

Premier Retail Development Opportunity in Houma

1-23 Acres Available - Signalized Corner - Martin Luther King Blvd



Agent: Logan "Hank" Babin, III Cell: (985) 804-9991 E-mail: hank@loganbabin.com

www.loganbabin.com 400 Lafayette St., Houma, LA, 70360 (985) 872-4598

Broker of Record: Bayou Partners Investments, LLC DBA KW Commercial South. Licensed by the Louisiana Real Estate Commission. All information contained herein is deemed reliable, but not guaranteed. It is presented as is, without warranty of any kind. References to square footage, dimensions, and /or age are approximate. Any buyer must verify all information and bears the risks for any inaccuracies. Also subject to errors, omissions, changes in terms and conditions, prior sale, lease, or withdrawal, without notice. ©The Logan Babin Commercial Group of KW Commercial South. Each office is independently owned and operated.





Premier Retail Development Opportunity in Houma

1-23 Acres Available - Signalized Corner - Martin Luther King Blvd

EXECUTIVE SUMMARY

Positioned at the signalized intersection of Martin Luther King Jr. Boulevard and Westside Boulevard, this premier commercial development opportunity represents one of the last significant retail development sites within Houma's dominant regional retail corridor. The property offers exceptional flexibility with commercial pad sites, larger anchor tracts, or the opportunity to acquire the remaining acreage for a master-planned development. The development has already achieved significant momentum with the recent sale of the hard corner to RaceTrac, where construction is currently underway. Additional commercial activity continues with another pad site presently under contract. Planned infrastructure improvements, including public water and sanitary sewer extensions along the property's frontage, further enhance the site's development readiness.

Surrounded by an exceptional concentration of national retailers, restaurants, hotels, healthcare providers, and service businesses, the property serves a trade area extending throughout Terrebonne, Lafourche, St. Mary, and Assumption Parishes. Future growth will be further supported by Terrebonne General Health System's planned approximately \$75 million Health & Wellness Center located immediately west of the property. Whether developed as retail outparcels, a grocery-anchored center, community shopping center, medical campus, hospitality project, or mixed commercial development, this property offers a rare opportunity to establish a presence within one of South Louisiana's strongest commercial corridors.

Agent: Logan "Hank" Babin, III Cell: (985) 804-9991 E-mail: hank@loganbabin.com

www.loganbabin.com 400 Lafayette St., Houma, LA, 70360 (985) 872-4598

Broker of Record: Bayou Partners Investments, LLC DBA KW Commercial South. Licensed by the Louisiana Real Estate Commission. All information contained herein is deemed reliable, but not guaranteed. It is presented as is, without warranty of any kind. References to square footage, dimensions, and /or age are approximate. Any buyer must verify all information and bears the risks for any inaccuracies. Also subject to errors, omissions, changes in terms and conditions, prior sale, lease, or withdrawal, without notice. ©The Logan Babin Commercial Group of KW Commercial South. Each office is independently owned and operated.



Premier Retail Development Opportunity in Houma

1-23 Acres Available - Signalized Corner - Martin Luther King Blvd

Retail Pad Sites

Ideal for:

- Quick Service Restaurants
- Coffee concepts
- Banks
- Medical office
- Retail
- Wireless Providers
- Auto Service
- Convenience Retail

Anchor Tracts

Ideal for:

- Grocery Stores
- Community Shopping
- Big Box Retail
- Medical Campus
- Entertainment
- Fitness
- Hospitality
- Mixed Development



Agent: Logan "Hank" Babin, III Cell: (985) 804-9991 E-mail: hank@loganbabin.com

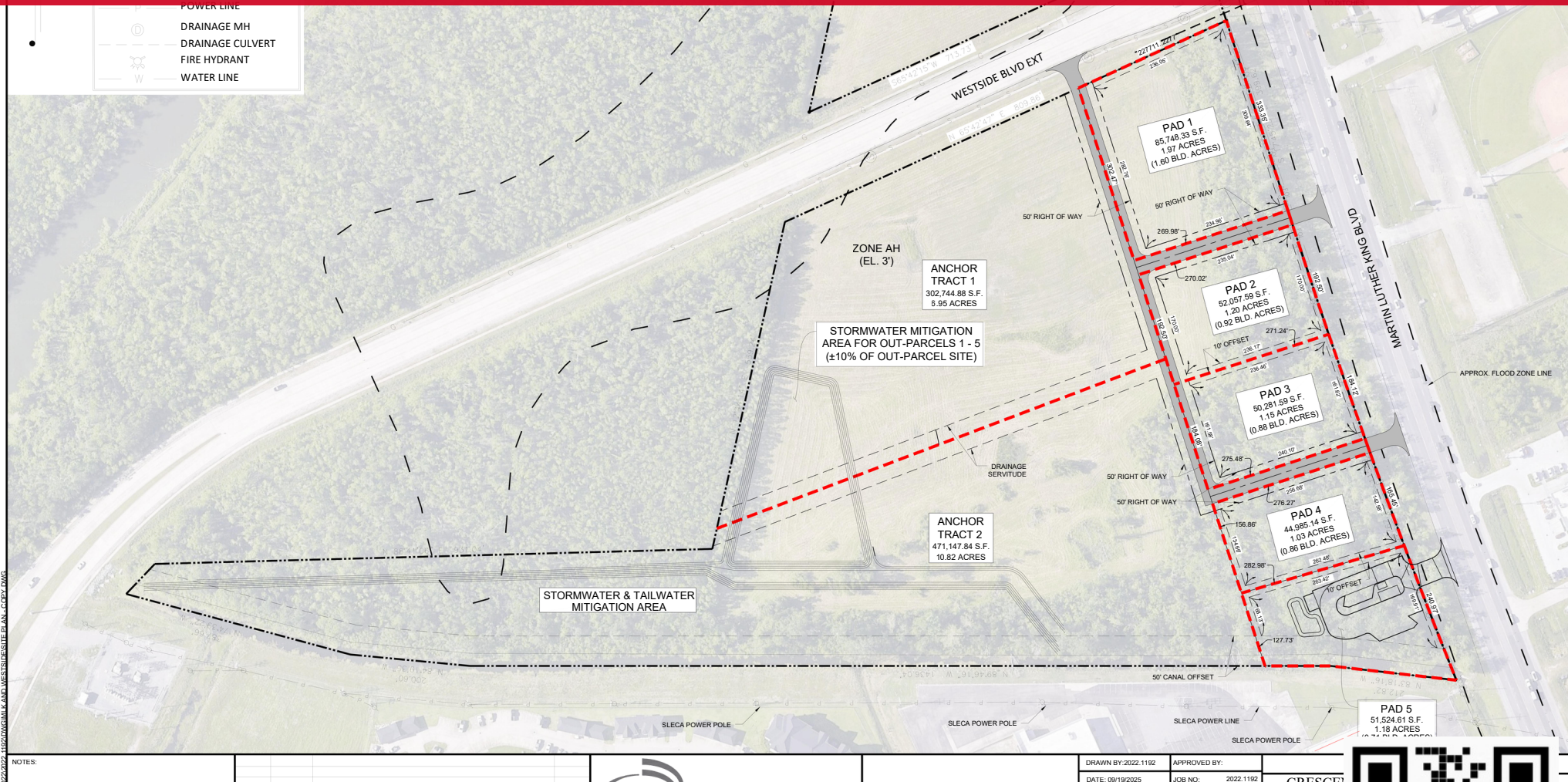
www.loganbabin.com 400 Lafayette St., Houma, LA, 70360 (985) 872-4598

Broker of Record: Bayou Partners Investments, LLC DBA KW Commercial South. Licensed by the Louisiana Real Estate Commission. All information contained herein is deemed reliable, but not guaranteed. It is presented as is, without warranty of any kind. References to square footage, dimensions, and /or age are approximate. Any buyer must verify all information and bears the risks for any inaccuracies. Also subject to errors, omissions, changes in terms and conditions, prior sale, lease, or withdrawal, without notice. ©The Logan Babin Commercial Group of KW Commercial South. Each office is independently owned and operated.



Premier Retail Development Opportunity in Houma

1-23 Acres Available - Signalized Corner - Martin Luther King Blvd



Agent: Logan "Hank" Babin, III Cell: (985) 804-9991 E-mail: hank@loganbabin.com

www.loganbabin.com 400 Lafayette St., Houma, LA, 70360 (985) 872-4598

Broker of Record: Bayou Partners Investments, LLC DBA KW Commercial South. Licensed by the Louisiana Real Estate Commission. All information contained herein is deemed reliable, but not guaranteed. It is presented as is, without warranty of any kind. References to square footage, dimensions, and/or age are approximate. Any buyer must verify all information and bears the risks for any inaccuracies. Also subject to errors, omissions, changes in terms and conditions, prior sale, lease, or withdrawal, without notice. ©The Logan Babin Commercial Group of KW Commercial South. Each office is independently owned and operated.

