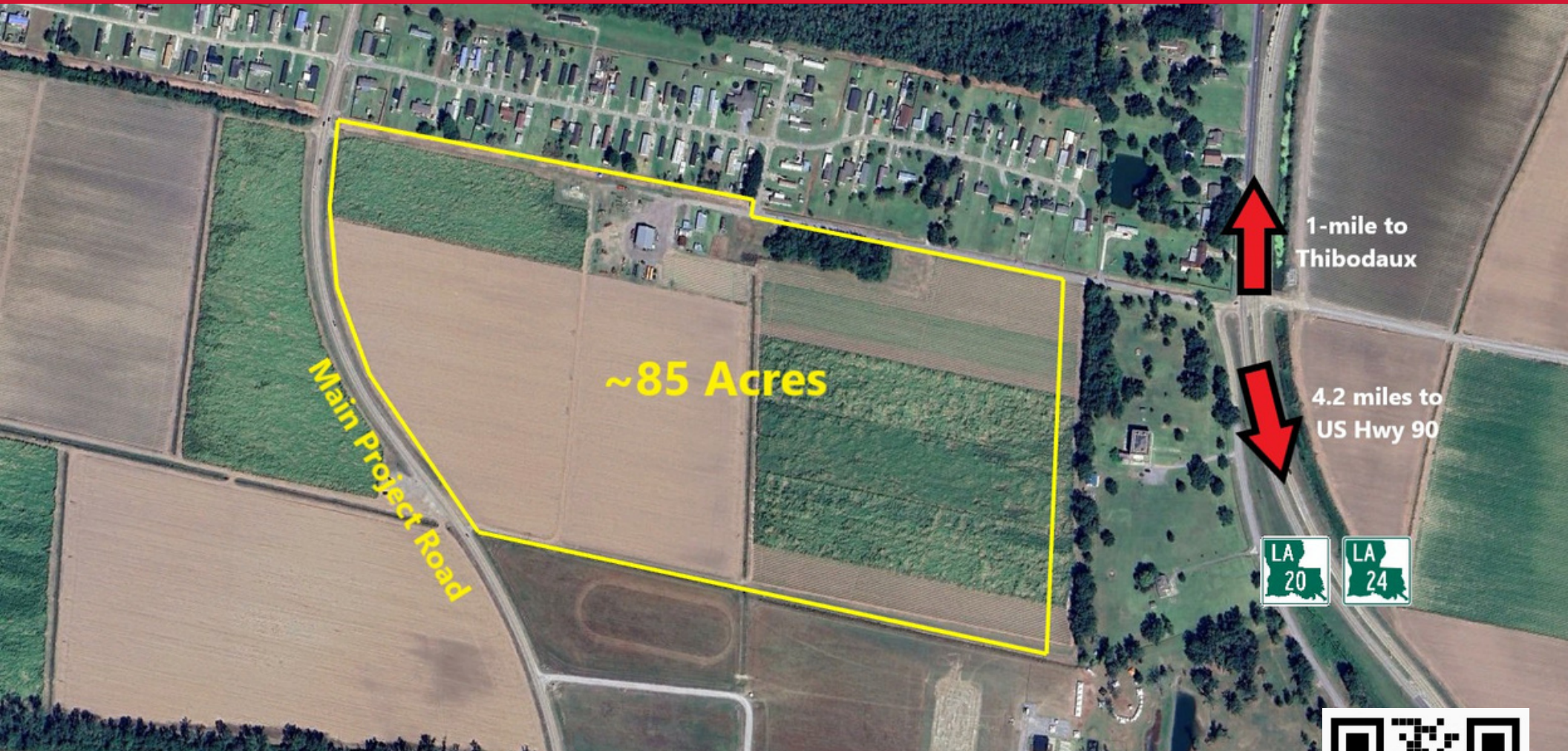


Rare Development Opportunity Positioned for Next Phase of Regional Growth



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470 N MAIN PROJECT RD.

±85 Acres | Premier Development Opportunity | Thibodaux/Houma MSA

EXECUTIVE SUMMARY

As the Houma-Thibodaux metropolitan area continues to expand, opportunities to acquire large, contiguous development sites with favorable flood classifications are becoming increasingly limited. The ±85-acre tract at 470 N. Main Project Road offers developers and investors an exceptional opportunity to secure one of North Terrebonne Parish's premier land holdings. Located immediately south of Thibodaux, the property benefits from excellent regional connectivity while remaining positioned within an area experiencing continued residential, educational, and commercial investment. One of the property's most significant advantages is its flood classification. The entire tract lies within FEMA Flood Zone X, an increasingly desirable characteristic for development throughout coastal Louisiana.

Combined with elevations ranging from approximately 10.3 feet near the frontage to approximately 6 feet toward the rear, the property offers an excellent foundation for thoughtful site planning. The surrounding area continues to evolve as new investment strengthens the local market. Immediately south of the property, The property's unzoned status provides flexibility for a variety of development concepts, allowing purchasers to tailor projects to changing market conditions and community needs. Potential uses include master-planned residential communities, neighborhood commercial centers, medical and professional office campuses, educational or institutional facilities, mixed-use developments, senior living, or continued agricultural operations during future land banking.

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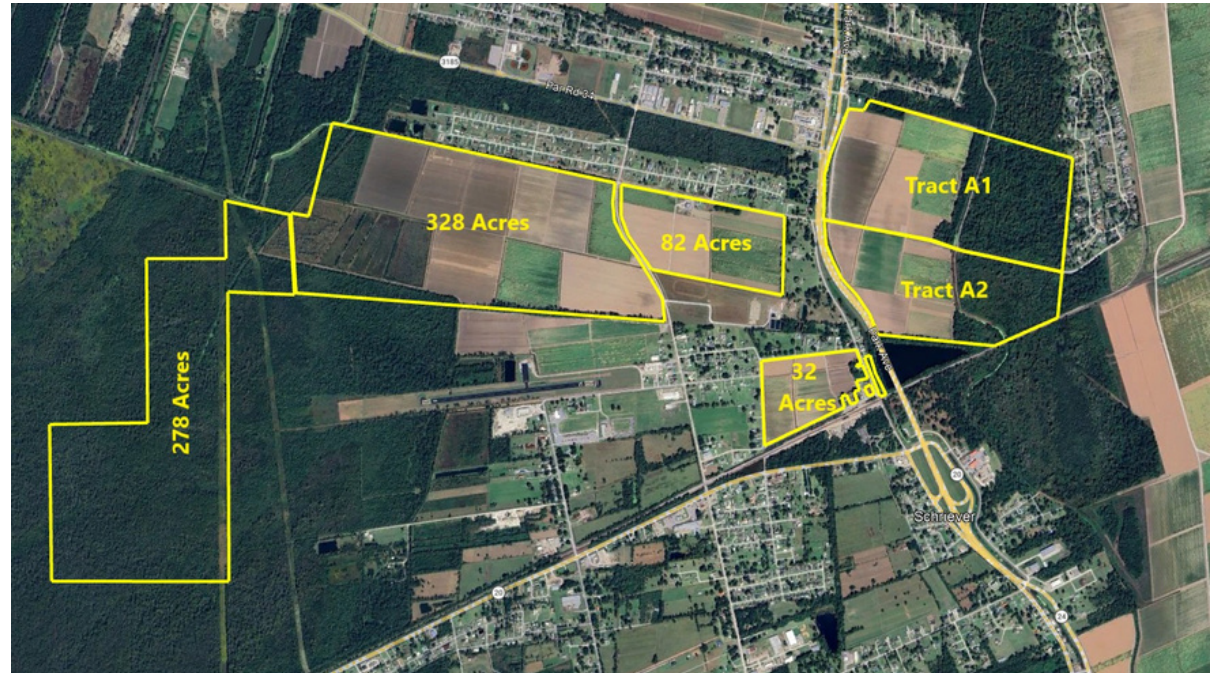


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Holy Trinity Academy has established a modern educational campus that serves as both a community asset and a catalyst for future growth. Educational facilities frequently stimulate demand for nearby housing, neighborhood services, professional offices, recreational amenities, and supporting commercial development, positioning this tract to benefit from continued investment in the area.

for developers seeking a strategically located tract with long-term upside, or investors assembling a larger regional land position, this property offers a compelling opportunity. Its proximity to the adjacent Ducros Plantation tracts creates additional potential for coordinated planning or portfolio acquisitions, resulting in one of the largest assemblages of development land available in the Houma-Thibodaux MSA.



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