

1.45 Acre Houma Development Site

LAND FOR SALE

1795 Martin Luther King Boulevard Houma, LA 70360

Bryant Butler | 225.237.3343 | bbutler@beaibox.com
Tigue Bonneval | 225.445.0886 | tbonneval@beaibox.com



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PROPERTY SUMMARY



Property Description

1.45-acre development site, located in Houma's prime retail and commercial corridor. Excellent land-development opportunity for QSR / casual dining, retail, bank, office or medical office. The site benefits from the synergies of the significant presence of nearby retailers, including Walmart, Rouses, Target, Home Depot, Lowe's, and numerous other big box retailers and restaurants.

The site has 227' of frontage on MLK Blvd, visible to more than 26k VPD. Attractive area demos include a 3mi population of over 33k with avg. incomes approaching \$100k. Houma is the principal city in the Houma–Bayou Cane–Thibodaux MSA. The Property is accessible to all areas of the MSA and less than 10 minutes from Hwy 90.

Offering Summary

Sale Price:	\$1,326,402
Lot Size:	1.45 Acres / ± 63,162 SF
Sale Price (PSF):	\$21.00
Zoning:	C-2 General Commercial

Demographics	2 Miles	3 Miles	7 Miles
Total Households	8,001	13,446	30,669
Total Population	20,401	33,985	79,493
Average HH Income	\$98,808	\$97,850	\$91,630

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SITE AERIAL



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ADDITIONAL SITE AERIALS



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TRADE AREA RETAILER MAP



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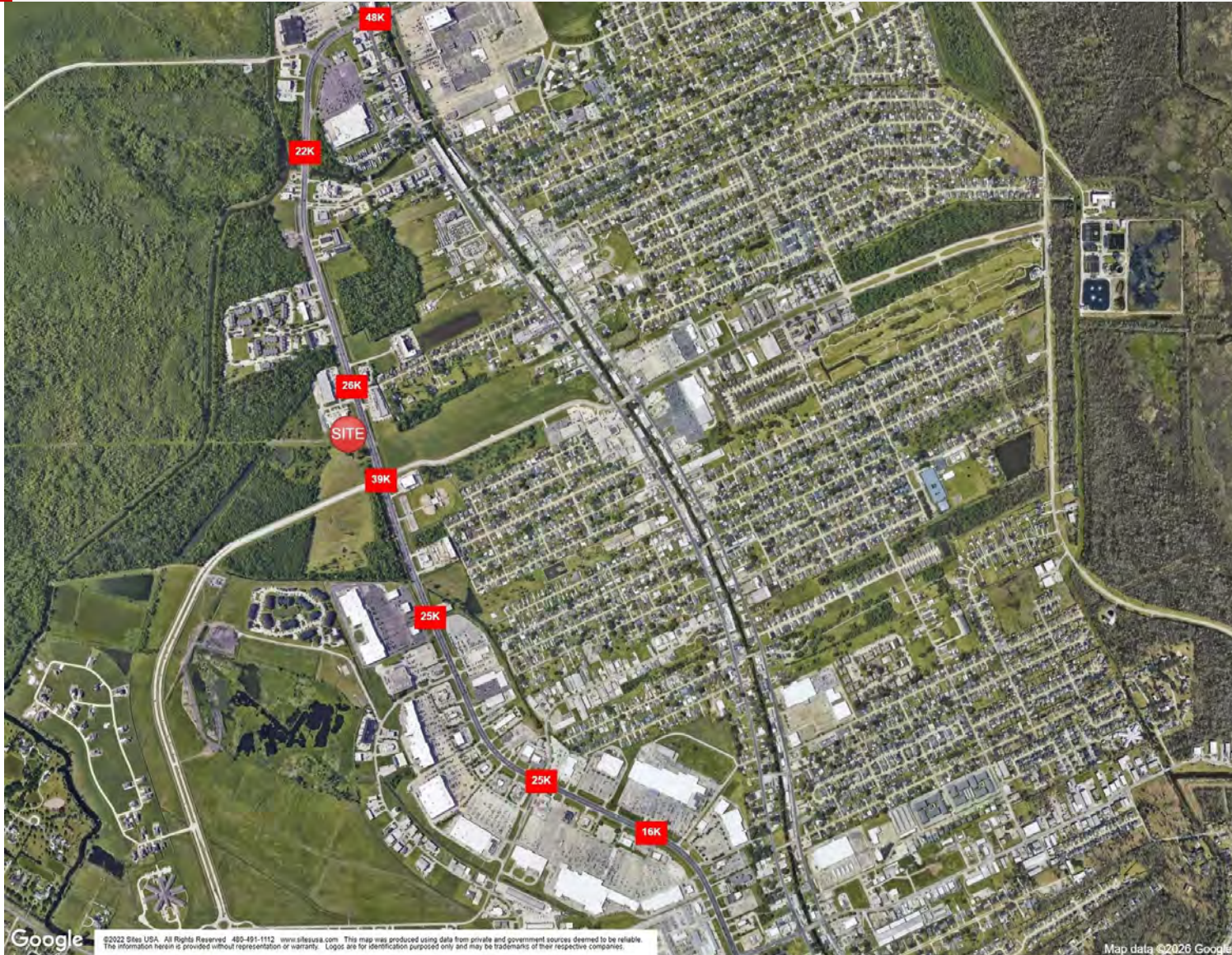
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TRAFFIC AERIAL



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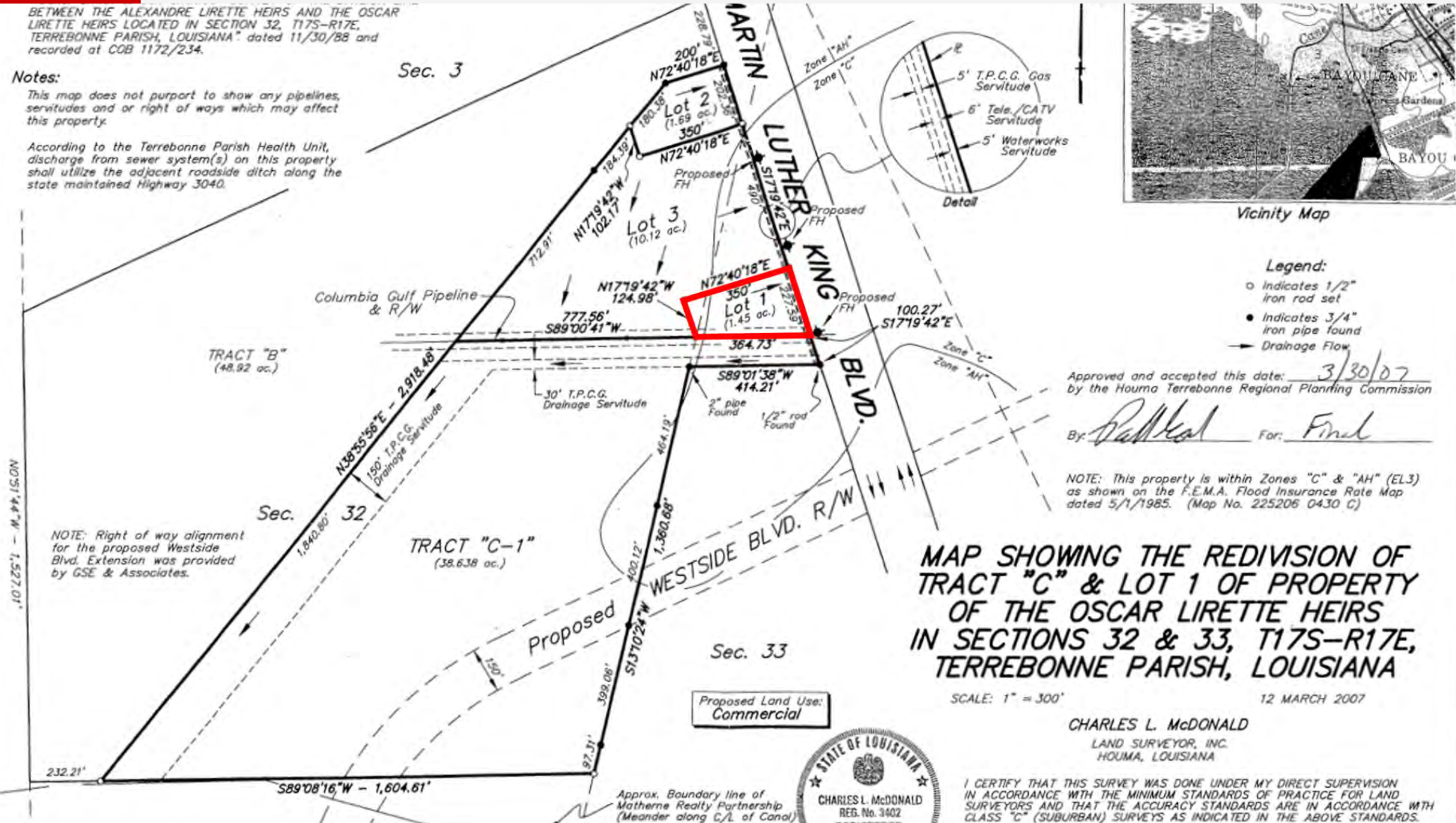
PLAT MAP

BETWEEN THE ALEXANDRE LIRETTE HEIRS AND THE OSCAR LIRETTE HEIRS LOCATED IN SECTION 32, T17S-R17E, TERREBONNE PARISH, LOUISIANA, dated 11/30/88 and recorded at COB 1172/234.

Notes:

This map does not purport to show any pipelines, servitudes and or right of ways which may affect this property.

According to the Terrebonne Parish Health Unit, discharge from sewer system(s) on this property shall utilize the adjacent roadside ditch along the state maintained Highway 3040.



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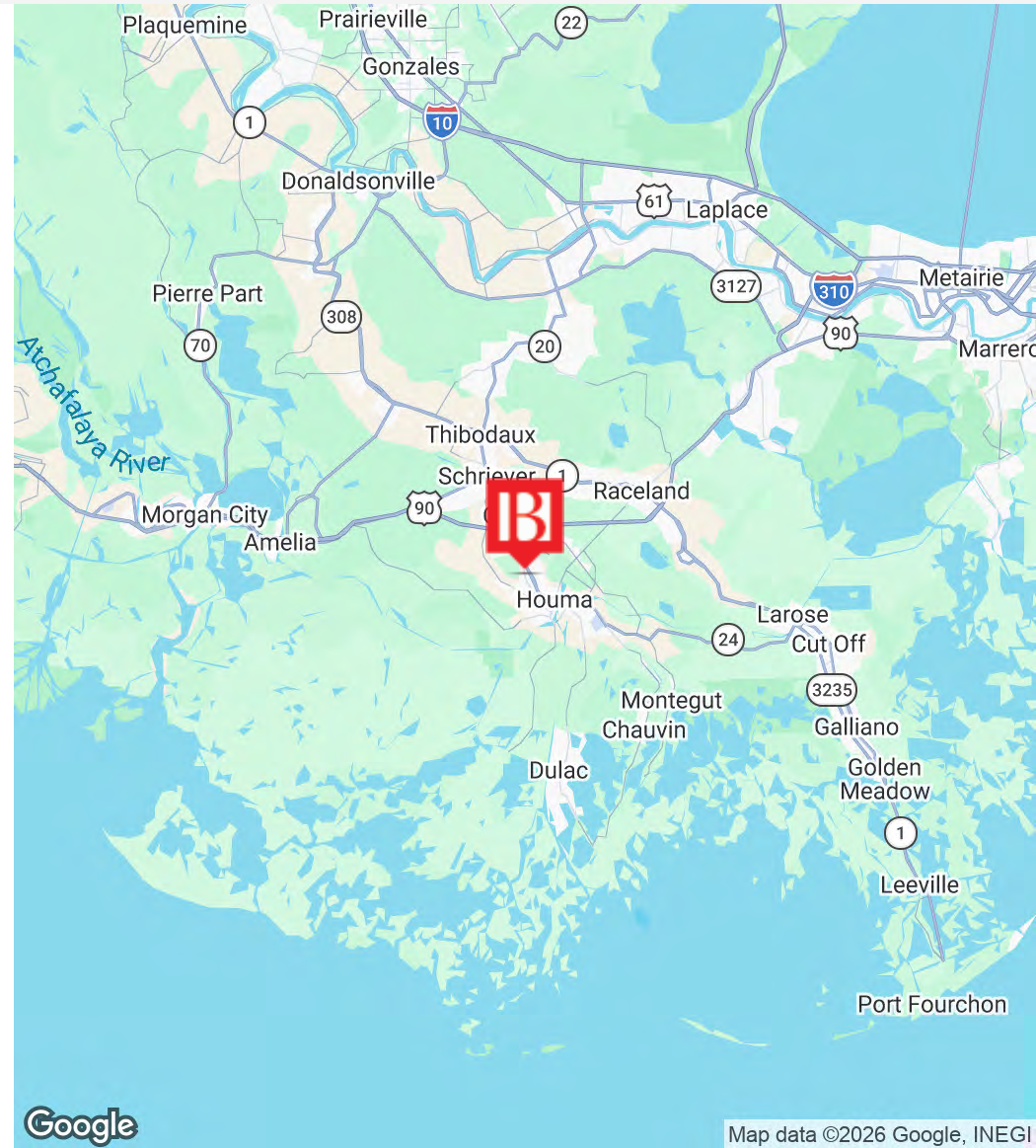
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LOCATION MAP



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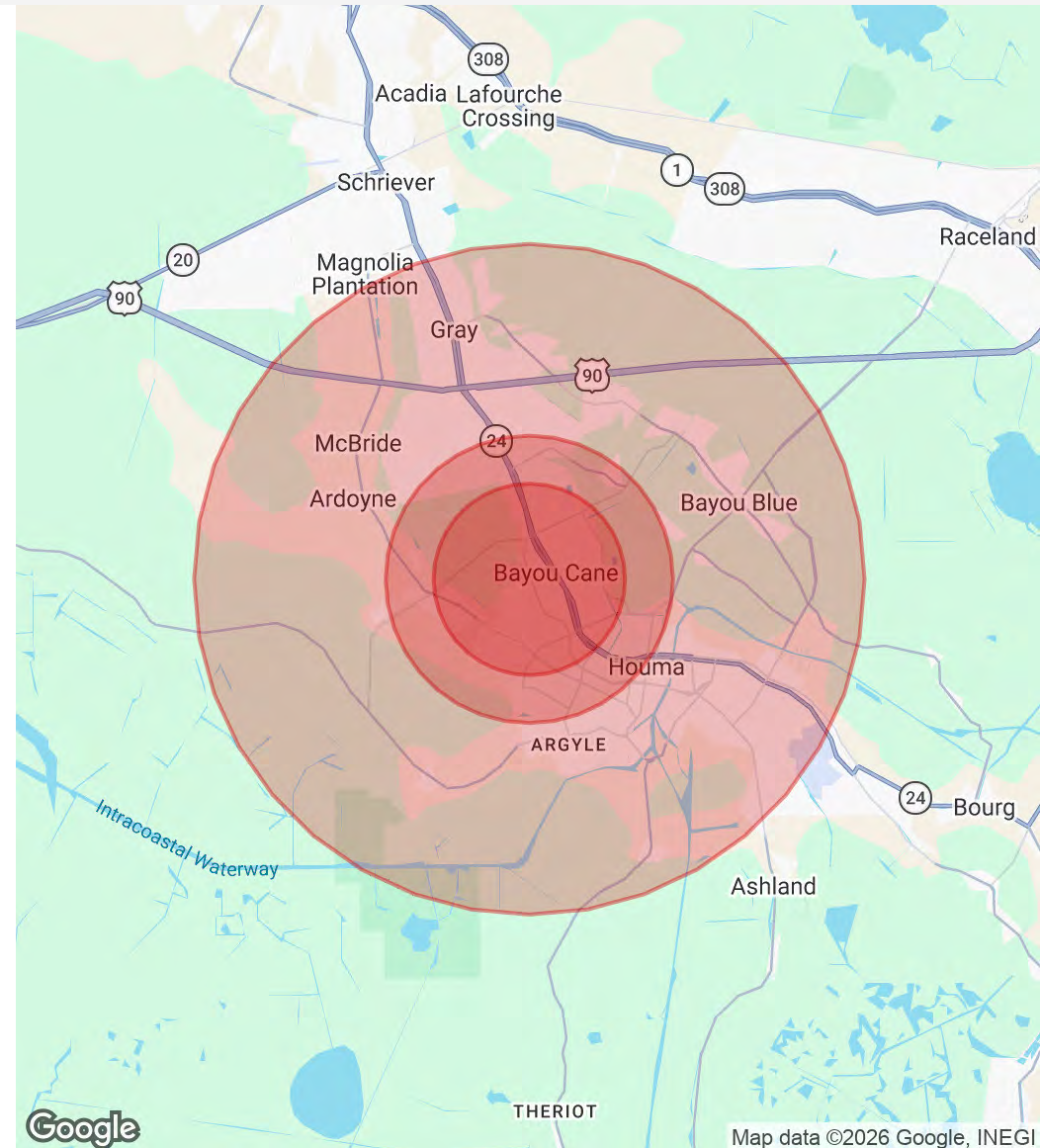
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DEMOGRAPHICS MAP & REPORT

Population	2 Miles	3 Miles	7 Miles
Total Population	20,401	33,985	79,493
Average Age	39	40	39
Average Age (Male)	38	38	38
Average Age (Female)	40	41	40

Households & Income	2 Miles	3 Miles	7 Miles
Total Households	8,001	13,446	30,669
# Of Persons Per HH	2.5	2.5	2.6
Average HH Income	\$98,808	\$97,850	\$91,630
Average House Value	\$281,804	\$287,528	\$261,889

Demographics data derived from AlphaMap



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CONTACT

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