



CBRE

# Lacarbe Industrial

141 Lacarbe Circle | Houma, LA

## Exclusive Marketing Advisors

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**Broker of Record**

Bryce French  
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# Investment Highlights



**High Rate of Return and Low Price Per Square Foot** – With an Entry Cap Rate of 9.50%, this Single-Tenant Industrial Property Offers an Investor a Great Return and In-Demand 16,935 SF over Two Warehouses with Fenced Outside Storage at a Well Below Replacement Cost \$64 Per Square Foot

**Upcoming Renewal Option at a 13.33% Increase** – Potential for Higher Return and Leverage to Facilitate a Longer or Early Renewal

**Below Market Rent** – Market Rent at \$10.47 / SF NNN (Source: CoStar) while Current Rent is \$6.02 / SF NNN, Offering an Investor Further Upside

**Located Near US Route 90** – US HWY 90 runs from Texas to Florida and provides access to this industrial park

**The Houma-Thibodaux Region Led by Port Fourchon** – Over 250 Companies Utilize the Port for a Base of Operations. Up to 1,200 trucks travel in and out of the Port each day

**Located Off Well-Traveled LA-Hwy 311** – Hwy 311 sees over 15,000 Vehicles Per Day

**Houma, Louisiana is Strategically Located to New Orleans, Baton Rouge and Lafayette**



Source: Choose Houma-Thibodaux, [nola.com](http://nola.com) & [portfourchon.com](http://portfourchon.com)

# Offering Summary

Price: **\$1,075,000**

Cap Rate: **9.50%**

NET OPERATING INCOME (NOI) **\$102,000**

GROSS LEASABLE AREA (GLA) **16,935 SF**

YEAR BUILT **1981**

LOT SIZE **1.85 Acres**

DRIVE INS **4 (3 12'x12' & 1 14'x12')**

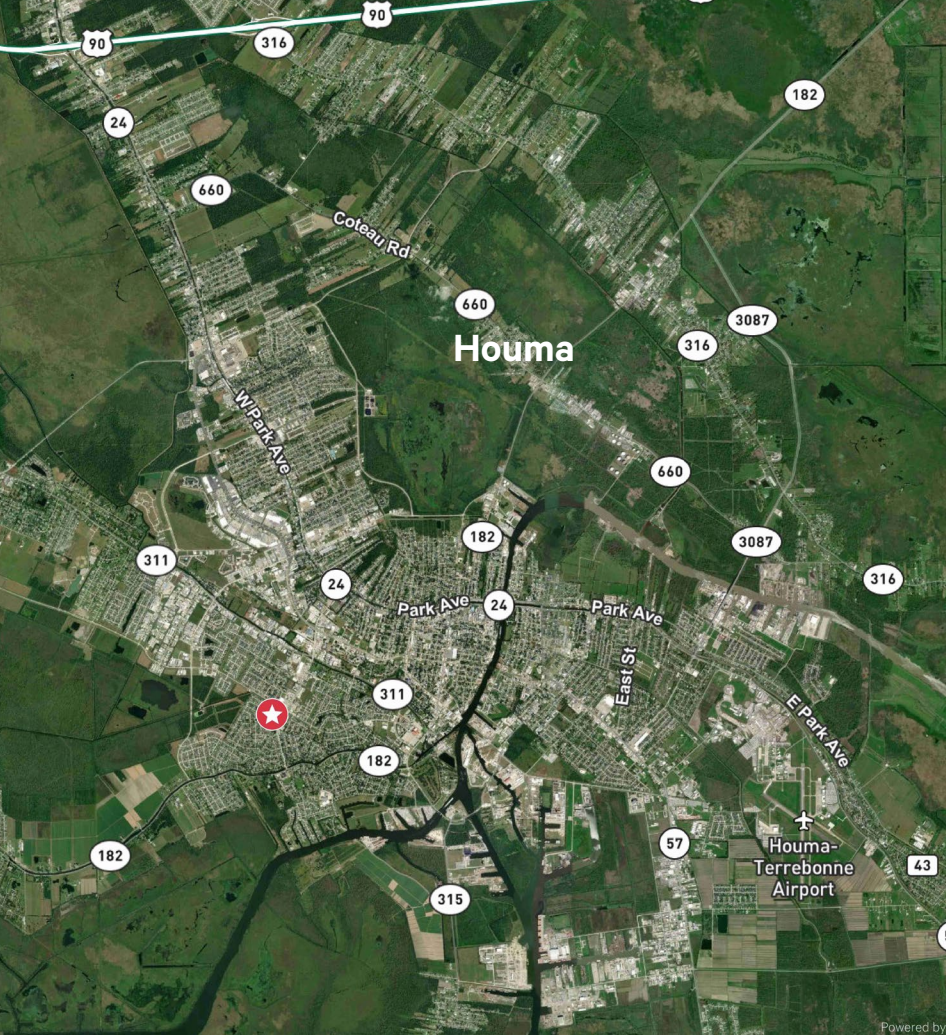
CRANES **Two (2 Ton)**

CONSTRUCTION **Corrugated Metal**

FOUNDATION **Concrete Slab**

CLEAR HEIGHT **16'**





# Leasing Info

## LEASE SUMMARY

LEASE TERM	1.5 YEAR
LEASE COMMENCEMENT	3/1/2025
LEASE EXPIRATION	8/31/2026
REMAINING TERM	1.5 YEARS
LEASE TYPE	NNN
ROOF & STRUCTURE	LANDLORD
LEASE OPTIONS	NONE



### COMMENCEMENT

### MONTHLY RENT

### ANNUAL RENT

Year 1	3/1/2025	\$8,500	\$102,000
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### CURRENT NET OPERATING INCOME

\$102,000

# Houma Aerial

CBRE

**Logos in this section:** Pizza Hut, Popeyes, DQ, golden corral, WAFFLE HOUSE, Target, THE HOME DEPOT, Michaels, ROSS DRESS FOR LESS, ULTA BEAUTY, Marshalls, petco, rue21, Walmart, planet fitness, PET SMART, MOOYAH, DOLLAR TREE, SALLY, CHUCKE, CHEESE'S, Hooters, Olive Garden, IHOP, Cane's, OUTBACK STEAKHOUSE, McDonald's, Starbucks, KFC, Data Door, Dent Works Of Houma, PAPA JOHN'S, MOCKLER BEVERAGE COMPANY, MORRISON TERREBONNE True Value, RBC, POPEYES, SHERWIN WILLIAMS, BURGER KING, Applebee's, Capital One, LINCOLN, MITSUBISHI, Ford.

**Walmart**  
FAMILY DOLLAR BURGER KING

**Academy SPORTS+OUTDOORS** HOBBY LOBBY

**ALDI** **LOWE'S** OLD NAVY  
Rally's TEXAS

**NRE**  
REDFISH RENTALS, INC. 24 HOUR SERVICE

**CONNECTOR SPECIALISTS INCORPORATED** TARGET TEMP

**Dirt Cheap**  
MORRISON TERREBONNE Pizza Hut KFC SUBWAY

**ROUSES MARKETS**

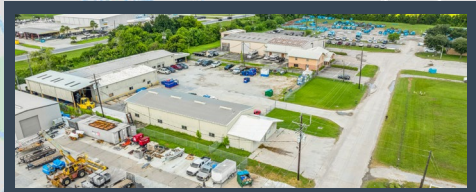
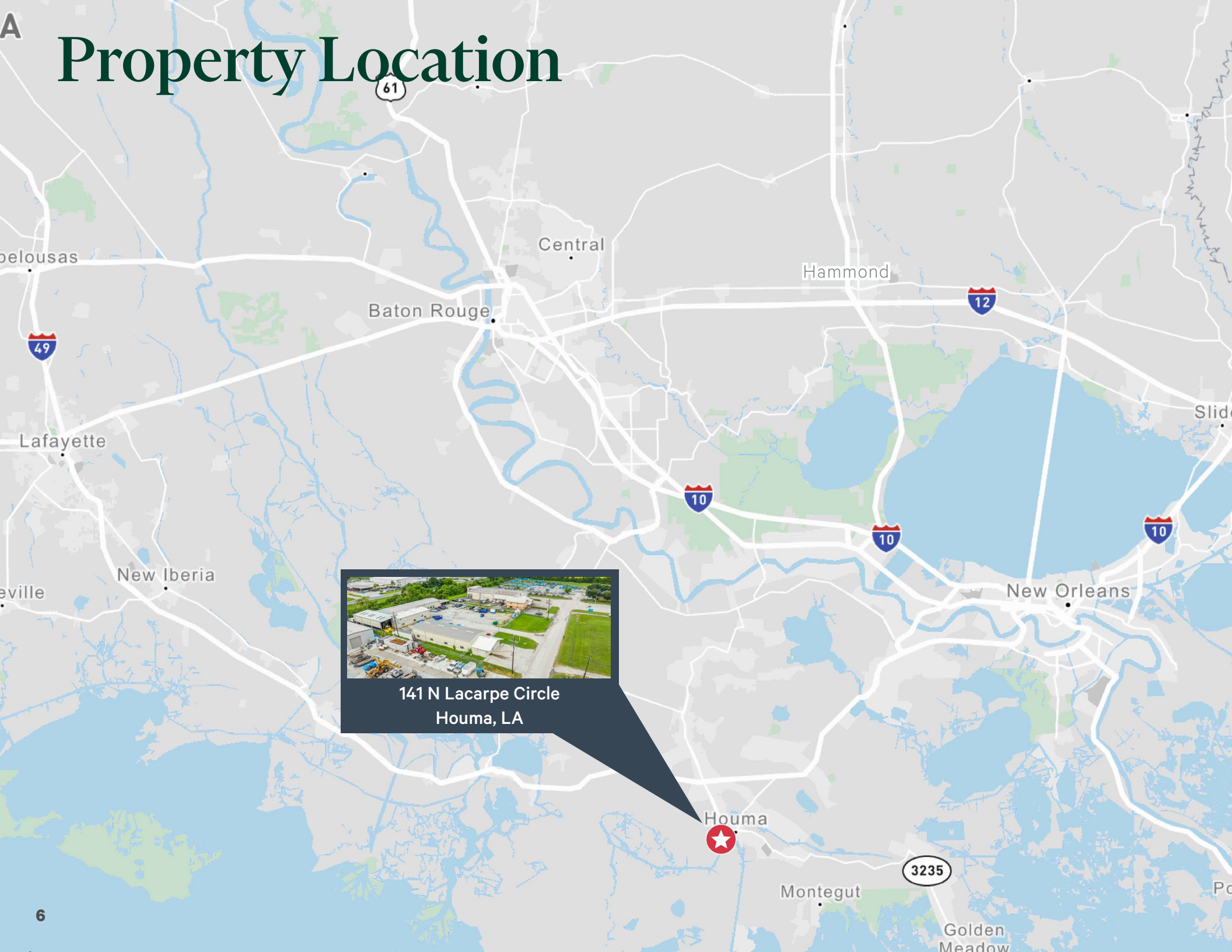
**WING STOP**  
Fanny Bros. WHOLESALE  
DMT DUPRE MARINE TRANSPORTATION

**Site**

**2 Miles**

Terrebonne Marine

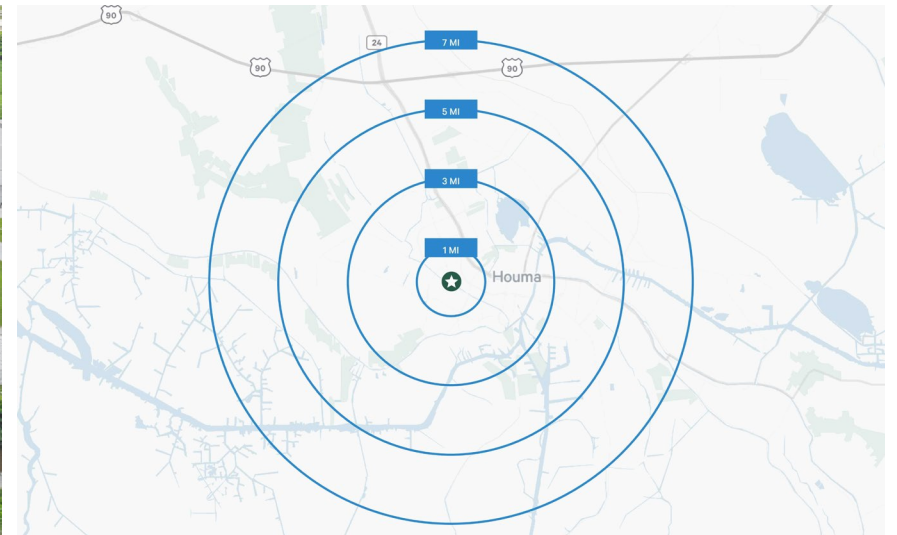
# Property Location



141 N Lacarpe Circle  
Houma, LA

# Demographics

Population	One-Mile	Three-Mile	Five-Mile	Seven-Mile
2024 Estimated Population	5,806	41,290	62,104	82,852
2029 Estimated Population	5,427	39,009	58,797	79,222
2020 Population - Census	6,057	42,944	64,720	85,807
Households	One-Mile	Three-Mile	Five-Mile	Seven-Mile
2024 Est. Households	2,286	16,880	24,873	32,077
2029 Est. Households	2,203	16,388	24,231	31,506
2020 Households - Census	2,331	17,116	25,235	32,400
2010 Households - Census	1,920	16,326	24,280	31,005
Household Income	One-Mile	Three-Mile	Five-Mile	Seven-Mile
2024 Avg. Household Income	\$92,213	\$90,122	\$86,723	\$85,390
2029 Avg. Household Income	\$104,975	\$102,875	\$99,298	\$98,024
Traffic Counts 2022	W Tunnel Blvd	Little Bayou Black Dr	Hwy 90	
Traffic Counts	29,185	15,533	14,423	



# Houma Advantage

Houma is strategically located centrally to New Orleans, Baton Rouge, and Lafayette. Within an hour's drive, our residents can rendezvous in the historic French Quarter for dinner, spend the weekend entertaining business prospects on an offshore charter excursion or enjoy one of many airboats, swamp, or plantation tours.

**HOUMA IS LOCATED IN LOUISIANA'S BAYOU COUNTRY WHICH CONTAINS OVER 2,500 SQUARE MILES OF MYSTERIOUS SWAMPS AND VAST WETLANDS**

**NEARLY 1.5 MILLION PEOPLE VISIT NEW ORLEANS FOR MARDI GRAS EVERY YEAR**

**LOUISIANA'S COST OF LIVING IS 9% LOWER THAN THE NATIONAL AVERAGE**

**HOUMA IS KNOWN AS THE JAMBALAYA CAPITAL OF THE WORLD**

Houma lies along Bayou Terrebonne and the Intracoastal Waterway and is connected to the Gulf of Mexico by the Houma Navigation Canal, 36 miles long. Houma is a centre for seafood and lumber products and has industries that refine and ship locally produced petroleum, natural gas, sulfur and sugar.

From 2021 to 2022, employment in Houma-Thibodaux, LA grew at a rate of 0.472% from 88.6k employees to 89k employees. The largest industries in Houma-Thibodaux, LA are Health Care & Social Assistance, Retail Trade and Educational Services, and the highest paying industries are Mining, Quarrying and Oil & Gas Extraction.

Louisiana ranks third highest in marketed natural gas production and seventh in proved natural gas reserves among the states. Louisiana accounts for about 10% of US total marketed natural gas production and holds about 6% of the nation's natural gas reserves.

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