



APPROXIMATE BOUNDARY



COMMERCIAL REDEVELOPMENT SITE

2115 BAYOU BLACK DRIVE

3.92 +/- ACRES

HOUMA, LOUISIANA

Land redevelopment, existing motel and multifamily conversion

FOR SALE

\$850,000

3.92 ACRES ALONG BAYOU BLACK DRIVE



OFFERING DETAILS

SALE PRICE	\$850,000
LAND AREA	+/- 3.92 Acres
LAND SF	170,755 SF
FRONTAGE	+/- 422.1 Feet
ZONING	Mostly C-2
FLOOD ZONE	Shaded X / X500
PARCEL	APN 39165

A WELL-LOCATED INFILL SITE

The property contains approximately 3.92 acres with about 422 feet of frontage on Bayou Black Drive. An exterior corridor motel occupies the site, together with a courtyard, pool, paved drives and surface parking.

Land redevelopment is the primary marketing position. A purchaser may also evaluate renovation of the motel or conversion to apartments or commercial use permitted under the versatile C-2 Zoning.

EXISTING IMPROVEMENTS

- Exterior corridor motel
- Multiple lodging buildings
- Central courtyard and pool
- Surface parking and paved drives

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LAND REDEVELOPMENT AND POTENTIAL USES



REPRESENTATIVE C-2 USES

Use and approval requirements should be confirmed with Terrebonne Parish.

- Retail or neighborhood shopping
- Restaurant or food service
- Medical or professional office
- Daycare or preschool
- Apartments, condominiums or townhouses
- Automotive sales or service

01 LAND REDEVELOPMENT

The site offers approximately 3.92 acres, about 422 feet of frontage and existing access on Bayou Black Drive.

02 EXISTING MOTEL

A purchaser may renovate or reposition the existing exterior corridor motel or continue motel use.

03 MULTIFAMILY CONVERSION

The existing building layout may suit an apartment conversion. Any plan is subject to parish, building, life-safety, parking and utility requirements.

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AERIAL AND PARCEL REFERENCE



SITE FACTS

+/- 3.92 Acres
+/- 422.1 Feet of Frontage
Predominantly C-2 Zoning
Exterior Corridor Motel

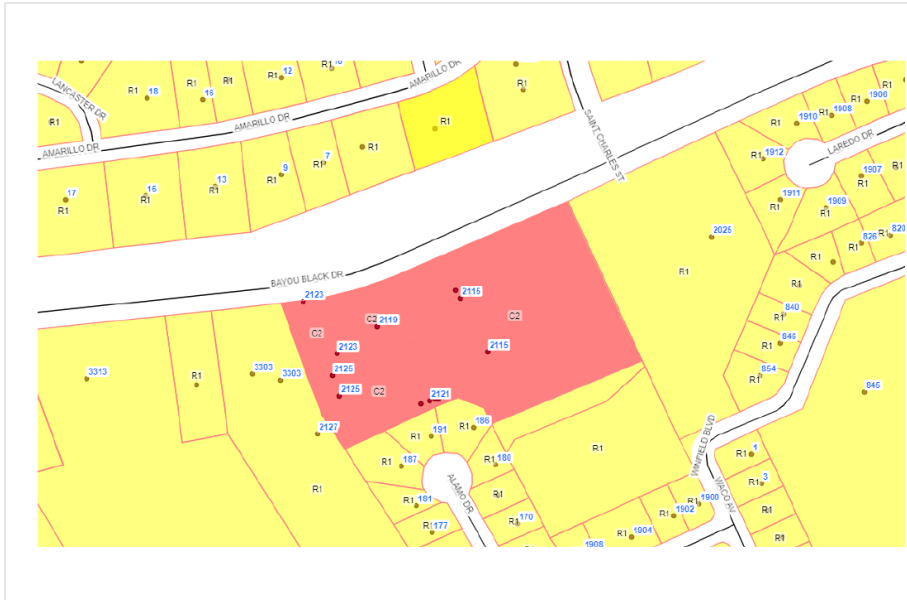
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ZONING AND FEMA FLOOD ZONE

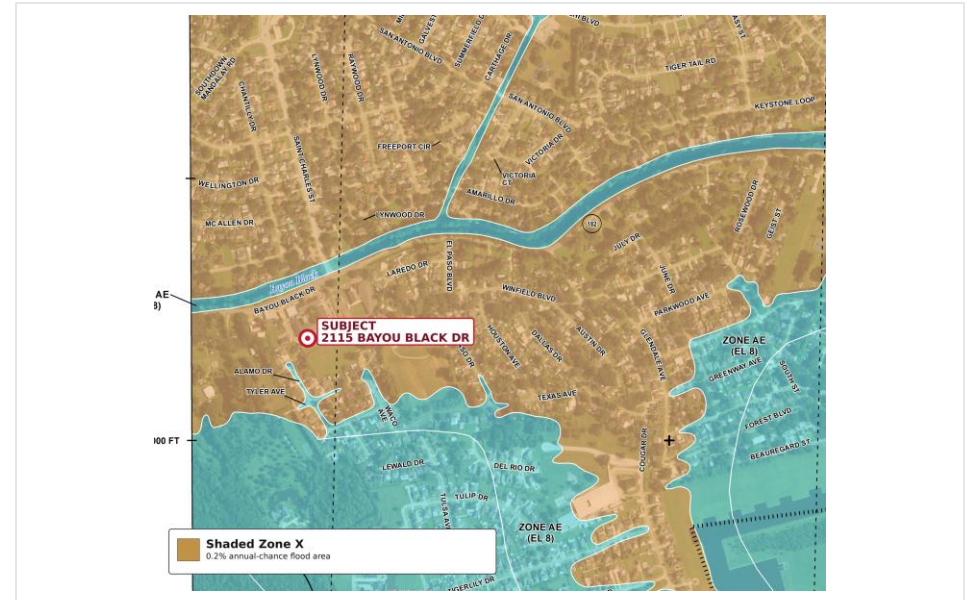
ZONING



PREDOMINANTLY C-2 GENERAL COMMERCIAL

Most of the parcel, including the motel improvements, carries C-2 General Commercial zoning. Parish mapping shows a small R-1 area at the rear.

FEMA FLOOD ZONE



SHADED ZONE X / X500

FIRM Panel 22109C0253E, effective September 7, 2023, places the site in shaded Zone X, the 0.2% annual chance flood area. The property is outside the Special Flood Hazard Area. Insurance and construction requirements should be confirmed for the intended project.

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INFILL HOUMA LOCATION NEAR LA 311



ACCESS AND SURROUNDINGS

The property fronts Bayou Black Drive just west of St. Charles Street / LA 311. Established neighborhoods surround the site, with nearby schools, parks, civic facilities and local businesses.

- Immediate access to LA 311
- About 422 feet of road frontage
- Residential neighborhoods on all sides
- Existing motel buildings, parking and pool


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