

## AVAILABLE

### PROPERTY OVERVIEW

Positioned at the high-traffic signaled intersection of Grand Caillou Rd and Prospect Blvd, this hard corner and Former Popeyes sites offer exceptional visibility and access at one of Houma's most active retail corridors. With flexible zoning, existing drive-thru infrastructure, and great frontage, this opportunity for land assemblage is ideal for a quick-service restaurant, retail, medical, or office redevelopment. Grand Caillou Rd continues to see strong new development activity, surrounded by national retailers and new commercial projects. Houma's economy remains one of the strongest in South Louisiana, supported by a diverse base of energy and healthcare industries that continue to drive steady employment and consumer spending. This combined offering provides a prime opportunity for investors and developers to capitalize on a stable and growing regional market.

Developers will be open to a sale, ground lease and or multi-tenant redevelopment. Reach out to listing agent to discuss any and all questions for more details.

### OFFERING SUMMARY

- Sale Price: TBD
- Lease Rate: TBD
- Lot Size: 1.25 Acres approx.

### TRAFFIC COUNT (ADT 2025)

- On East Tunnel Boulevard, northwest of site: 28,494





SUMMARY

MARKET AREA

TRADE AREA

PHOTOS

AREA INFO

DEMOGRAPHICS





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## / AREA OVERVIEW /

### LOCATION OVERVIEW

#### HOUMA MSA

#### ECONOMIC & CULTURAL HIGHLIGHTS

Located in the heart of Louisiana's Bayou Region, Houma is the largest city in Terrebonne Parish and a vital economic driver for South Louisiana. Just 55 miles southwest of New Orleans, it offers a strategic connectivity via US Highway 90 between New Orleans and Lafayette.

Houma's economy is deeply rooted in energy, maritime, and logistics, serving as a regional hub for offshore oil and gas, shipbuilding, and coastal restoration. The Houma-Thibodaux MSA continues to attract investment through workforce resilience, pro-business leadership, and the growing, diverse economic base.

The area boasts a rich cultural identity in Cajun heritage—offering an authentic Louisiana experience through its vibrant arts, cuisine, and music. From bayou tours and crawfish tails to Mardi Gras parades and French-speaking traditions, the city draws tourism while enriching community life.

Houma is also a center for healthcare and education in the region, anchored by Terrebonne General Health System and Fletcher Technical Community College, which supports workforce development tailored to local industry demands.

With a cost of living below the national average and a stable residential market, Houma offers strong value for both residents and investors. This city is poised for long-term growth driven by infrastructure upgrades, job creation, and strategic initiatives that continue to push the market forward.

The outlook is optimistic. With over \$100M in recent and planned capital investment across commercial, industrial, and public sectors, Houma is well-positioned to remain a resilient and opportunistic market for years to come.



TERREBONNE GENERAL HEALTH SYSTEM



HOUMA BOAT TOUR



DOWNTOWN HOUMA





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# REDEVELOPMENT OPPORTUNITY

1151 Grand Caillou Rd, Houma, LA

SUMMARY

MARKET AREA

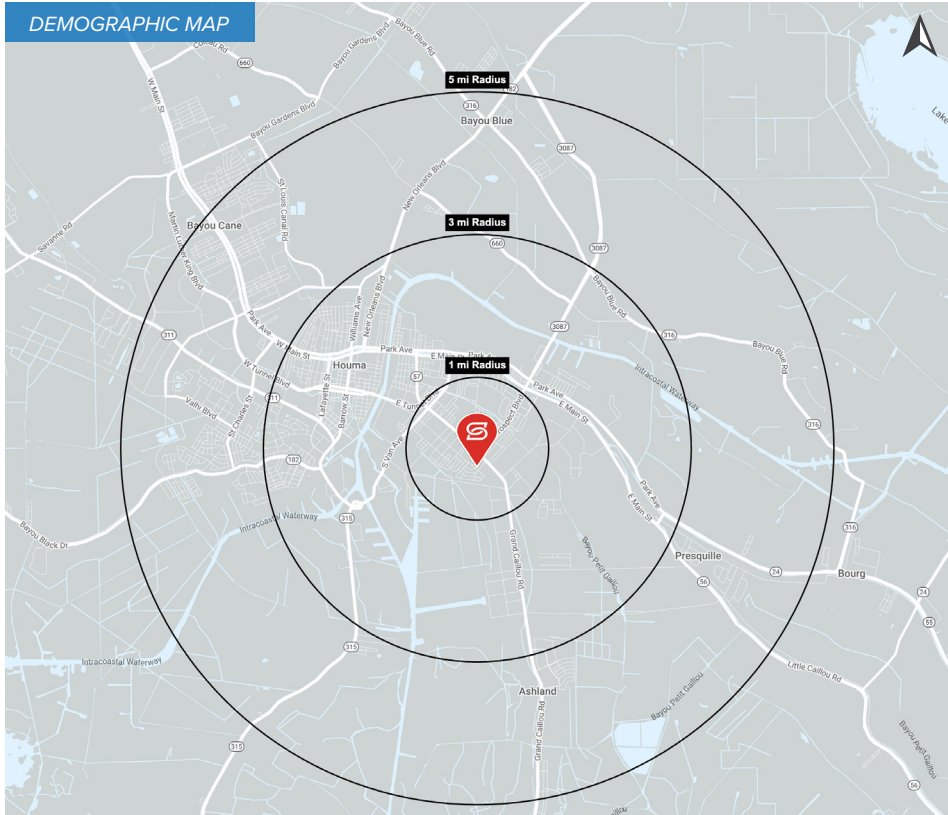
TRADE AREA

PHOTOS

AREA INFO

DEMOGRAPHICS

DEMOGRAPHIC MAP



TRAFFIC COUNT MAP (ADT 2025)



## 2025 DEMOGRAPHICS

1 MILE

3 MILE

5 MILE



6,424

28,050

57,349

1 MILE

3 MILE

5 MILE



\$90,870

\$80,560

\$88,574

1 MILE

3 MILE

5 MILE



2,453

11,264

22,216