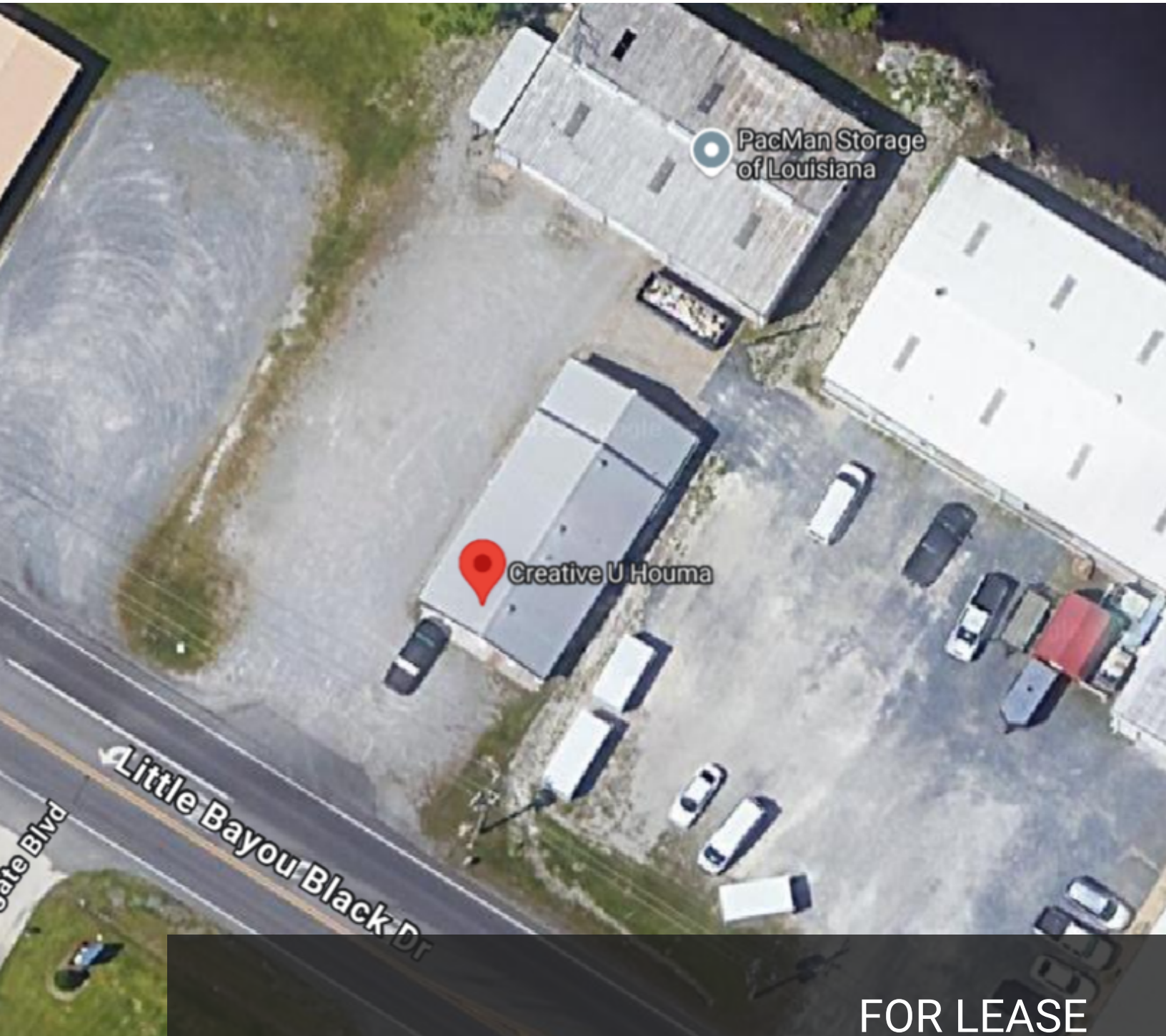


OFFICE FOR LEASE

5333 LA 311

5333 LOUISIANA 311, HOUMA, LA 70360



CASTRO REAL ESTATE SERVICES

6777 Jefferson Hwy
Baton Rouge, Louisiana 70806



PRESENTED BY:

MIGUEL CASTRO, JR

Castro Real Estate Services
office: (225) 936-7643
cell: (225) 936-7643
miguel@castrореalestateservices.com
995703492, Louisiana

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PROPERTY SUMMARY

5333 LOUISIANA 311 | HOUMA, LA 70360



Property Summary

Lease Rate:	\$19.00
Lease Term:	36
Building SF:	2,080
Rentable SF:	2080
Available SF:	2,080
Renovated:	2025
Building Class:	C
Parking:	Parking Lot

Property Overview

Located at 5333 Hwy 311 in a highly visible, high-traffic area, this office building presents a prime opportunity for a new tenant. The landlord is offering a customizable build-out, allowing the future occupant to design the interior space to their exact specifications. While the landlord has preliminary plans for five to six individual offices, the final layout will be tailored to the tenant's specific needs.

The property benefits from ample parking, ensuring convenient access for both employees and clients. Its strategic location along a busy highway provides excellent exposure for any business occupying the space. This combination of a customizable interior and a highly visible location with ample parking makes this office building an attractive prospect for businesses seeking a tailored and

Location Overview

Houma, Louisiana, nestled in the heart of Terrebonne Parish, offers a unique blend of Cajun culture, vibrant community spirit, and a strategic location for businesses. This welcoming city boasts a rich heritage deeply rooted in its bayou setting, evident in its lively festivals, delicious seafood cuisine, and the friendly nature of its residents. Houma provides a supportive environment for businesses of all sizes, benefiting from a strong local economy driven by the energy, healthcare, and maritime industries.

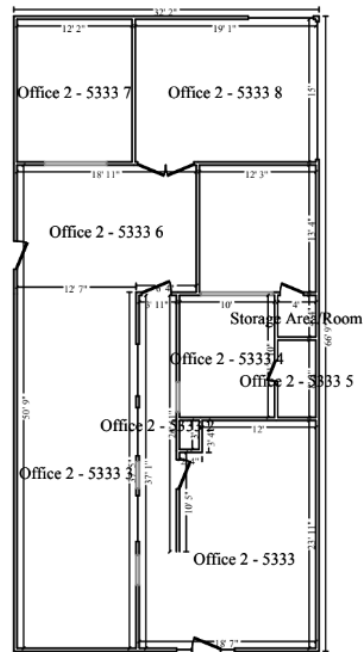
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Page 1 / 1



Main Level

Available Spaces

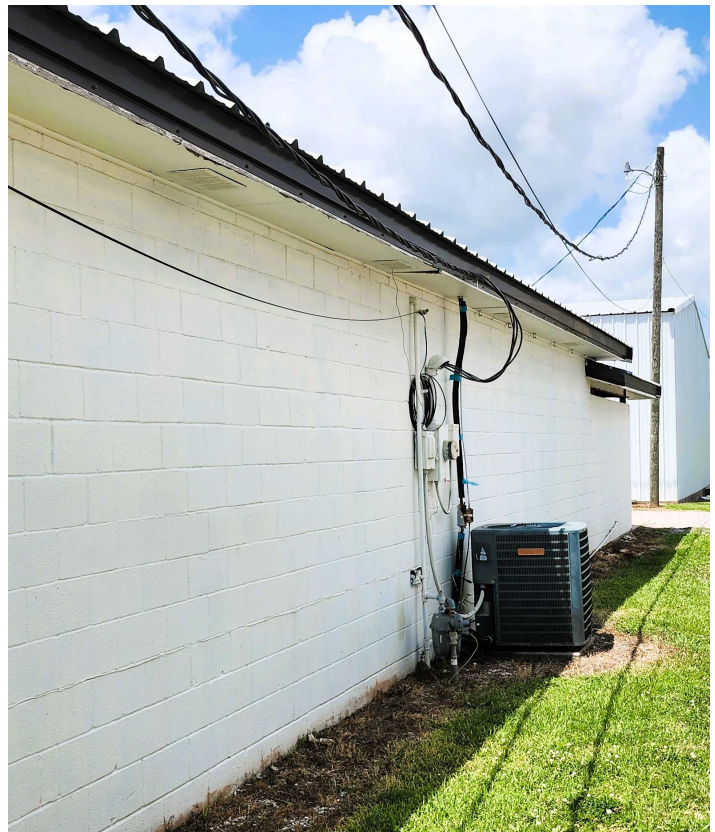
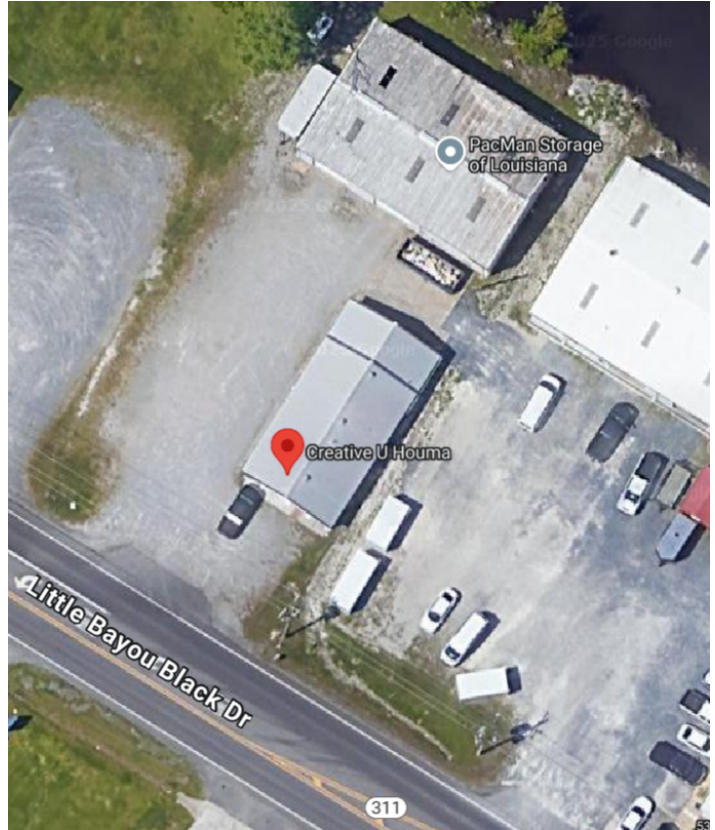
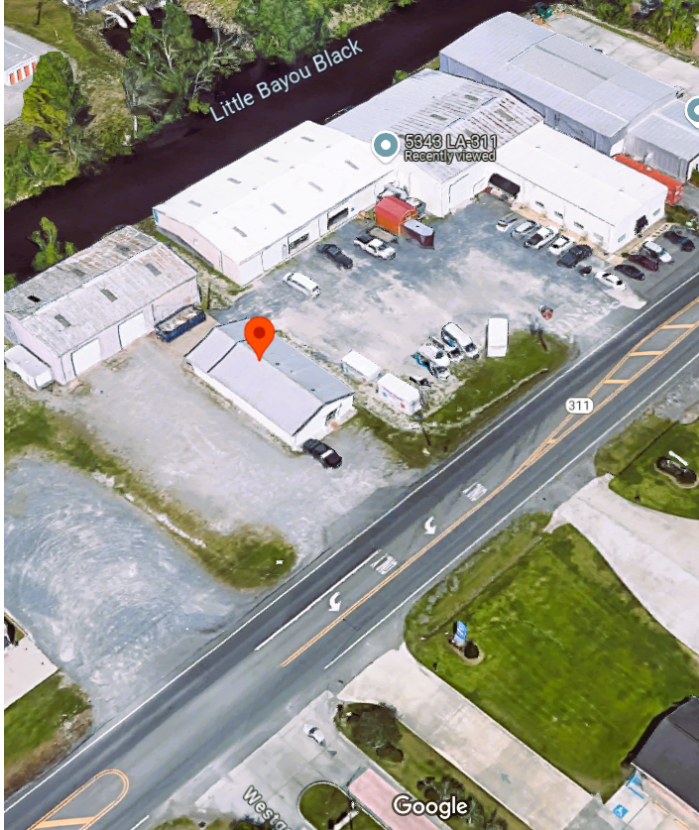
Space	Size	Term	Rate	Space Use	Condition	Available
A	2,080	36 months	\$3,293 /mo	Office	Vanilla Box	Now

Highlight

Nearby Locations

PROPERTY PHOTOS

5333 LOUISIANA 311 | HOUMA, LA 70360



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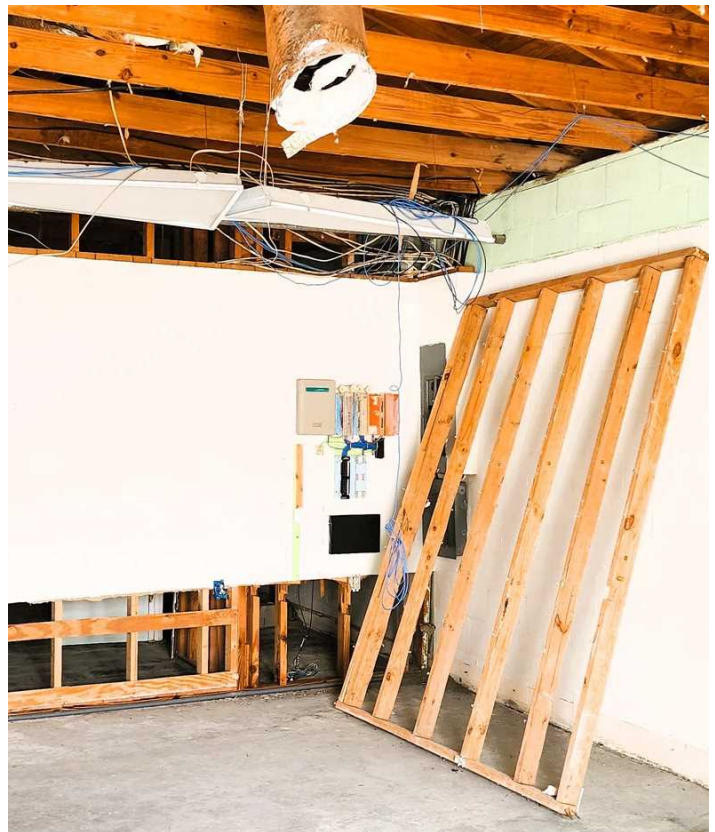
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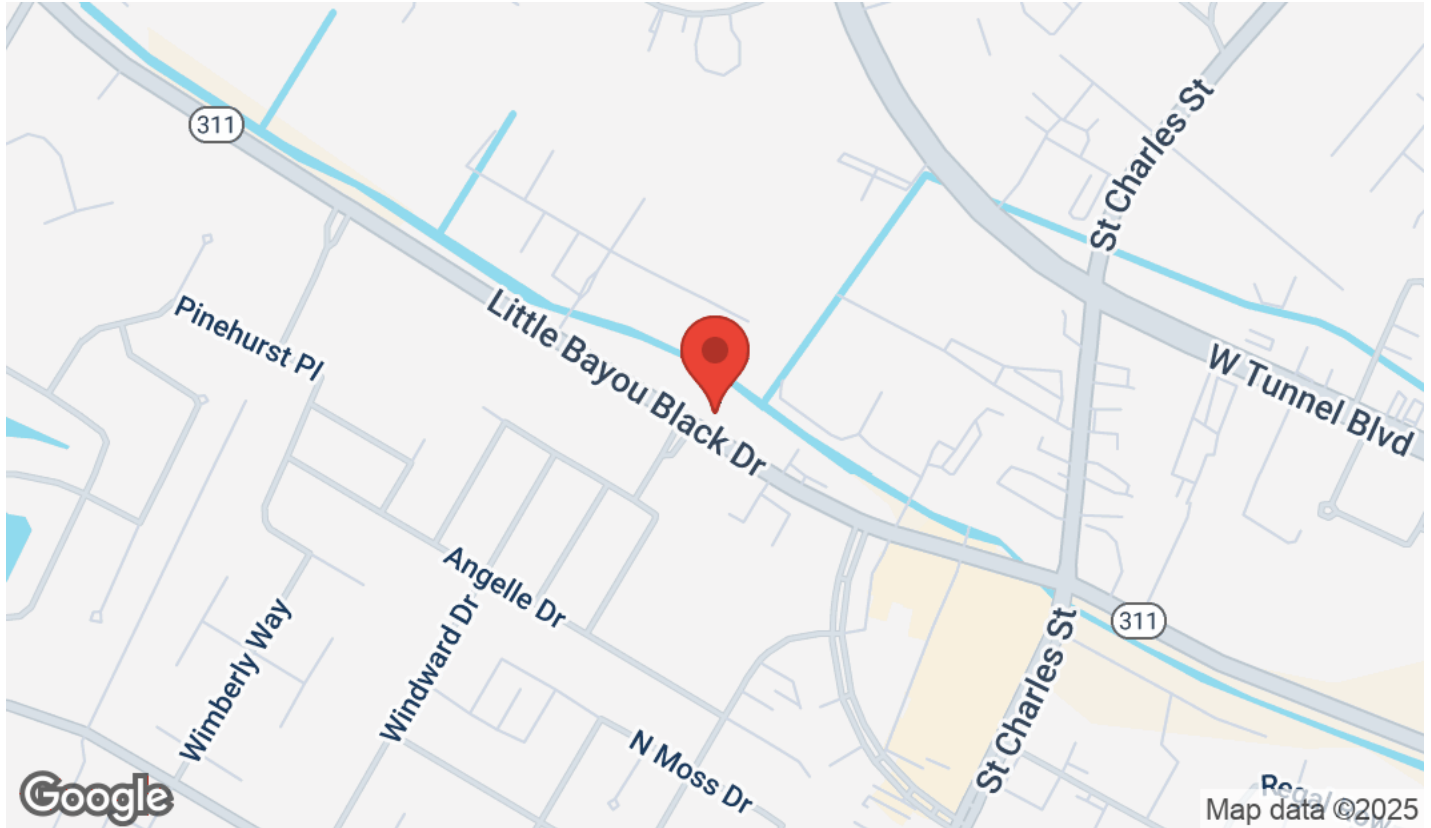
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LOCATION MAPS

5333 LOUISIANA 311 | HOUMA, LA 70360



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Baton Rouge, Louisiana 70806

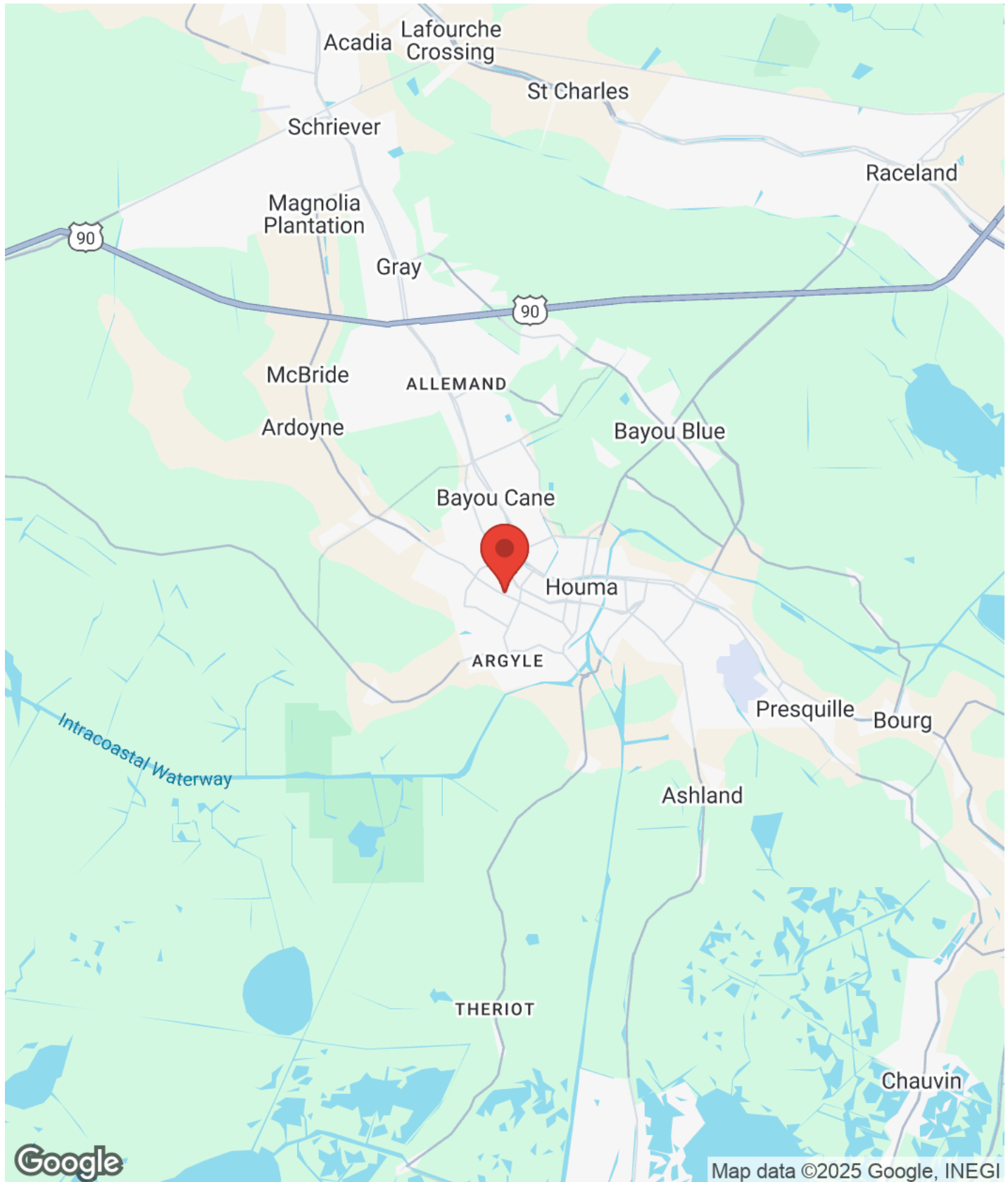


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REGIONAL MAP

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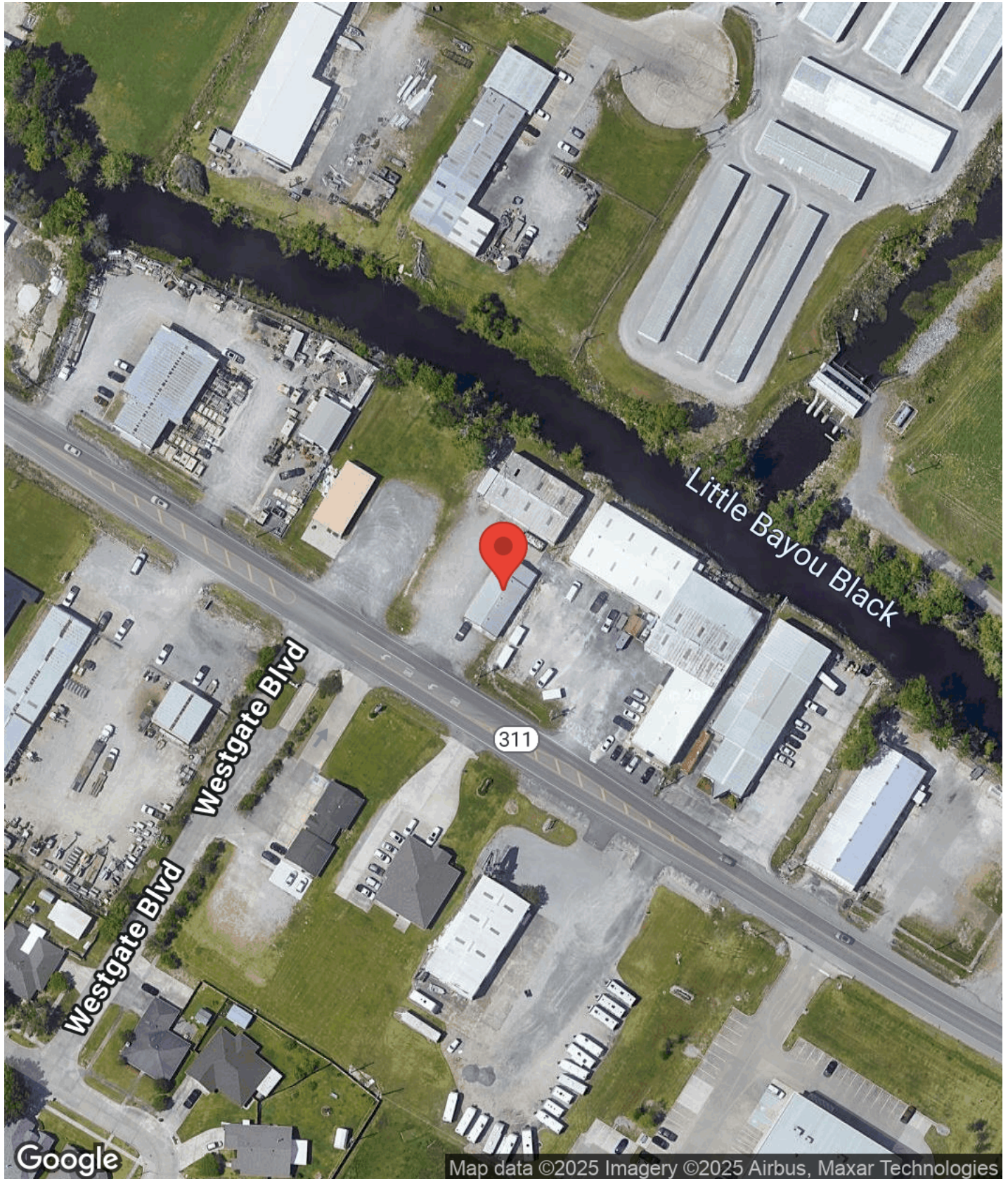
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AERIAL MAP

5333 LOUISIANA 311 | HOUMA, LA 70360



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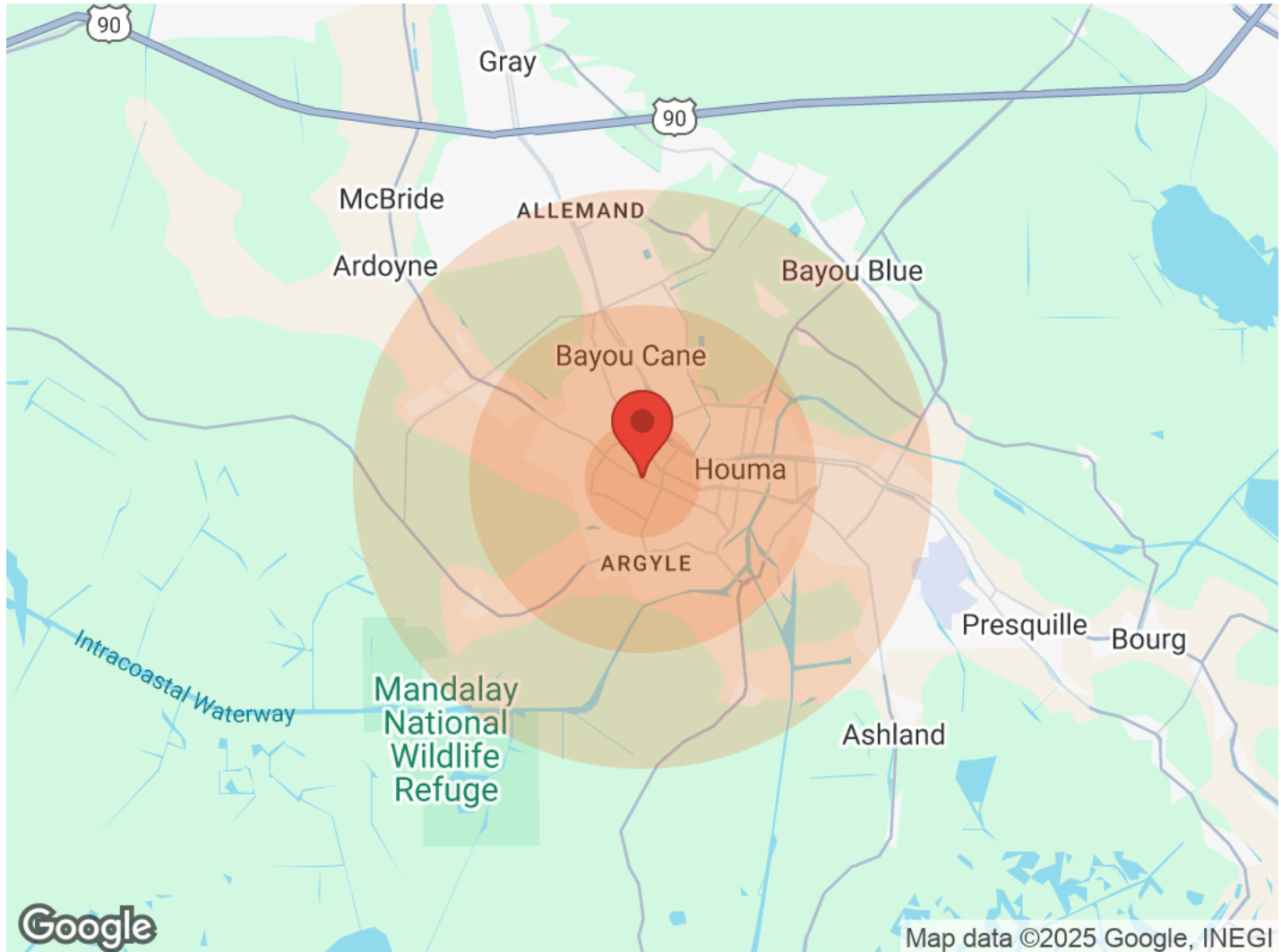


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DEMOGRAPHICS

5333 LOUISIANA 311 | HOUMA, LA 70360



Population	1 Mile	3 Miles	5 Miles
Male	1,730	20,705	31,148
Female	1,902	22,091	33,118
Total Population	3,632	42,796	64,266

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	742	8,985	13,899
Ages 15-24	480	5,846	9,148
Ages 25-54	1,377	16,997	25,206
Ages 55-64	495	4,974	7,302
Ages 65+	538	5,994	8,711

Race	1 Mile	3 Miles	5 Miles
White	2,502	32,833	47,124
Black	1,030	7,753	13,339
Am In/AK Nat	51	580	1,050
Hawaiian	N/A	N/A	N/A
Hispanic	76	1,598	2,694
Multi-Racial	88	2,680	4,726

Income	1 Mile	3 Miles	5 Miles
Median	\$37,838	\$46,373	\$46,385
< \$15,000	123	2,143	3,198
\$15,000-\$24,999	139	1,799	2,653
\$25,000-\$34,999	139	1,925	2,645
\$35,000-\$49,999	178	2,404	3,571
\$50,000-\$74,999	249	2,781	4,372
\$75,000-\$99,999	116	1,843	2,975
\$100,000-\$149,999	151	2,284	3,087
\$150,000-\$199,999	160	735	924
> \$200,000	14	620	691

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,333	18,224	26,514
Occupied	1,258	16,911	24,633
Owner Occupied	865	10,873	16,315
Renter Occupied	393	6,038	8,318
Vacant	75	1,313	1,881

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POSSIBLE BUILDOUT CONFIGURATIO

5333 LOUISIANA 311 | HOUMA, LA 70360



PROJECT NO.	PARISH	SHEET NO.
24-25	TERREBONNE	1

PROPOSED RENOVATION FOR:
OWNER – DAVID CRUZ
5333 LA. STATE HWY NO. 311
HOUMA, LOUISIANA
TERREBONNE PARISH, LOUISIANA

PROJECT NO. 24-25

INDEX TO SHEETS

SHEET NO. DESCRIPTION

- | | |
|---|---------------------------------------|
| 1 | TITLE SHEET |
| 2 | SITE PLAN |
| 3 | EXISTING FLOOR PLAN & DEMOLITION PLAN |
| 4 | ELEVATION VIEWS |
| 5 | PROPOSED FLOOR PLAN |



VICINITY MAP

*PLANS PREPARED BY AND
RECOMMENDED FOR APPROVAL
MILFORD & ASSOCIATES, INC.*
CONSULTING ENGINEERS HOUMA, LOUISIANA

FLOYD E. MILFORD, III, P.E.
25 APR 24
DATE

PRELIMINARY

This drawing is not to be used for construction,
recordation, conveyance, sales. This preliminary drawing has
been prepared by F.E. Milford, III, LA #30791

2425-T.DWG

DATE	REVISION	BY

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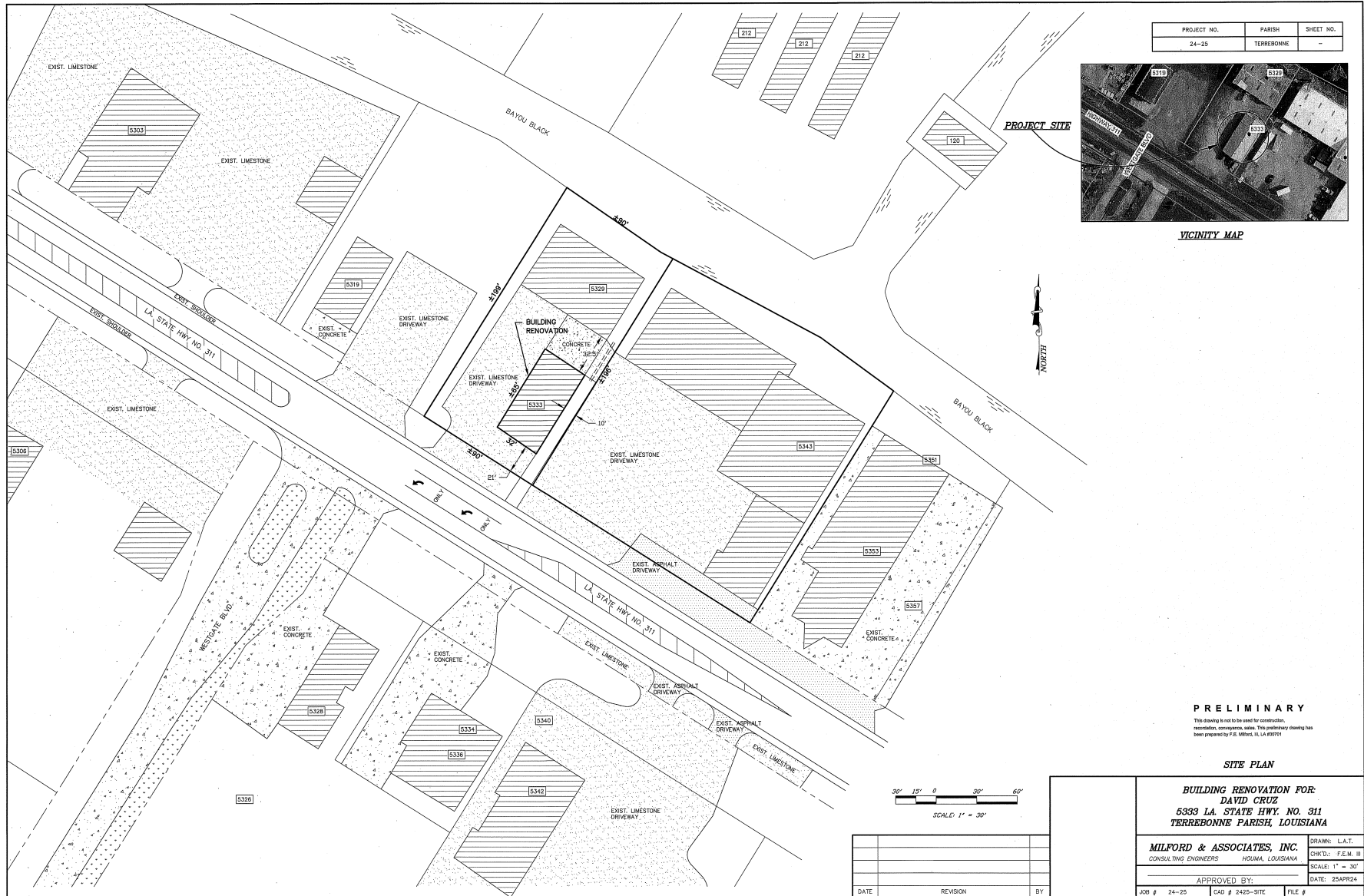
C: (225) 936-7643

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POSSIBLE BUILDOUT CONFIGURATION

5333 LOUISIANA 311 | HOUMA, LA 70360



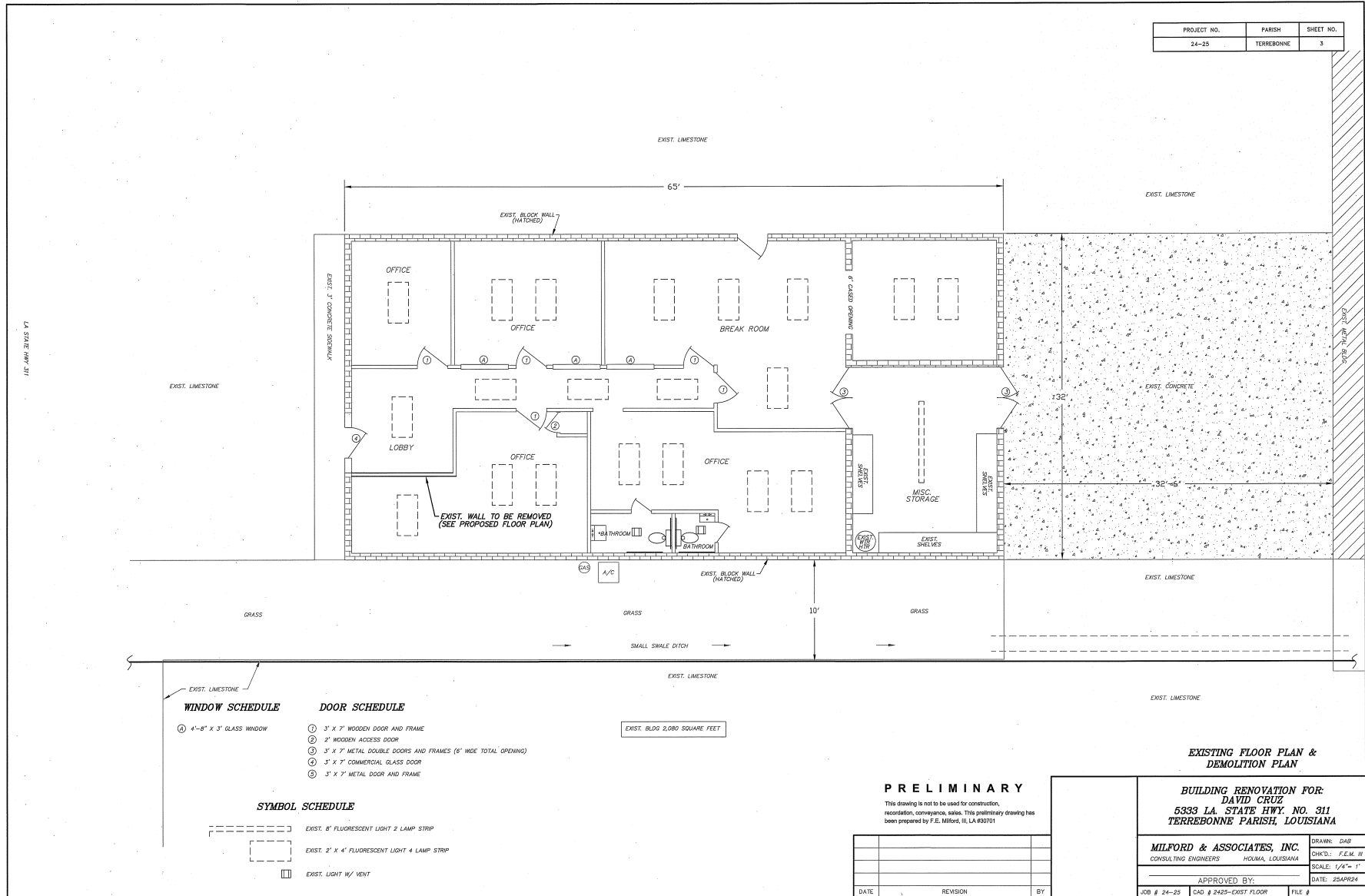
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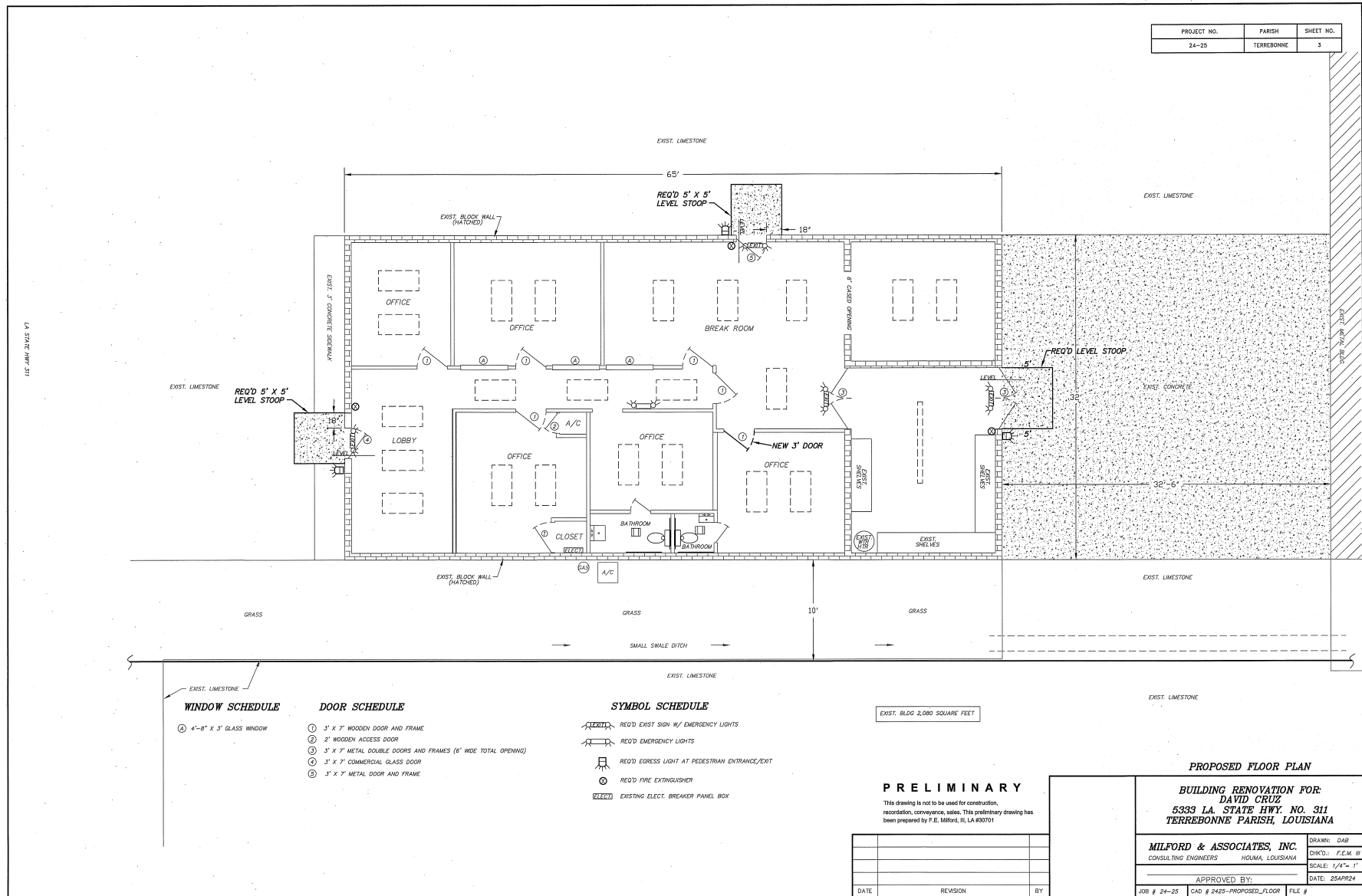
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POSSIBLE BUILDOUT CONFIGURATIO

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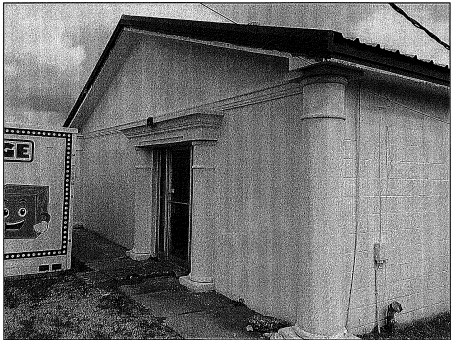
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POSSIBLE BUILDOUT CONFIGURATIO

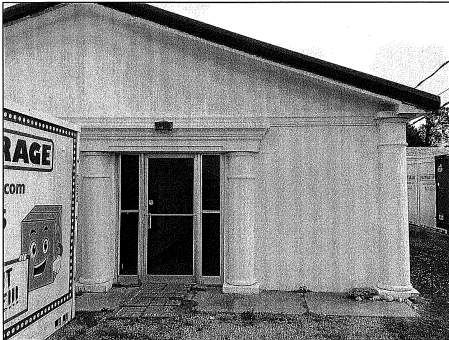
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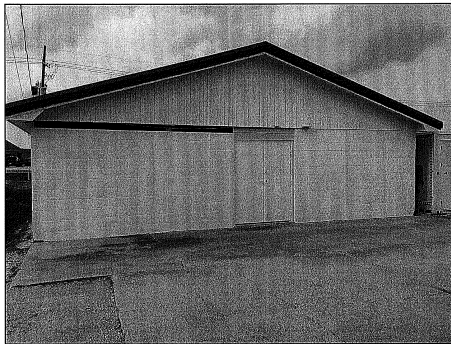
PROJECT NO.	PARISH	SHEET NO.
24-25	TERREBONNE	5



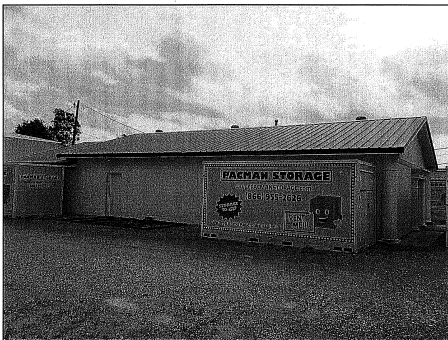
FRONT VIEW
NTS



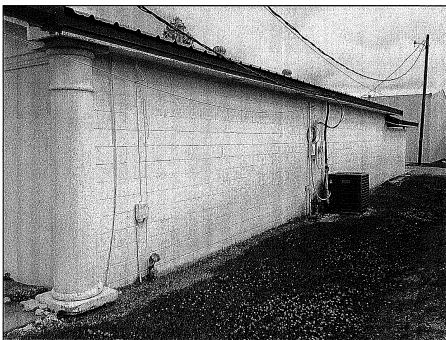
FRONT VIEW
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REAR VIEW
NTS



LEFT SIDE VIEW
NTS

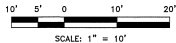


RIGHT SIDE VIEW
NTS

PRELIMINARY

This drawing is not to be used for construction, recordation, conveyance, sales. This preliminary drawing has been prepared by F.E. Milford, II, LA #90701

ELEVATION VIEWS



DATE	REVISION	BY

BUILDING RENOVATION FOR: DAVID CRUZ 5333 LA. STATE HWY. NO. 311 TERREBONNE PARISH, LOUISIANA		DRAWN: DAB
		CHK'D: F.E.M. II
MILFORD & ASSOCIATES, INC. CONSULTING ENGINEERS HOUMA, LOUISIANA		SCALE: 1" = 10'
APPROVED BY:		DATE: 25APR24
JOB # 24-25	CAD # 2425-ELEV_VIEW	FILE #

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PROFESSIONAL BIO

5333 LOUISIANA 311 | HOUMA, LA 70360



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<http://www.castrorealestateservices.com>

Miguel has managed Real Estate transactions since 1996. He currently guides his clients with all their Commercial Real Estate needs.

Miguel has a degree in Finance with concentration in Investments and Real Estate from the University of New Orleans where he was a member of the Finance and Economics Association.

He has 17 years of Banking experience working for one of the most respected global financial institutions. He has helped many clients in the areas of Banking, Investments and Real Estate Financing.

He is married, has three children and lives in the Baton Rouge area. He is an avid golfer and an astute soccer player.

He attends Healing Place Church where he always finds an uplifting message.

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6777 Jefferson Hwy
Baton Rouge, Louisiana 70806
225-936-7643

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5333 LOUISIANA 311



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