

# Offering Memorandum



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8320 HIGHWAY 308, LOCKPORT, LA 70374

# Executive Summary

8320 Highway 308, Lockport, Louisiana

## Property Overview

This fully renovated  $\pm 3,179$  SF freestanding commercial building is positioned along the east bank of Bayou Lafourche on Louisiana Highway 308. Sitting on a  $\pm 1.03$ -acre waterfront lot, the property benefits from exceptional visibility, ample on-site parking ( $\pm 35$  spaces), and upgraded infrastructure, including central HVAC, 220V electrical service, public water, private sewer, and five restrooms. Currently operating as a successful food service establishment with a loyal local following, the property is offered as a turnkey opportunity, inclusive of the building, business, trained staff, and all equipment.

## Location Highlights

- Strategic Visibility – Frontage on LA-308, with direct views of Bayou Lafourche
- Regional Connectivity – Quick access to US-90, Raceland, and Thibodaux
- Nearby Anchors – Close to Nicholls State University, Thibodaux Regional Health System, and Terrebonne General Health System

## Investment Highlights

- Turnkey Operation – Fully renovated facility with established operations
- Proven Revenue Stream – Thriving business with three years of solid performance
- Versatile Use Potential – Ideal for restaurant, event venue, or other commercial uses
- Waterfront Appeal – Scenic views with potential for outdoor service areas

## Demographics (Lockport, LA)

Population:	~2,490
Median Household Income:	\$59,583
Median Age:	37.9 years
Number of Households:	$\pm 947$
Median Property Value:	\$165,900



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# Offering Highlights

BUILDING SIZE (SF)

OFFERING SIZE (SF)

YEAR BUILT/RENOVATED

OCCUPANCY

CURRENT NOI

YEAR 3 NOI

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3,179

1972/2016

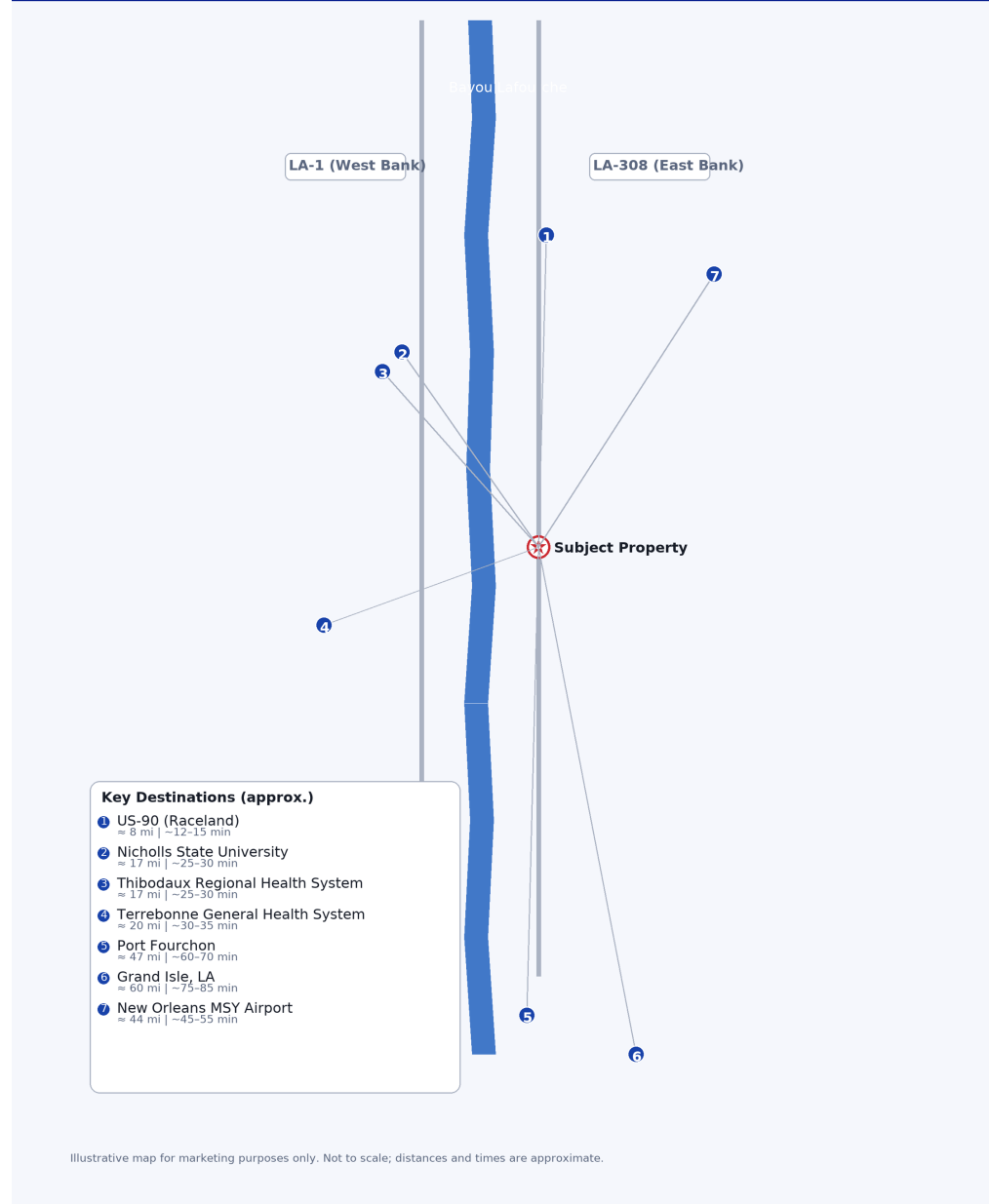
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# Location Overview

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Illustrative map for marketing purposes only. Not to scale; distances and times are approximate.

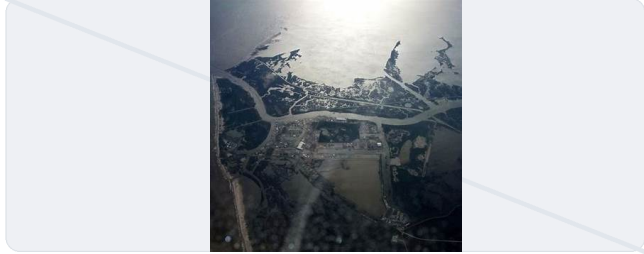


# Development Pipeline

8320 Highway 308, Lockport, LA 70374



LA-1 Elevated Expressway



Port Fourchon Expansion



Nicholls State Coastal Center

Across the Bayou Region, public- and private-sector investments are improving storm resiliency, transportation access, and industrial capacity. These projects directly benefit retail, restaurant, and service operators along the LA-1/LA-308 corridor serving Port Fourchon and the Houma-Thibodaux market.

The initiatives below are representative highlights. Timelines and scopes evolve; buyers and tenants should verify current status during due diligence.

- 1 LA-1 Elevated Expressway — Phase II**  
Storm-resilient elevated link improving reliability between Golden Meadow and Leeville for Port Fourchon access.
- 2 Port Fourchon — Slip D Expansion**  
Creation of new industrial waterfront sites to support offshore energy and logistics.
- 3 Fourchon Island Development (Public-Private)**  
Coordinated port growth area with multi-tenant opportunities and future services.
- 4 Argent LNG — Lease Expansion**  
Proposed LNG export concept signaling additional industrial demand in the Fourchon area.
- 5 Nicholls State University — Coastal Center**  
40,000-SF research and conference hub in Thibodaux focused on coastal restoration and resilience.
- 6 Bayou Lafourche Freshwater Reintroduction**  
Increased Mississippi River inflow to enhance drinking-water reliability and bayou health.
- 7 Morganza-to-the-Gulf Protection System**  
Federal/Local levees, floodgates, and locks reducing surge risk for Lafourche and Terrebonne.
- 8 Bollinger Shipyards (Lockport) — Active Programs**  
Sustained shipbuilding/repair workload supporting skilled local jobs and suppliers.



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8320 LA-308

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Bayou Lafourche

## Approximate Numbers

### MARKET OVERVIEW Lockport, Louisiana

2,378

POPULATION

\$59,583

MEDIAN HOUSEHOLD INCOME

38 yrs.

MEDIAN AGE

947

# OF HOUSEHOLDS

\$165,900

MEDIAN PROPERTY VALUE

Population: 2,874 (ACS 2019–2023 5-yr). Median age: 37.9. Households: 947.  
Census Reporter

Median household income: \$59,583 (ACS 2019–2023 5-yr, MOE ±\$23,865).  
Census Reporter

Median owner-occupied home value: \$165,900 (ACS 2019–2023 5-yr, MOE  
±\$13,646).  
Census Reporter

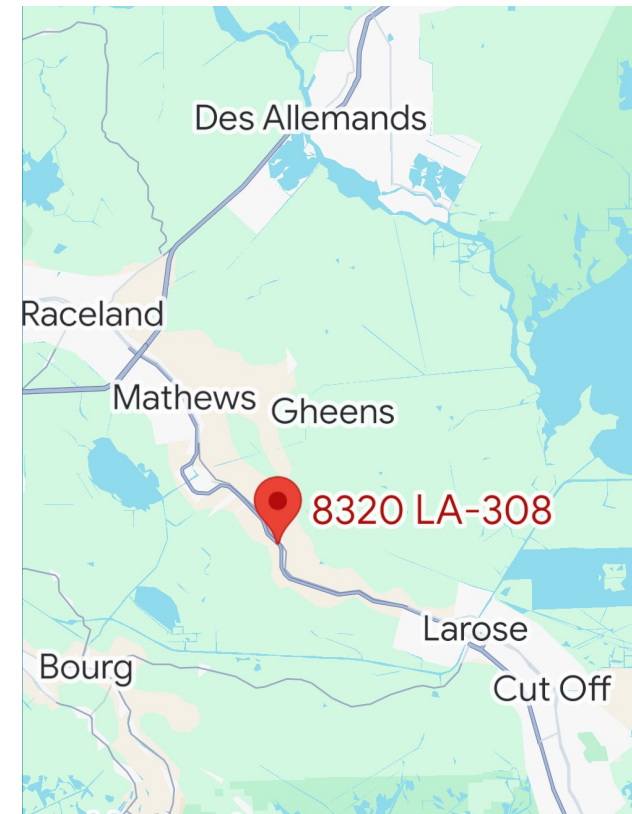
Mean commute time: 29.2 minutes (ACS 2019–2023 5-yr).  
Census Reporter

Lockport sits on the LA-1/LA-308 corridor along Bayou Lafourche and is part  
of the Houma–Bayou Cane–Thibodaux MSA.  
Wikipedia

### Economy & Employment

The broader Houma–Thibodaux MSA (which includes Lafourche Parish)  
recorded a 4.5% unemployment rate in June 2025 (NSA, preliminary), with  
total nonfarm employment roughly 86.4k. Energy-related industries (BLS  
“Mining & Logging”), construction, trade/transport/utilities, and government  
are notable slices of the job base.  
Bureau of Labor Statistics

Port Fourchon, ~45–50 miles south, is the region’s key economic engine; over  
95% of tonnage handled there is energy-related, underpinning service activity  
across the Bayou region.  
portfourchon.com



8320 Highway 308  
Lockport, LA



## Infrastructure

Turnkey restaurant building and business positioned on LA-308 along Bayou Lafourche. The site blends practical building systems with water-access potential and on-site parking-well-suited for food & beverage or other service retail operations.

### Key Systems & Site

- Building

#3,179 SF; frame exterior; concrete flooring; composition roof

- Site

#1.03 acres; waterfront on Bayou Lafourche; frontage along LA

- Parking

≥35 on-site spaces (striped lot)

- HVAC / Heating

Central air & central heating

- Electrical

220-volt electrical service

- Water / Sewer

Public water; private sewer

- Restrooms

Five (per listing)

- Operational

Turnkey restaurant; building & business included; currently vacant







## Shantelle Abshire

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