



NNN-LEASED INDUSTRIAL INVESTMENT IN HOUMA - 8.81% CAP

520 MAGNOLIA ST HOUMA, LA 70360



OFFERED: FOR SALE

SALE PRICE: \$1,399,000 (8.81% CAP)

±15,330 SF BLDG | ±0.49 ACRE LOT

- Fully leased NNN investment with in-place income
- Tenant lease in effect through March 2028
- Priced at 8.81% cap rate
- Located seconds from LA-311 and ±1 mile from LA-24

CONTACT:

CADEN LEBLANC
337.446.3536

800.895.9329 | <https://elifinrealty.com> | June 2026

640 Main St, Suite A, Baton Rouge, LA 70801

Broker of Record, Mathew Laborde; Licensed by the Louisiana, Mississippi, and Ohio Real Estate Commissions. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Interested parties must verify the information and bears all risk for any inaccuracies.

OFFERING SUMMARY



PROPERTY SUMMARY

- Now for sale, 520 Magnolia St in Houma is a fully leased NNN investment property offering stabilized income through March 2028 occupied by GHX Industrial, an innovative value-added distributor of a full range of industrial gaskets and hoses.
- The lease generates \$10,300 per month in NNN rent and is priced at an 8.81% cap rate, providing in-place cash flow backed by an established industrial user.
- The property consists of a ±15,330 SF building on a ±0.49-acre lot, zoned C2 – General Commercial District, and is located seconds from Little Black Bayou Rd (LA-311) and approximately ±1 mile from W Main St (LA-24).
- Overall, the offering presents a stabilized NNN investment with in-place cash flow, an established industrial tenant, and quick regional access within Houma.

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PROPERTY INFORMATION



LOCATION INFORMATION

Street Address	520 Magnolia St
City, State, Zip	Houma, LA 70360
County	Terrebonne
Market	LA - Houma-Bayou Cane-Thibodaux MSA
Sub-Market	Crescent Park Addition
Cross-Streets	Magnolia St / Navajo Dr
Township	17
Range	17
Section	101
Side Of The Street	Southwest
Road Type	Paved
Nearest Highway	Little Bayou Black Dr (LA-311)
Nearest Airport	Louis Armstrong New Orleans International Airport (MSY)

PROPERTY INFORMATION

Property Type	Industrial
Property Subtype	Manufacturing
Zoning	C2 - General Commercial Districts
Lot Size	±0.49 Acres
APN #	20551
Lot Frontage	±178.8 ft
Lot Depth	±118.3 ft
Corner Property	Yes

BUILDING INFORMATION

Building Size	+15,330 SF
Tenancy	Single
Number Of Buildings	1

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TENANT OVERVIEW



The Expert Fit® Company Overview

GHX is an innovative value-added distributor of a full range of industrial gaskets and hoses. Our extensive inventories include rubber, metal, composite and hydraulic hose assemblies fabricated at all GHX locations. Gasketing materials, covering the broad spectrum of flange applications in the process and other industries, are made to order as customer needs arise. Packing's, expansion joints, O-rings, hose fittings and textile products enable GHX to provide outstanding service to our customers, no matter how large or small their sealing needs.

Services

- Custom Fabrication
- Kitting & Tagging
- Hose Bundling
- Custom Gaskets & Fabrication
- Mobile Hose Testing
- Service & Repair
- Vendor Managed Inventory
- Hose & Asset Management Program
- Turnaround Management Services
- Technical Services
- National Account Support Program
- Data Center Liquid Cooling

Products

- Custom Fabrication
- Kitting & Tagging
- Hose Bundling
- Custom Gaskets & Fabrication
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OFFICE PHOTOS

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WAREHOUSE PHOTOS

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EXTERIOR PHOTOS

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AERIAL PHOTOS

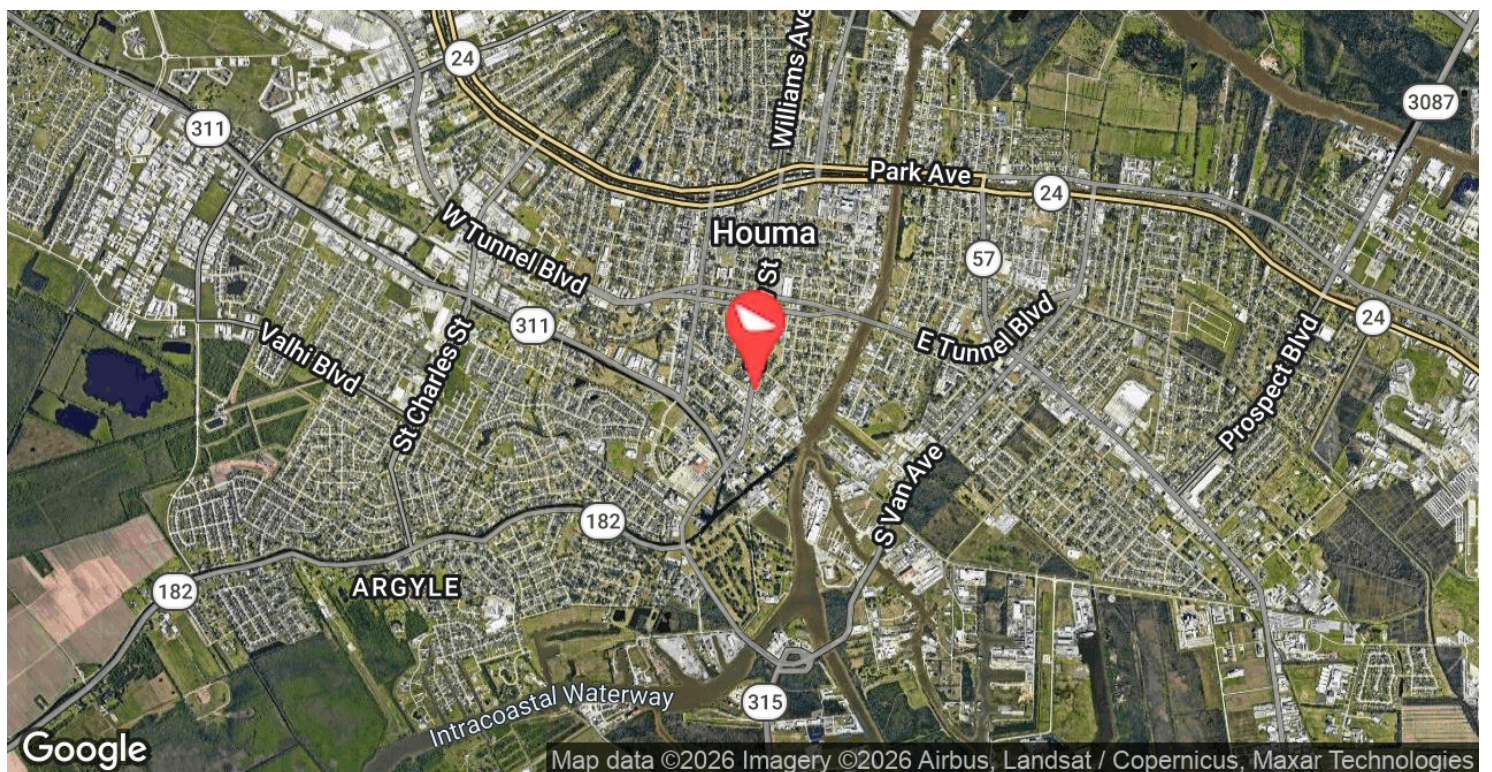
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LOCATION MAP



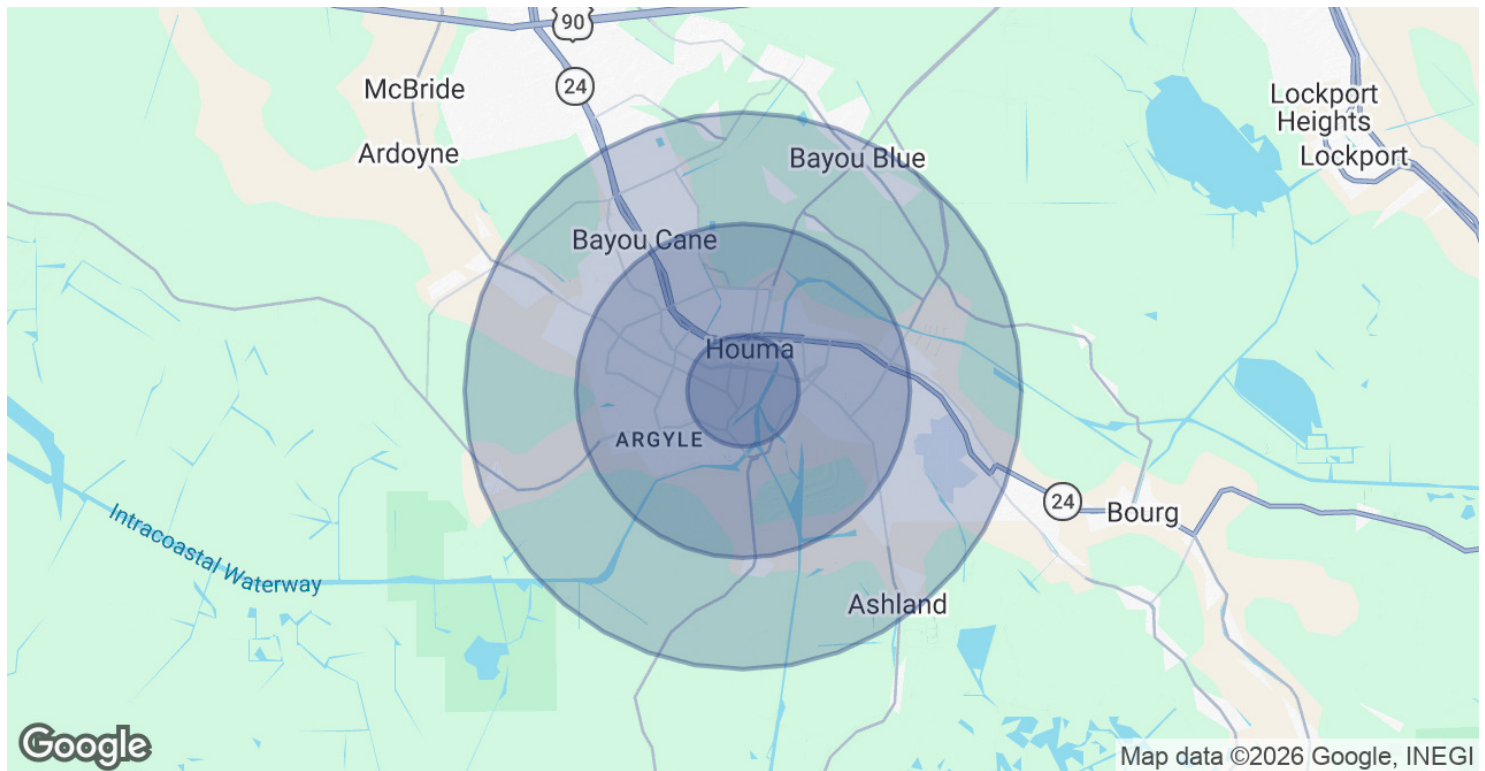
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,758	40,152	64,909
Average Age	42	40	39
Average Age (Male)	41	39	38
Average Age (Female)	44	41	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,950	15,997	25,158
# of Persons per HH	2.3	2.5	2.6
Average HH Income	\$77,542	\$86,209	\$89,355
Average House Value	\$256,870	\$246,224	\$255,780

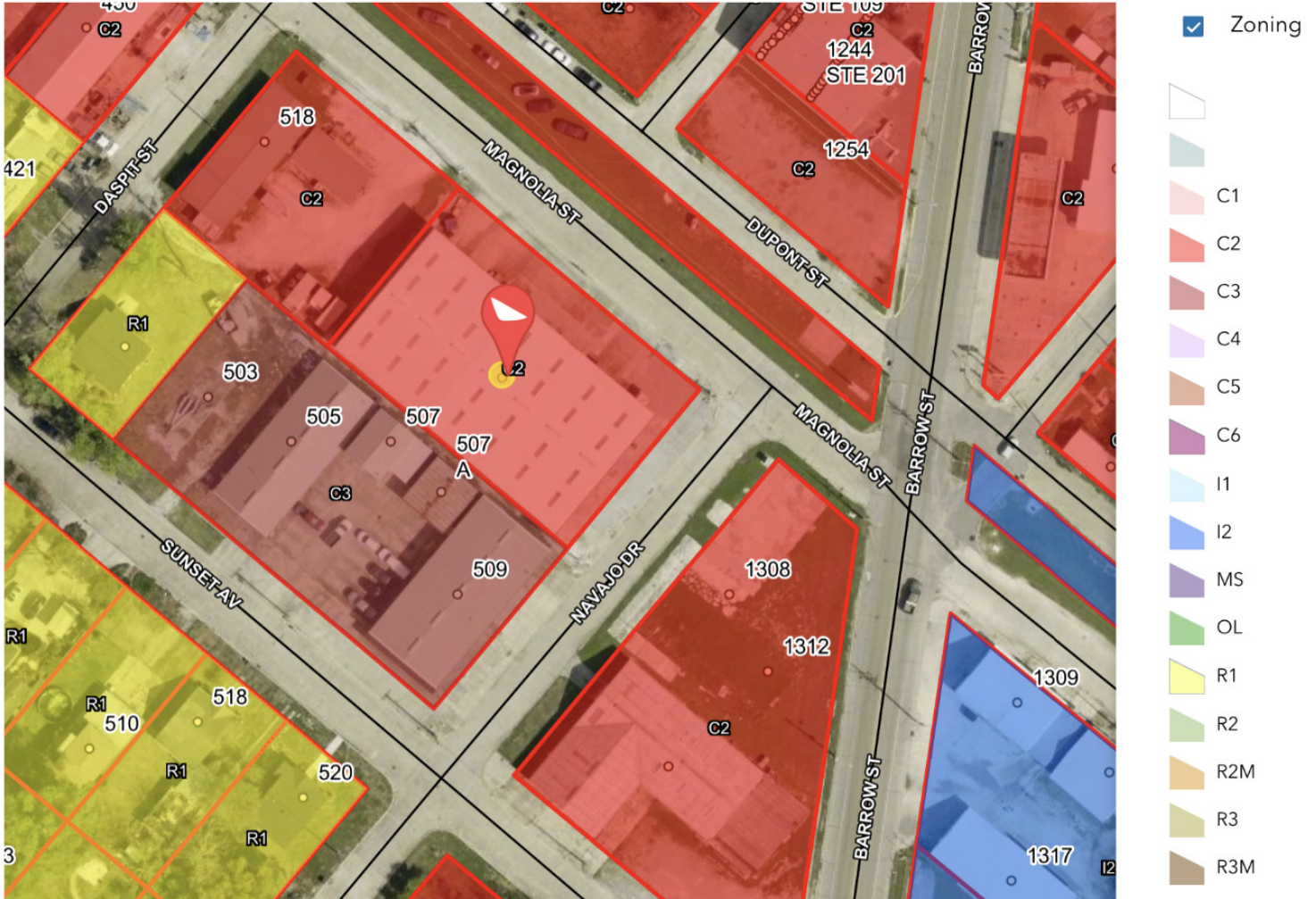
2020 American Community Survey (ACS)

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ZONING MAP



ZONE C-2 - GENERAL COMMERCIAL DISTRICTS

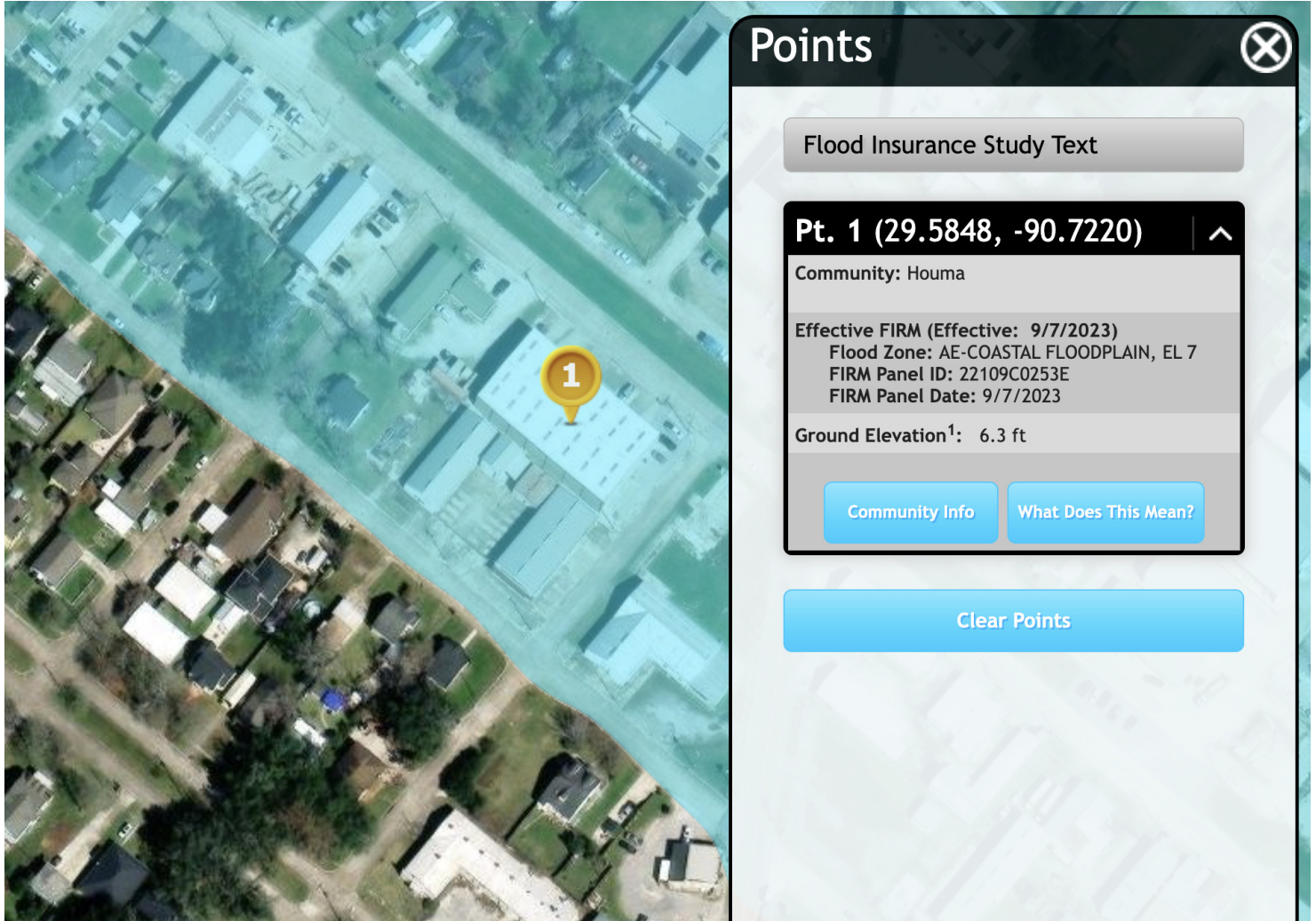
Source: The municipality in which the property is located

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FLOOD ZONE MAP



FLOOD ZONE AE-COASTAL FLOODPLAIN, EL 7

Source: maps.lsuagcenter.com/floodmaps

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