additional paths for continued hospitality use or multifamily/adaptive reuse. The predominant C-2 zoning supports a broad commercial and residential use mix, and the site lies in FEMA shaded Zone X.

Offering Summary

SALE PRICE	\$850,000 (\$4.98/SF)
LOT SIZE	+/- 3.92 Acres (170,755 SF)
FRONTAGE	+/- 422.1 Feet
ZONING	Predominantly C-2; rear R-1
FLOOD ZONE	X / X500
EXISTING USE	Operating 125-Key Motel
PARCEL	Terrebonne APN 39165

Jordan Johnson

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OPPORTUNITY POSITIONING



LAND REDEVELOPMENT

Infill land priced at approximately \$4.98 per land square foot, with broad C-2 optionality.

+/- 422.1 feet of Bayou Black Drive frontage and established access.

Representative C-2 uses include retail/shopping center, restaurant or fast food, clinic/medical office, daycare/preschool, self-storage and automotive sales/service.

Apartments, condominiums, townhouses and other multifamily residential forms are also listed in C-2.

EXISTING MOTEL

An operating 125-key hospitality asset with multiple lodging wings, courtyard, pool and surface parking.

Continue or reposition the existing hospitality operation.

Existing improvements may provide interim utility while a longer-term plan is evaluated.

MULTIFAMILY / ADAPTIVE REUSE

The existing 125-key room layout creates a conceptual framework for residential conversion.

Unit blocks, courtyard, pool and parking support a potential conversion concept.

Potential workforce housing, extended-stay or multifamily strategy.

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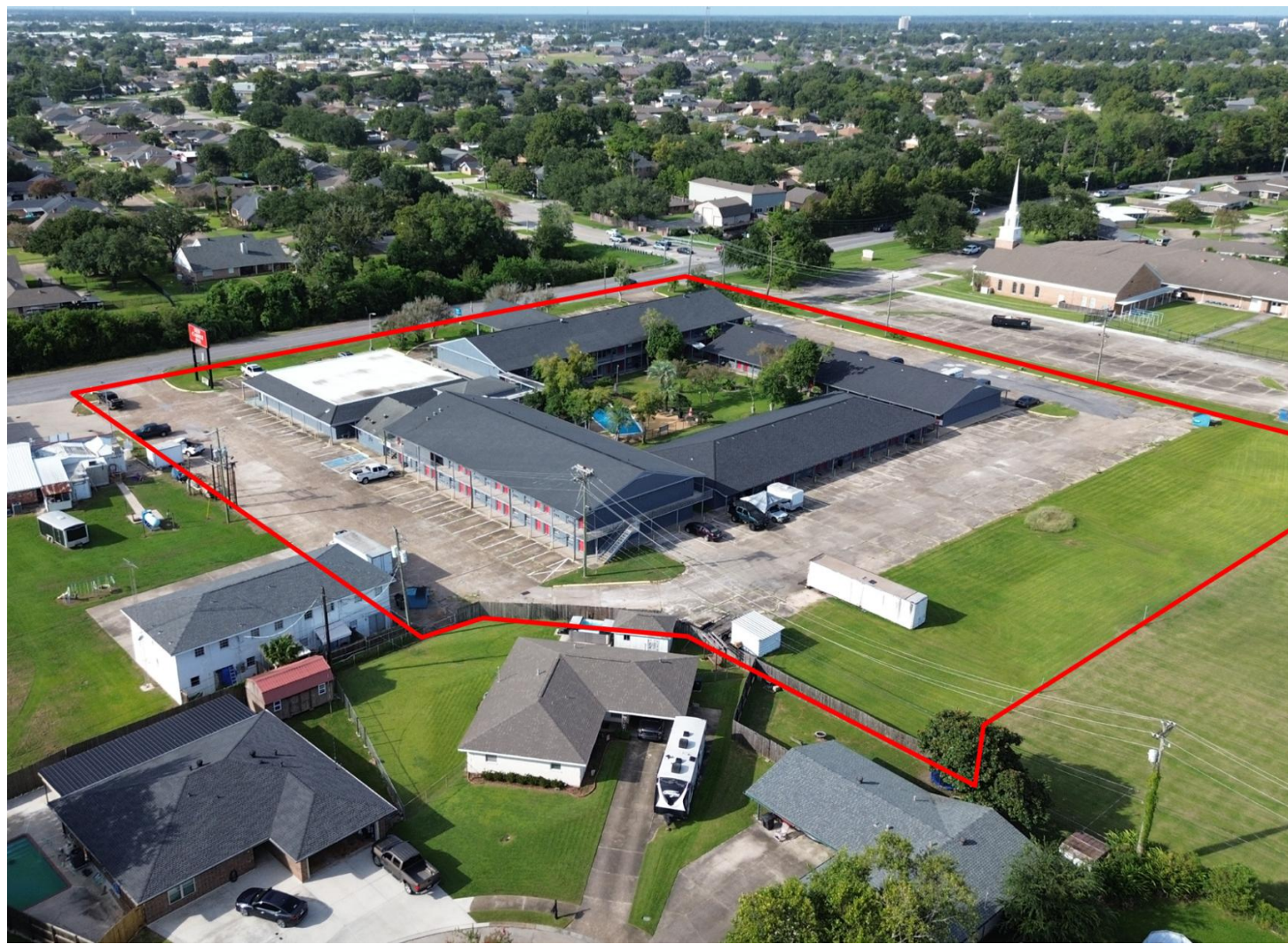
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AERIAL & PARCEL CONTEXT



Approximate boundary shown in red. Buyer should rely on a current survey and title review.



Parcel Reference

Terrebonne Parish assessor/GIS outline for APN 39165. GIS and appraisal areas differ slightly; a current survey should control.

SITE FACTS

3.92 +/- Acres
+/- 422.1 Feet Frontage
Predominantly C-2 Zoning
Existing 125-Key Motel

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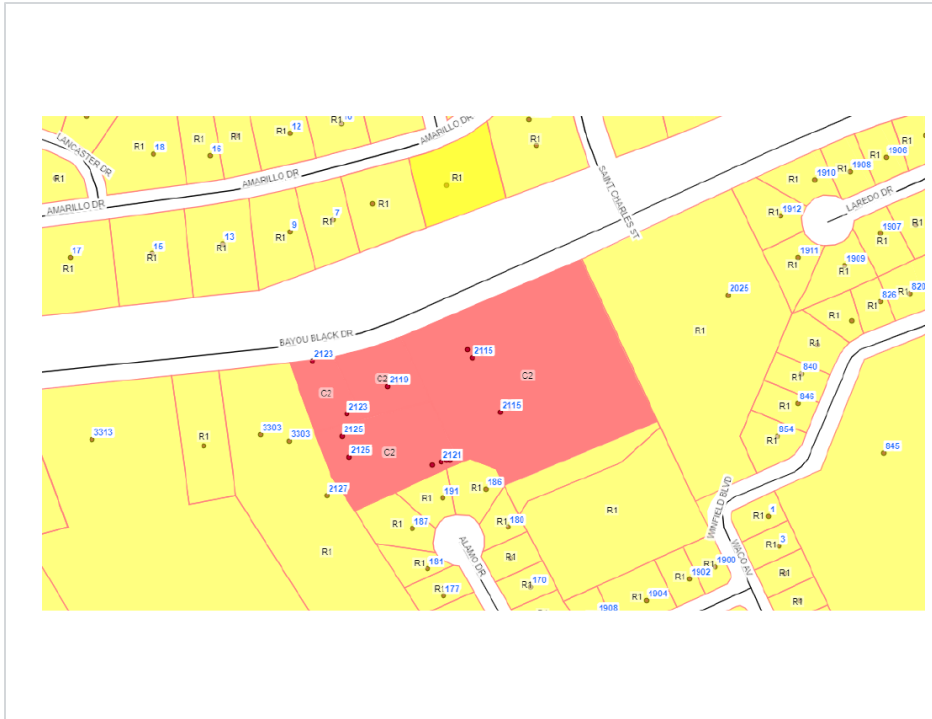


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ZONING & FLOOD

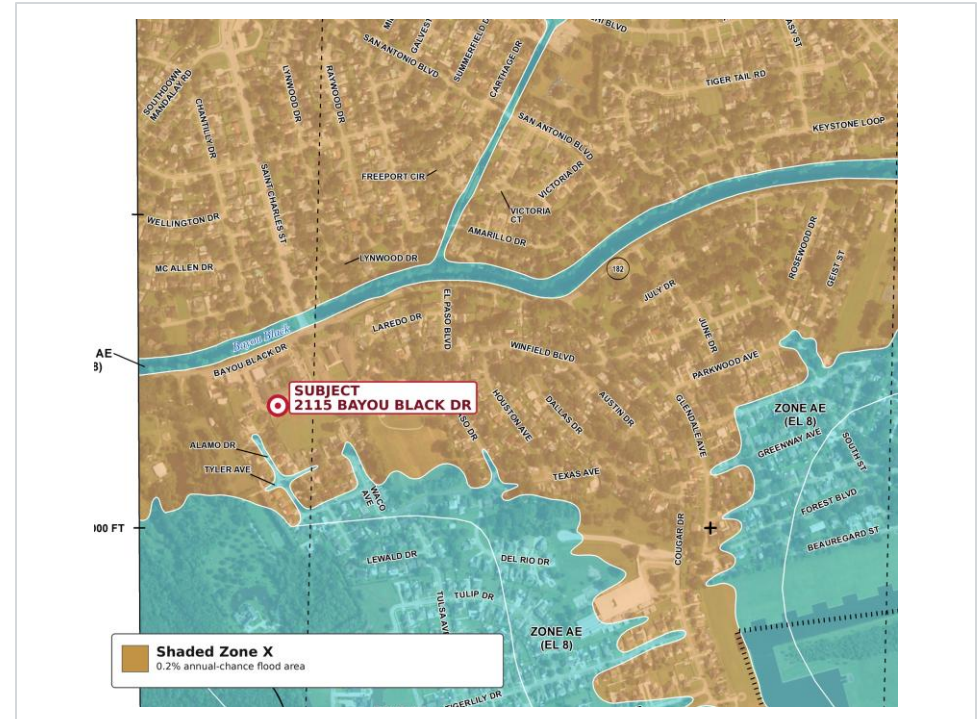
Zoning



Predominantly C-2 General Commercial

The operating motel and predominant portion of the parcel are C-2. A small rear grass area is reported R-1 Single-Family Residential. C-2 permits a broad mix of commercial and residential uses; verify the zoning boundary, use classification and project approvals before reliance.

FEMA Flood Zone



FEMA Shaded Zone X / X500

Official FIRM Panel 22109C0253E, effective September 7, 2023. The subject is in the 0.2% annual-chance flood area and outside the Special Flood Hazard Area. Buyer, lender and insurer should verify current requirements.

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