WATER FRONT PROPERTY | FOR SALE

6845 SHRIMPERS ROW,
DULAC, LA 70353

$95,000



CASTRO REAL ESTATE SERVICES
10202 Perkins Rowe Ste E-160
Baton Rouge, Louisiana 70806

PRESENTED BY:

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Property Summary

Price:	$95,000
Flood Zone:	AE Coastal
Lot Size:	0.44 Acres
Zoning:	Campground RV

Property Overview

Waterfront bayou community primarily comprised of elevated single-family residential homes, fishing camps, and commercial seafood operations. Low-lying, flat coastal terrain typical of the south Louisiana bayou region.

Fronts Shrimpers Row (Louisiana Highway 57), providing direct vehicular access. Situated along the Houma Navigation Canal / Grand Caillou bayou system, a major local waterway used for commercial fishing, shrimping, and recreational boating.

Located in the rural, unincorporated community of Dulac in southern Terrebonne Parish, approximately 20 miles south of Houma, LA.

There is a camp house on the property, but it may need to be torn down.

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Dulac is a small, unincorporated fishing community and census-designated place in Terrebonne Parish, Louisiana, located just down the bayou from you. Surrounded by the intricate bayous and coastal marshes of the Gulf Coast, it serves as an important base for local marine, charter, and oilfield industries.

Dulac is rich in history and culture, but it is also a community on the front lines of environmental change:

The People: Dulac is historically home to the Grand Caillou/Dulac Band of Biloxi-Chitimacha-Choctaw Indians. The tribe has deep roots in the region but faces significant challenges due to land loss and the fast-disappearing wetlands.

Economy & Lifestyle: The name Dulac comes from the French for "of the lake," reflecting its geography. Many residents make their living working on the water—either in commercial fishing, charter boat operations, or servicing the local oil and gas industries.

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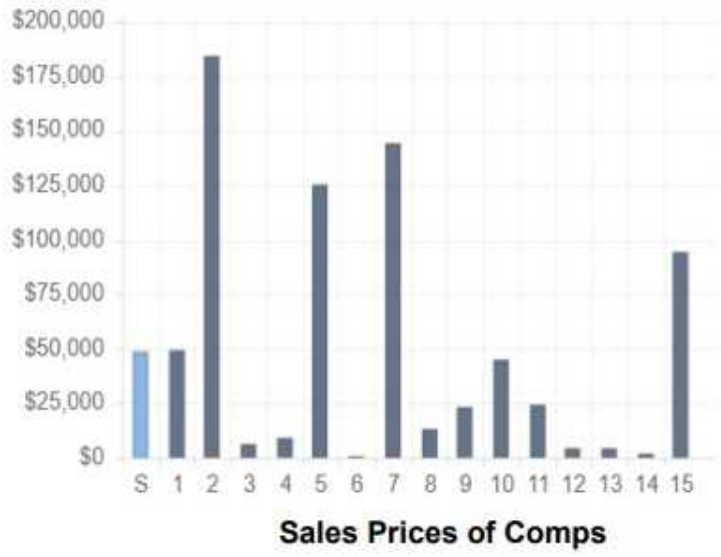


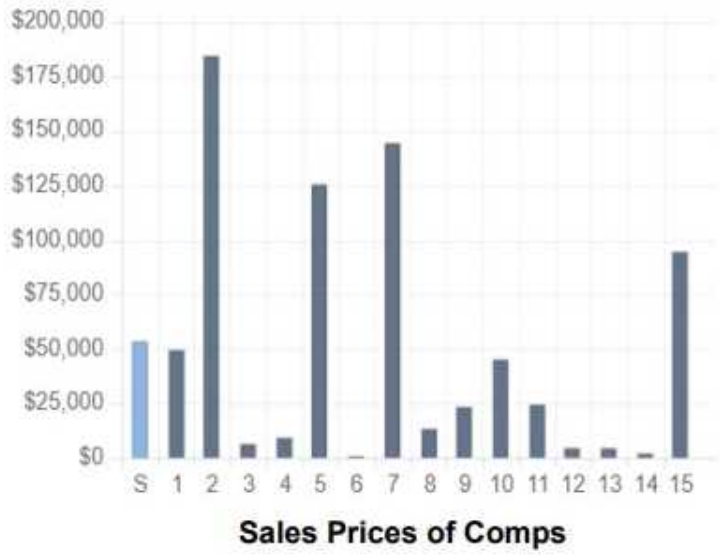






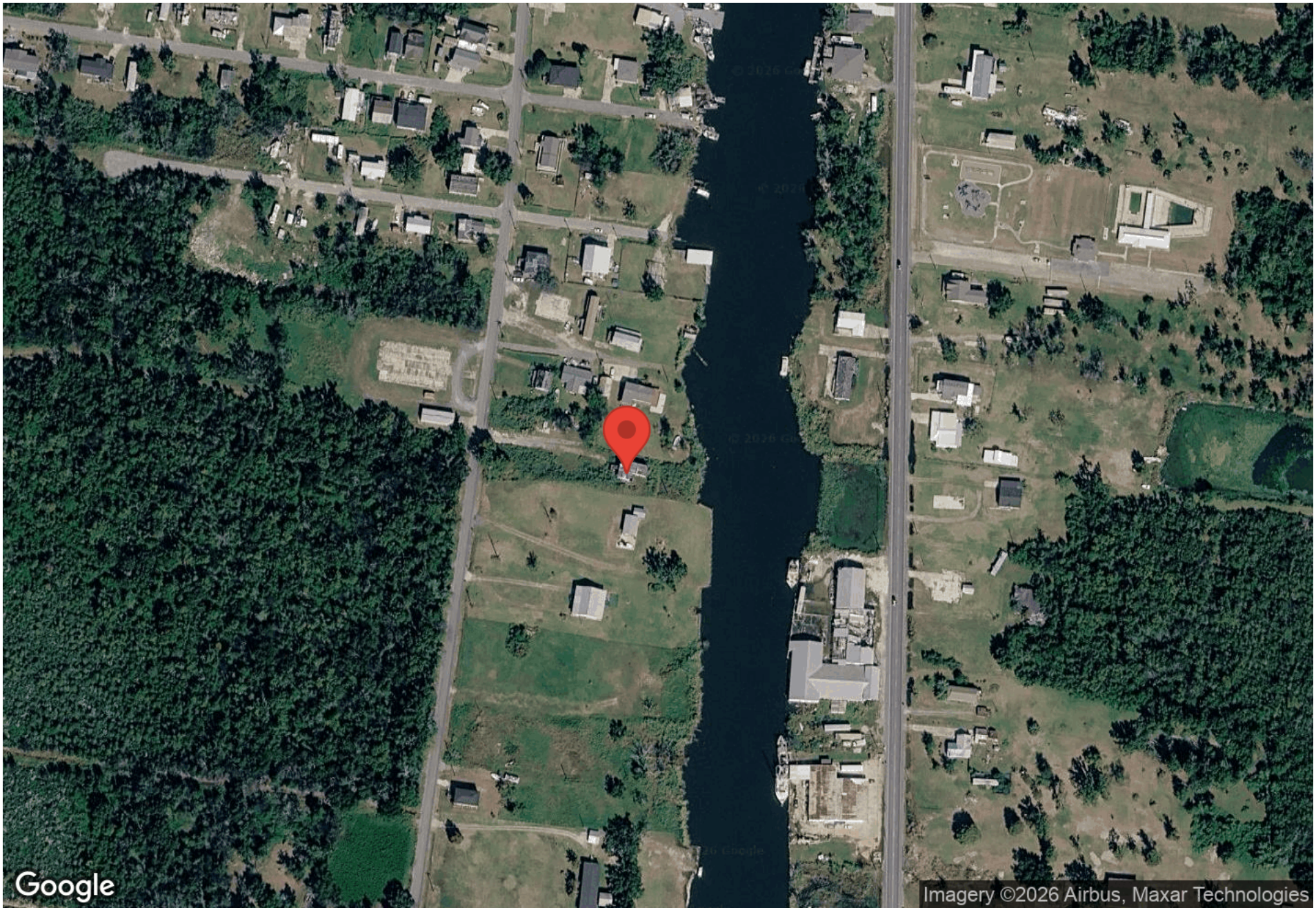
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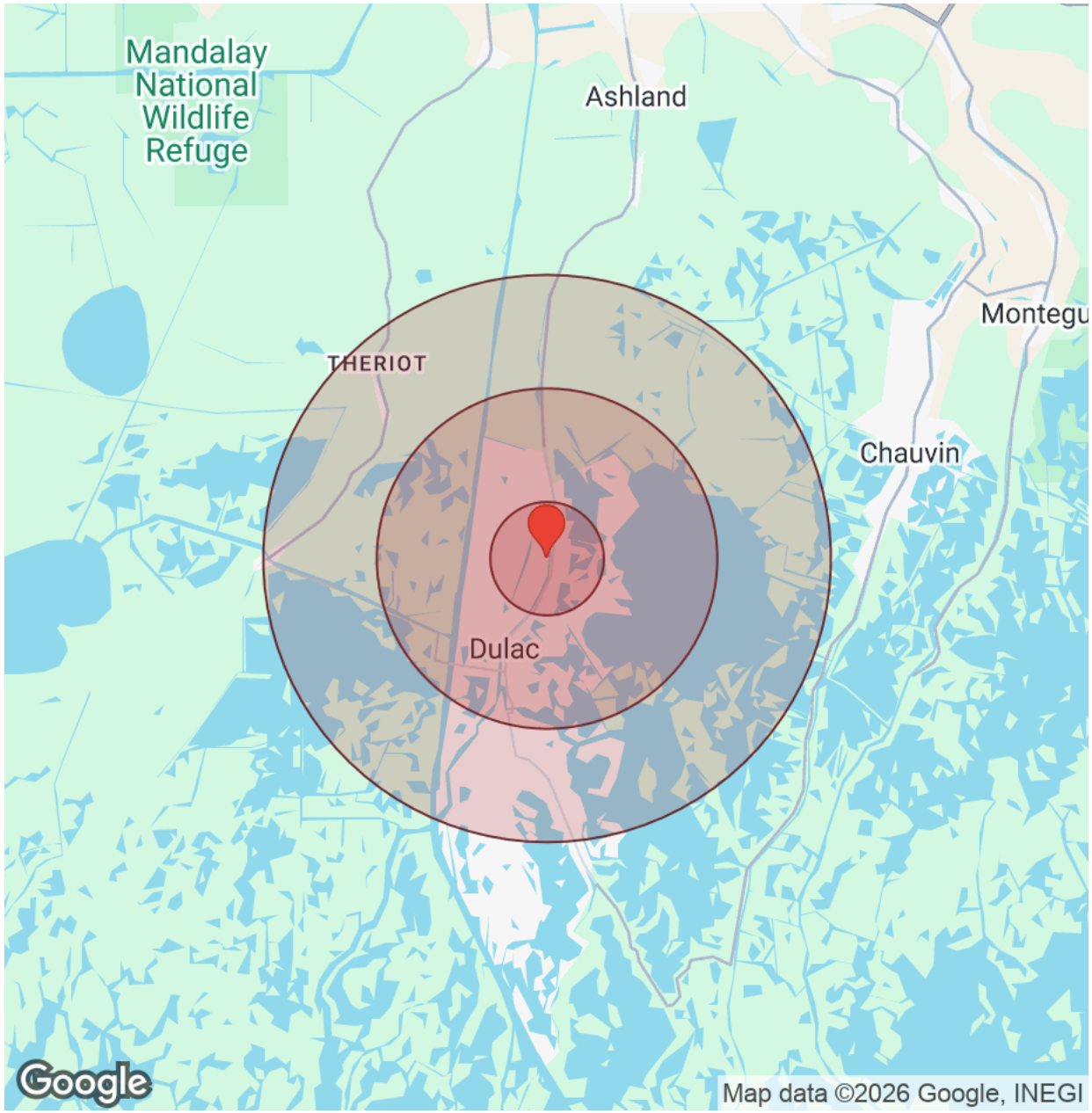




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Distance: 1 Mile 3 Miles 5 Miles

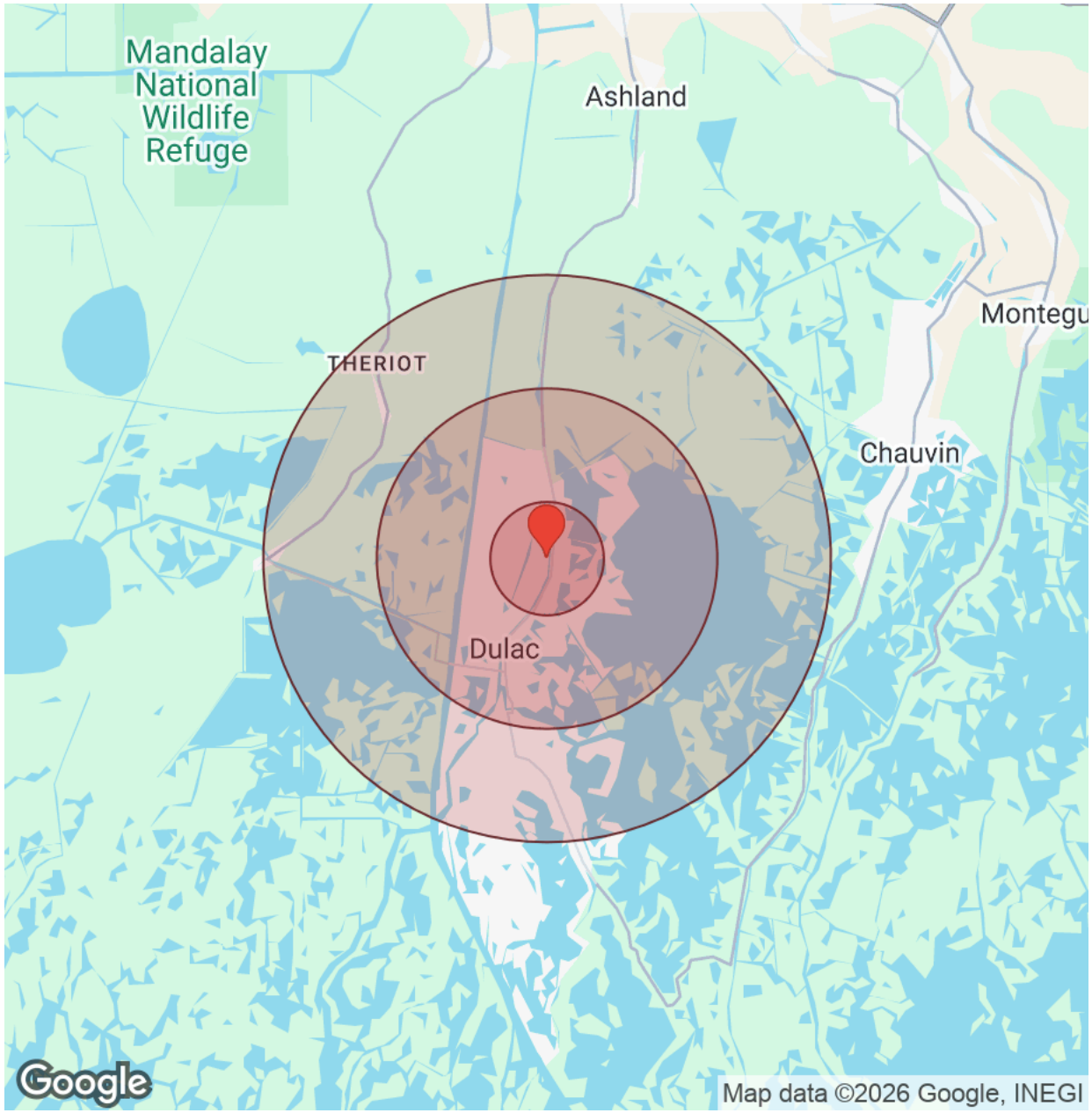
Population	1 Mile	3 Miles	5 Miles
Male	462	556	1,710
Female	410	492	1,606
Total Population	872	1,048	3,316

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	475	571	1,953
Black	85	100	285
Am In/AK Nat	113	138	392
Hawaiian	N/A	N/A	1
Hispanic	78	93	258
Asian	16	19	41
Multiracial	104	127	386
Other	N/A	N/A	1

Housing	1 Mile	3 Miles	5 Miles
Total Units	471	569	1,736
Occupied	335	403	1,254
Owner Occupied	266	320	1,022
Renter Occupied	69	83	232
Vacant	136	166	482

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 4	44	54	175
Ages 5 - 9	52	63	218
Ages 10 - 14	59	71	224
Ages 15 - 19	66	78	226
Ages 20 - 24	50	59	186
Ages 25 - 29	42	51	168
Ages 30 - 34	46	55	190
Ages 35 - 39	54	66	208
Ages 40 - 44	60	71	225
Ages 45 - 49	67	80	241
Ages 50 - 54	43	52	172
Ages 55 - 59	59	71	223
Ages 60 - 64	61	74	240
Ages 65 - 69	65	78	223
Ages 70 - 74	49	59	173
Ages 75 - 79	28	34	118
Ages 80 - 84	13	15	52
Ages 85+	15	17	53

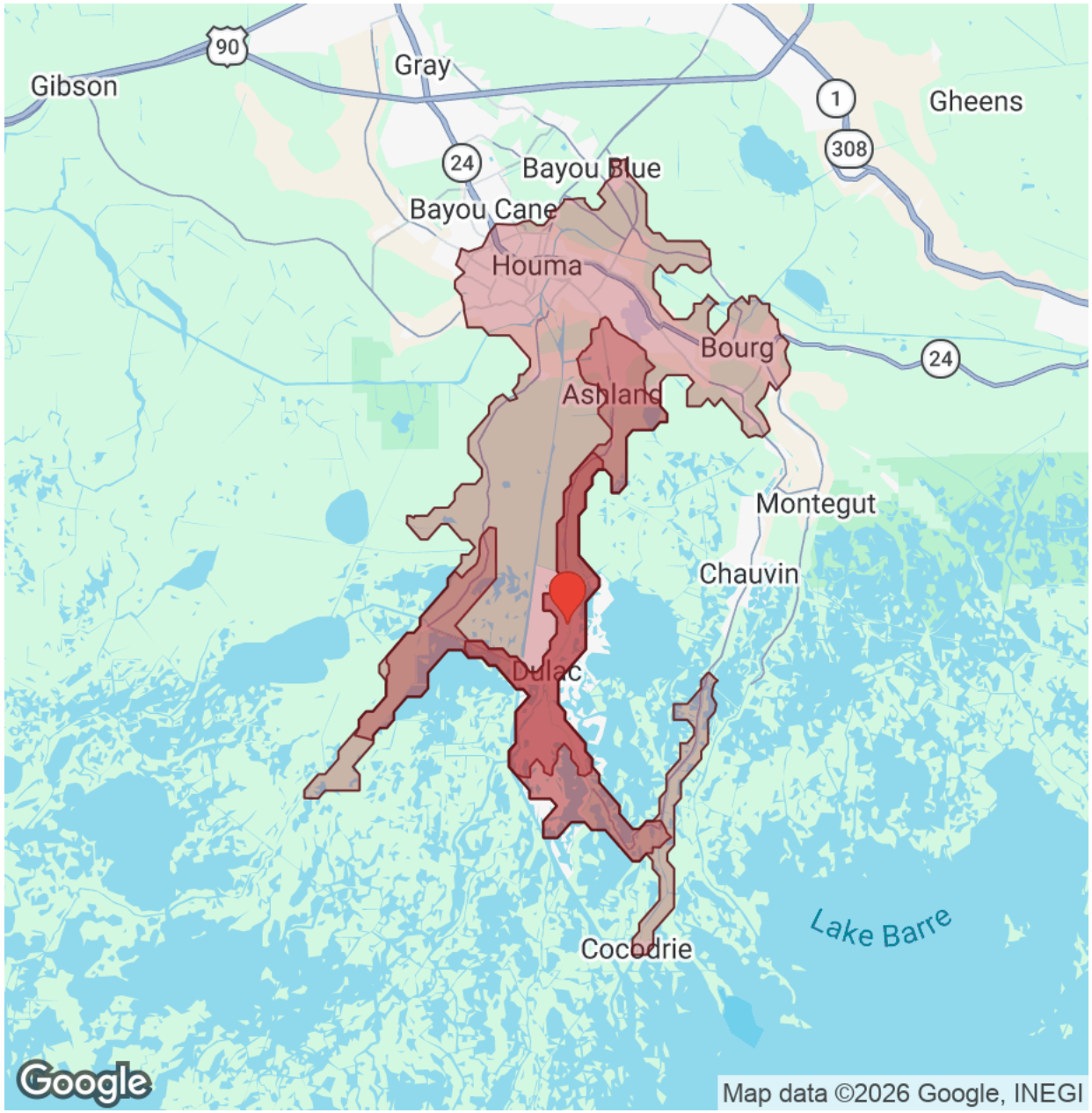
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Distance: 1 Mile 3 Miles 5 Miles

Income	1 Mile	3 Miles	5 Miles
Median	$44,482	$44,728	$60,346
Under $10k	33	40	97
$10k - $15k	28	32	74
$15k - $20k	12	14	34
$20k - $25k	14	17	60
$25k - $30k	18	23	68
$30k - $35k	20	24	52
$35k - $40k	19	23	66
$40k - $45k	25	30	71
$45k - $50k	4	4	15
$50k - $60k	32	39	89
$60k - $75k	7	11	118
$75k - $100k	34	40	118
$100k - $125k	28	33	96
$125k - $150k	14	17	102
$150k - $200k	18	21	112
Over $200k	28	33	83

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Driving Time: 10 Mins | 20 Mins | 30 Mins

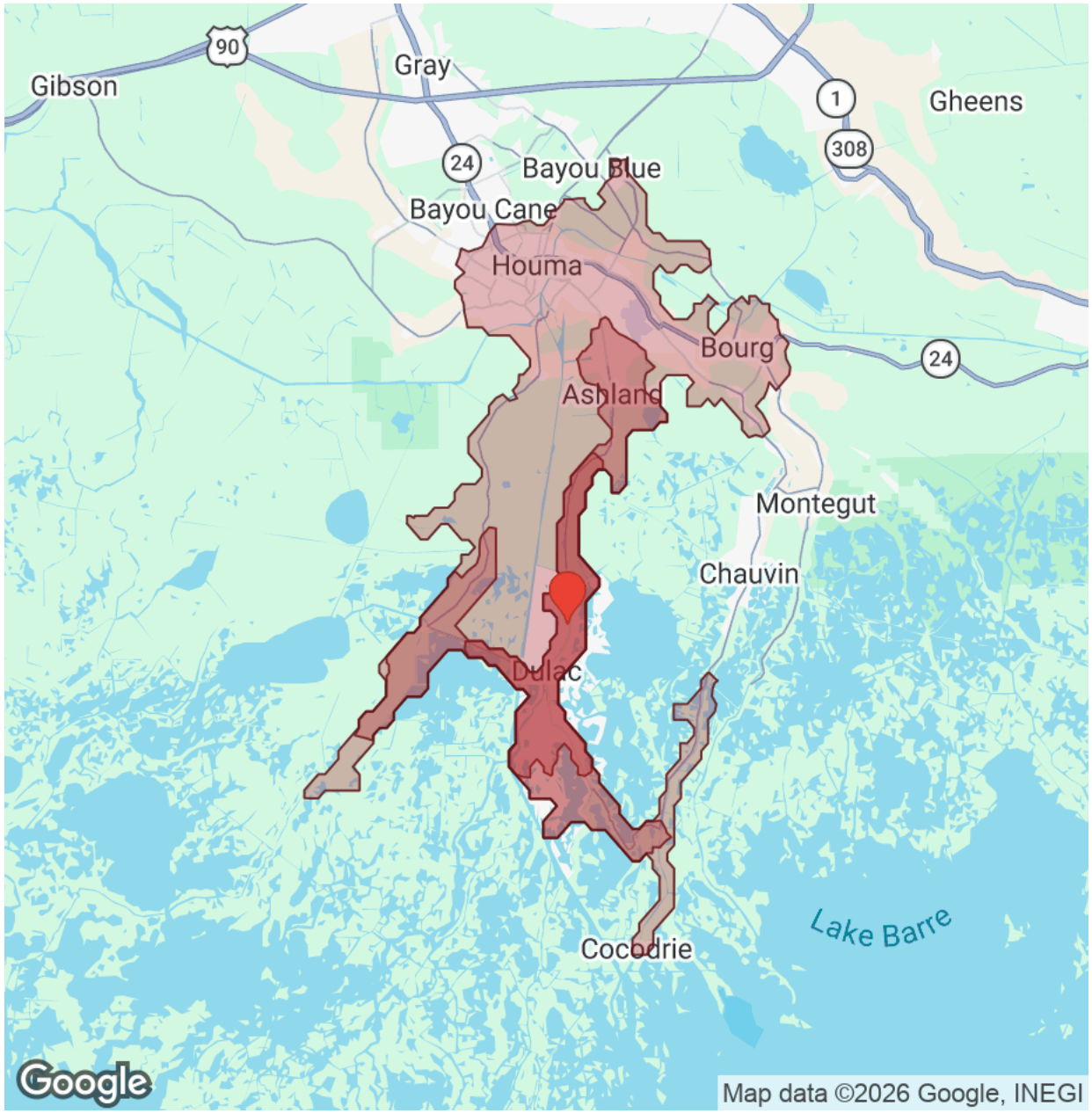
Population	10 Mins	20 Mins	30 Mins
Male	1,357	3,422	13,935
Female	1,244	2,812	13,592
Total Population	2,601	6,234	27,526

Race / Ethnicity	10 Mins	20 Mins	30 Mins
White	1,408	3,222	15,775
Black	236	1,012	5,428
Am In/AK Nat	360	623	1,470
Hawaiian	1	1	6
Hispanic	219	676	2,687
Asian	38	78	429
Multiracial	340	620	1,641
Other	N/A	2	91

Housing	10 Mins	20 Mins	30 Mins
Total Units	1,384	2,609	12,136
Occupied	987	1,998	10,058
Owner Occupied	794	1,541	7,203
Renter Occupied	193	457	2,855
Vacant	398	611	2,077

Age	10 Mins	20 Mins	30 Mins
Ages 0 - 4	139	386	1,768
Ages 5 - 9	155	417	1,912
Ages 10 - 14	179	427	1,878
Ages 15 - 19	179	449	1,982
Ages 20 - 24	149	421	1,642
Ages 25 - 29	138	468	1,760
Ages 30 - 34	148	470	1,874
Ages 35 - 39	166	469	1,857
Ages 40 - 44	179	468	1,901
Ages 45 - 49	194	408	1,643
Ages 50 - 54	134	314	1,474
Ages 55 - 59	176	340	1,644
Ages 60 - 64	185	356	1,775
Ages 65 - 69	186	325	1,581
Ages 70 - 74	140	245	1,174
Ages 75 - 79	78	152	866
Ages 80 - 84	38	62	457
Ages 85+	37	57	339

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Driving Time: 10 Mins 20 Mins 30 Mins

Income	10 Mins	20 Mins	30 Mins
Median	$53,349	$61,331	$57,887
Under $10k	95	213	862
$10k - $15k	66	78	255
$15k - $20k	34	41	324
$20k - $25k	37	85	519
$25k - $30k	59	99	325
$30k - $35k	51	86	309
$35k - $40k	50	120	737
$40k - $45k	61	91	419
$45k - $50k	9	26	724
$50k - $60k	87	122	705
$60k - $75k	94	430	1,083
$75k - $100k	96	187	1,288
$100k - $125k	71	124	854
$125k - $150k	42	111	677
$150k - $200k	59	96	459
Over $200k	73	89	520

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With a career spanning over three decades of real estate and financial experience, Miguel Castro Jr. brings an unparalleled depth of expertise to Castro Real Estate Services. Since 1996, he has guided clients through complex real estate markets, combining sharp industry insight with a client-first approach.

Miguel is also a proud veteran, having served his country from 1992 to 2002 in the Louisiana Army National Guard as an Artillery Sergeant—a tenure that instilled in him the discipline, leadership, and integrity he brings to his business every day.

He holds a degree in Finance with a concentration in Investments and Real Estate from the University of New Orleans.

Before founding CRES, Miguel spent 17 years in the banking industry working for one of the world's most respected global financial institutions. This extensive background allows him to offer clients distinct advantages in commercial banking, investment strategies, and real estate financing.

Outside of the office, Miguel lives in the Baton Rouge area with his wife and three children. He is a member of Healing Place Church, where he always finds an uplifting message, and he is an avid golfer.

Professional Affiliations:
Certified Commercial Investment Member (CCIM)
Baton Rouge Area Chamber (BRAC)
Hispanic Chamber of Commerce
Business Networking International (BNI)

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