

Southland Plaza

5801 W Park Ave Houma, LA 70364

PROPERTY SUMMARY



Property Description

Newly renovated retail center at the corner of MLK Boulevard and W Park Avenue.

In 2021 all interior floors, walls, lighting, exterior siding and soffits were replaced. The roof of the anchors suite and two-story retail building replaced in 2021 (balance of the roof is in good condition). Anchor suite HVAC replaced in 2024.

Property Highlights

Offering Summary

Sale Price:	\$6,995,000 (\$118.67/SF)
Building Size:	58,947 SF
Lot Area:	4.73 Acres

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	1,044	7,601	27,863
Total Population	1,975	15,031	58,070
Average HH Income	\$96,199	\$89,848	\$89,759

Jordan Johnson

504.252.1410
jjohnson@beaubox.com

Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate. 5500 Bankers Avenue, Baton Rouge, LA 70808 | 225-237-3343. | April 22, 2025



Southland Plaza

5801 W Park Ave Houma, LA 70364

AERIAL



Jordan Johnson
504.252.1410
jjohnson@beaubox.com

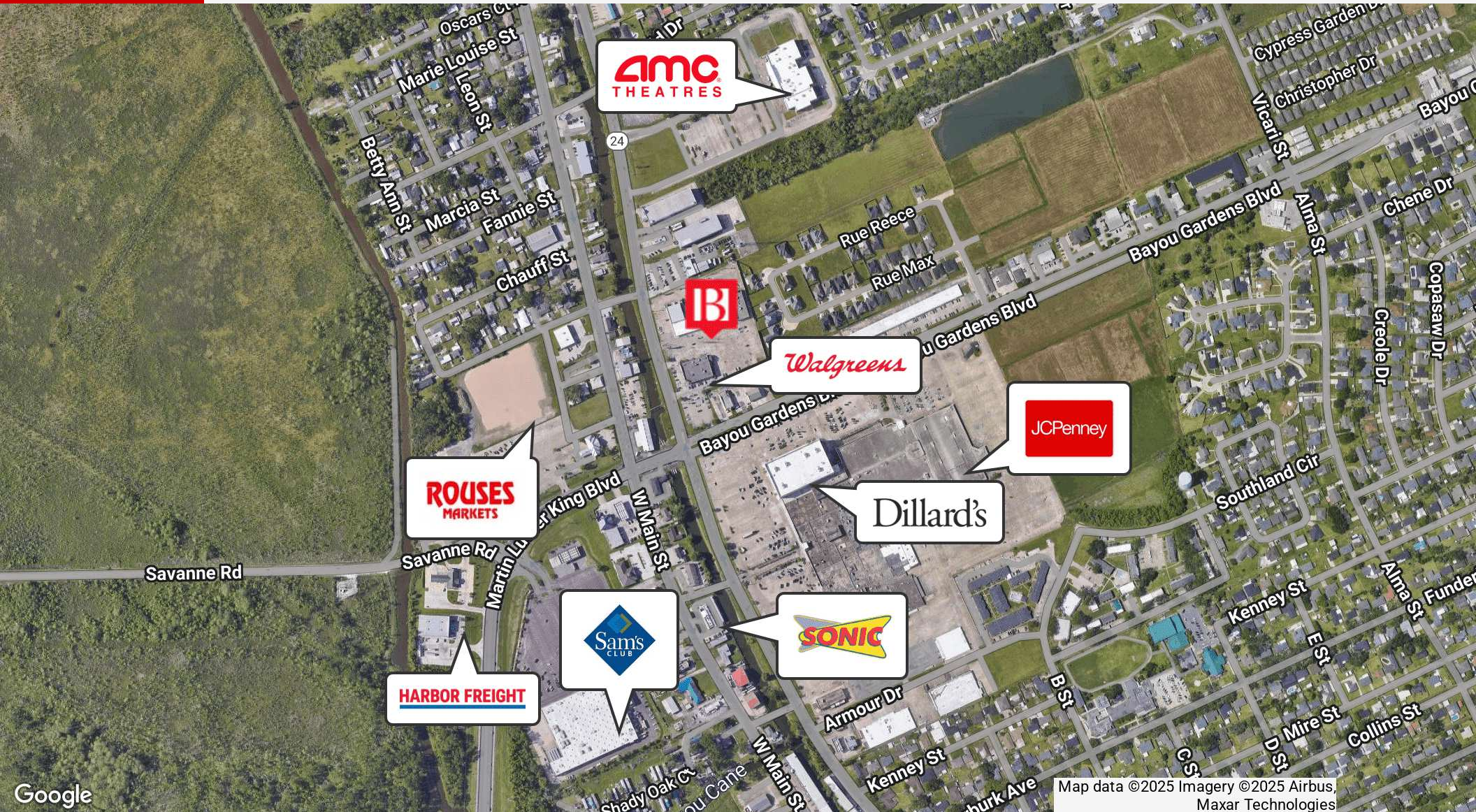
Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate. 5500 Bankers Avenue, Baton Rouge, LA 70808 | 225-237-3343. | April 22, 2025



Southland Plaza

5801 W Park Ave Houma, LA 70364

RETAILER MAP



Jordan Johnson
504.252.1410
jjohnson@beaubox.com

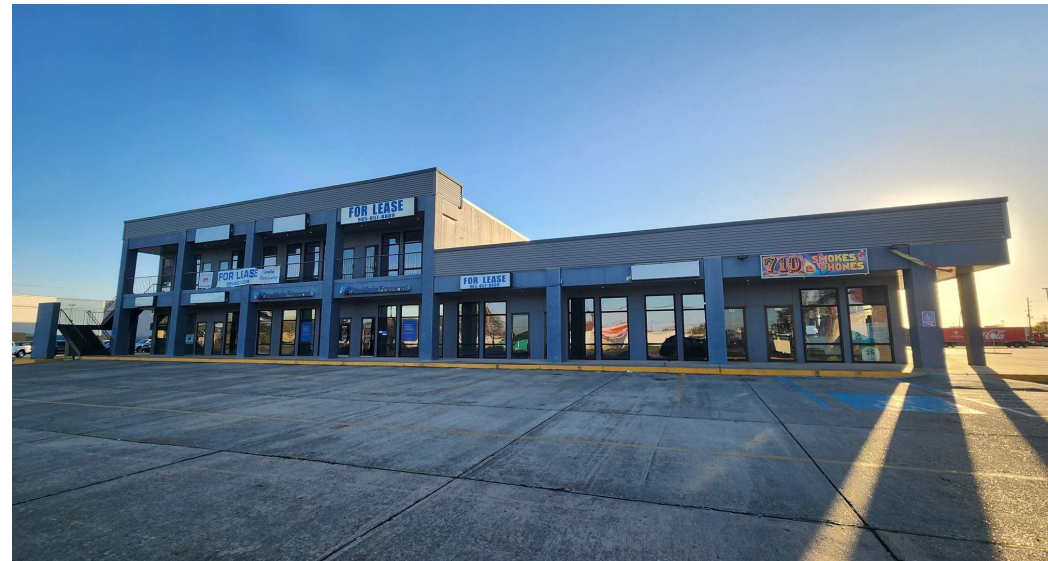
Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate. 5500 Bankers Avenue, Baton Rouge, LA 70808 | 225-237-3343. | April 22, 2025



Southland Plaza

5801 W Park Ave Houma, LA 70364

ADDITIONAL PHOTOS



Jordan Johnson
504.252.1410
jjohnson@beaibox.com

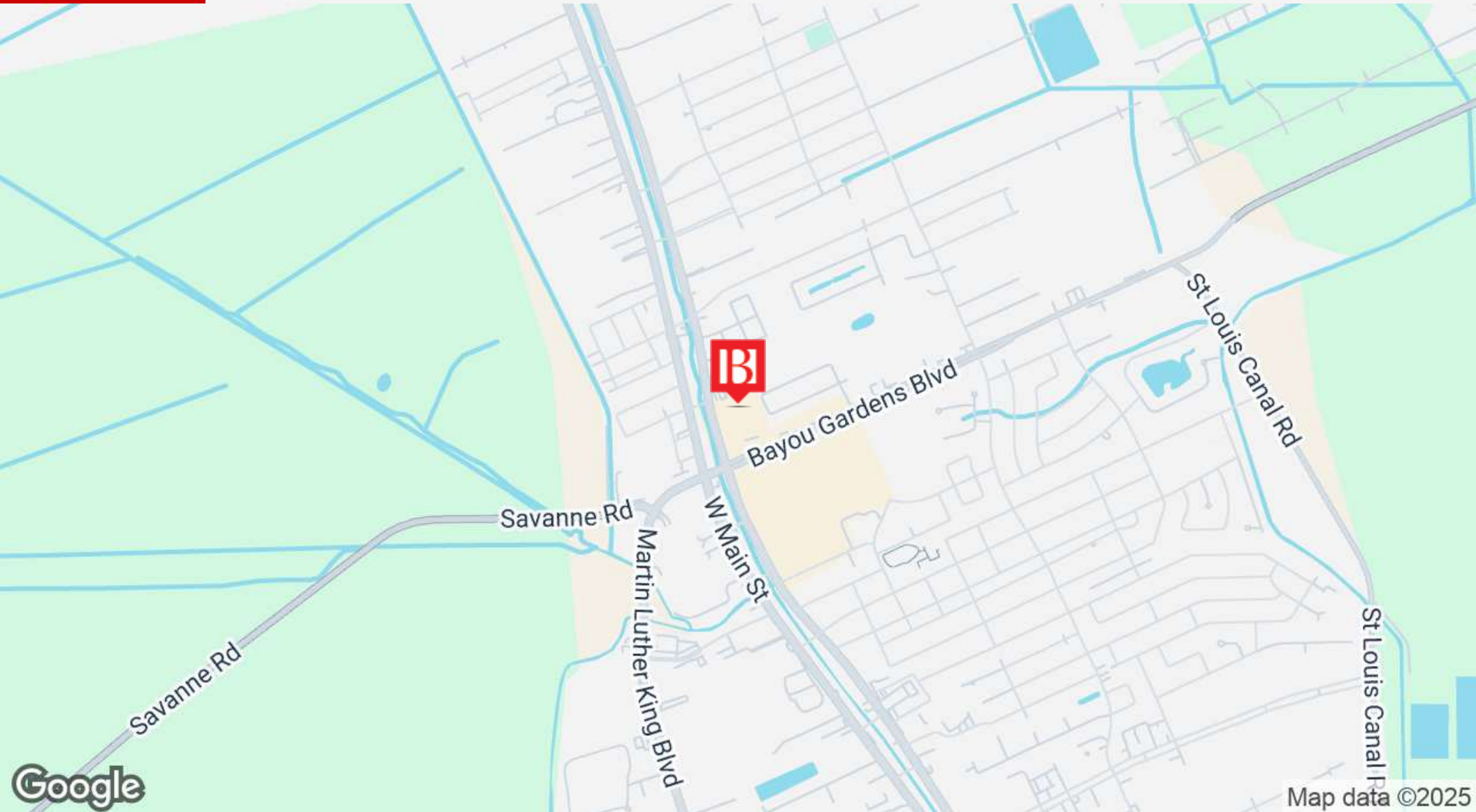
Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate. 5500 Bankers Avenue, Baton Rouge, LA 70808 | 225-237-3343. | April 22, 2025



Southland Plaza

5801 W Park Ave Houma, LA 70364

LOCATION MAP



Jordan Johnson
504.252.1410
jjohnson@beaubox.com

Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate. 5500 Bankers Avenue, Baton Rouge, LA 70808 | 225-237-3343. | April 22, 2025



Southland Plaza

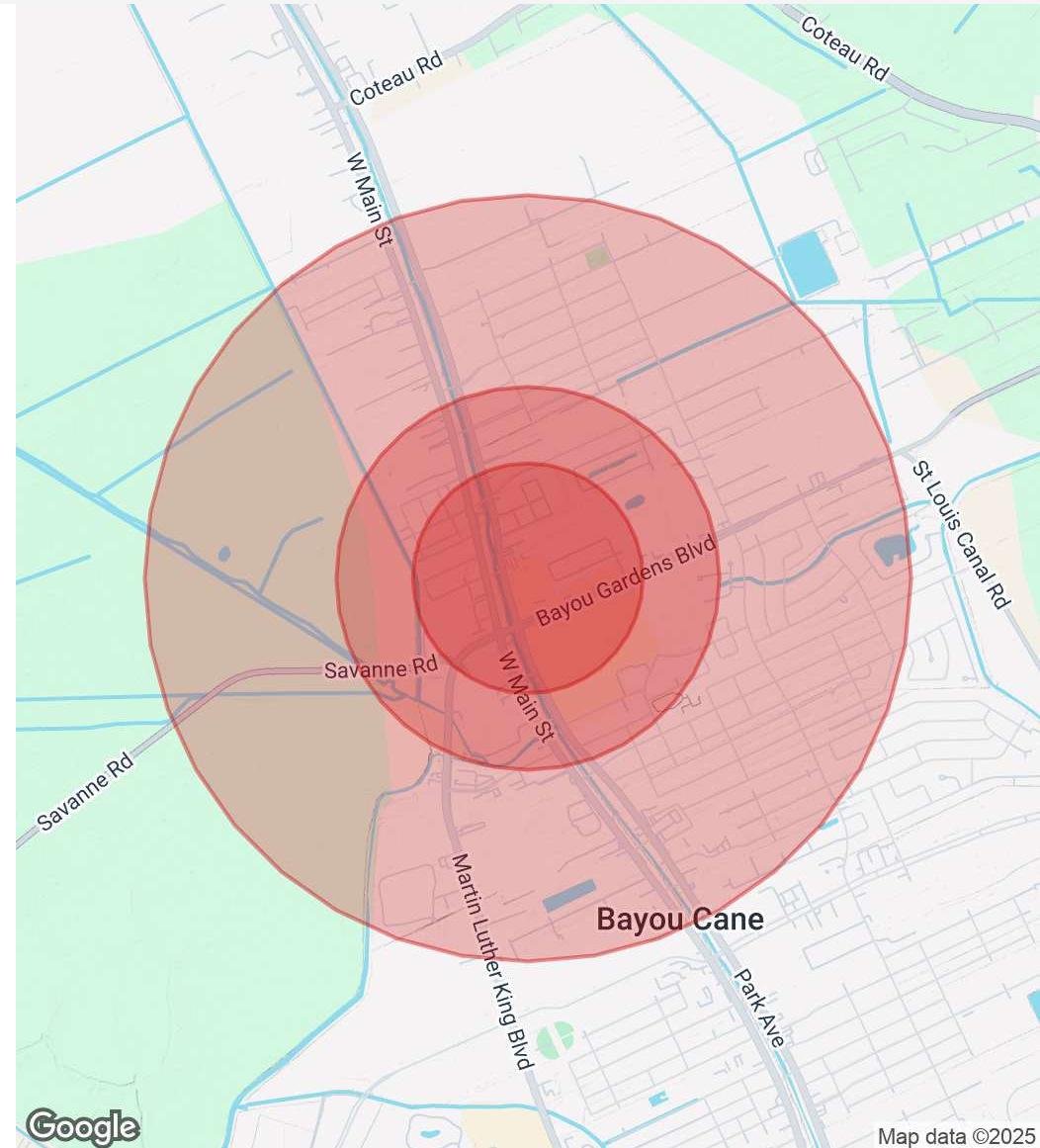
5801 W Park Ave Houma, LA 70364

DEMOGRAPHICS MAP & REPORT

Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	1,975	15,031	58,070
Average Age	41	46	43
Average Age (Male)	41	45	43
Average Age (Female)	41	47	43

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	1,044	7,601	27,863
# Of Persons Per HH	1.9	2	2.1
Average HH Income	\$96,199	\$89,848	\$89,759
Average House Value	\$713,421	\$887,245	\$900,967

Demographics data derived from AlphaMap



Jordan Johnson
504.252.1410
jjohnson@beaubox.com

Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate. 5500 Bankers Avenue, Baton Rouge, LA 70808 | 225-237-3343. | April 22, 2025



CONTACT



Jordan Johnson

Associate Broker

jjohnson@beaubox.com

Direct: 504.252.1410 | Cell: 504.265.2000

Beau Box Commercial Real Estate

909 Poydras St., Ste. 3025

New Orleans, LA 70112

504.525.1410

Jordan Johnson

504.252.1410

jjohnson@beaubox.com

Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate. 5500 Bankers Avenue, Baton Rouge, LA 70808 | 225-237-3343. | April 22, 2025

