



MULTI-ASSET COMMERCIAL INVESTMENT OPPORTUNITY

Stabilized Income and Value-Add Potential

124, 126, and 126 ½ N. Hollywood Rd., Houma, LA



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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.





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EXECUTIVE SUMMARY

Rare opportunity to acquire a diversified portfolio of income-producing commercial assets in Houma, Louisiana. Strategically located near the Martin Luther King retail corridor, the property benefits from strong surrounding demographics, including dense multifamily housing and established residential neighborhoods. This offering includes three parcels totaling a mix of stabilized income and value-add potential, all zoned C-2 General Commercial.

Investment Highlights:

- Multiple income streams (self-storage + bar/lounge)
- Value-add potential through lease optimization and site improvements
- Additional development upside via vacant lot
- Central location with strong local demand drivers
- Rent roll and financials available with executed NDA



Price:	\$ 949,000
Property Type:	Investment
Current Use:	Self-Storage/Lounge
Storage Units:	133 Units/4 Buildings
Lounge Size:	+/- 3,788 SF

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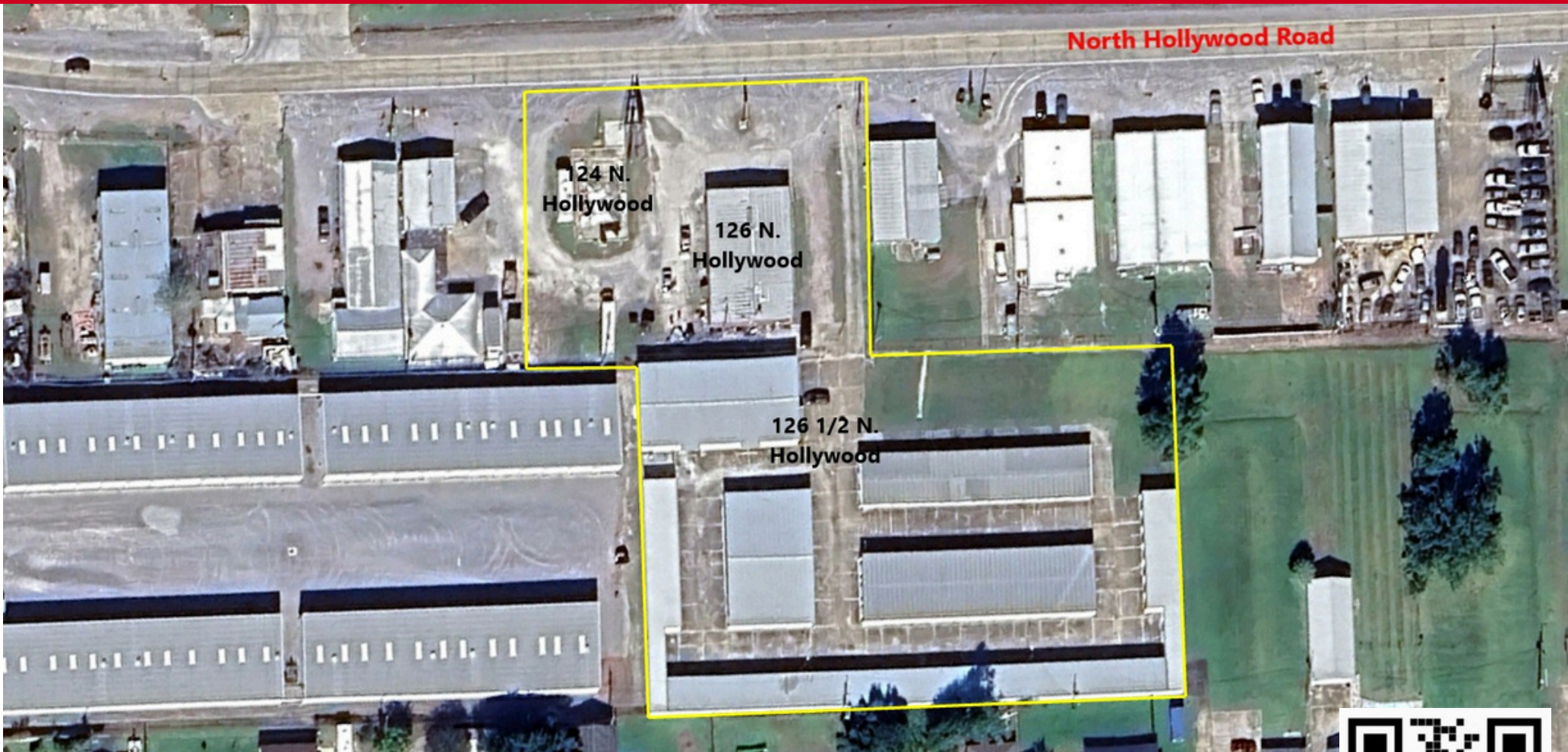




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