

FOR LEASE OR SALE

PROPERTY OVERVIEW

NNN lease or sale opportunity in the heart of Houma's primary retail corridor, offering ±26,040 SF of freestanding big-box spaces on approx. 3 acres. Previously occupied by Big Lot's for over 20 years, the site is well-positioned for reuse by discount retailers, furniture showrooms, storage, fitness, or flex users. With strong visibility, ample parking, and access to key population centers, the property offers both scale and versatility. The building includes a wide-open floor plan and multiple access points from the street and parking field. It's located on Armour Drive just off HWY 24, a well-traveled retail corridor with long-standing tenant activity.

OFFERING SUMMARY

- Lease Rate: \$6 PSF (NNN)
- Sale Price: \$1,350,000 (\$51.81 SF)
- Total Building Size: ±26,040 SF
- Site Size: ±3 AC

PROPERTY HIGHLIGHTS

- ±26,040 SF freestanding former Big Lot's on ±3 AC
- Large, rectangular floor plate with open layout
- Excellent visibility and frontage on Armour Drive
- Concrete construction with rear loading and high ceilings
- On-site utilities and prominent pylon signage
- Zoning: Commercial

TRAFFIC COUNT (ADT 2024)

- On Park Ave, south of site: 9,558

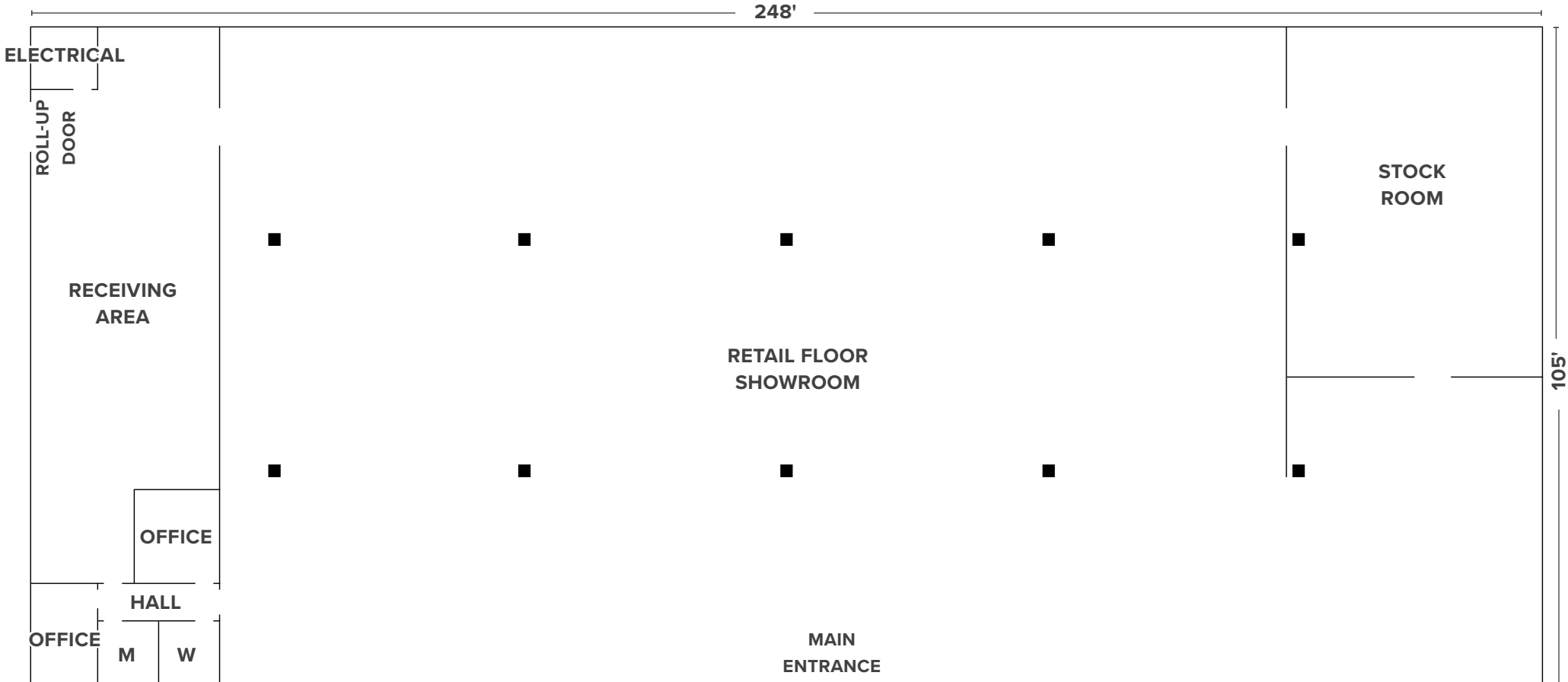




SOUTHLAND MALL
 Dillard's | JC Penney
 TORRID | GameStop | Buckle
 AÉROPOSTALE | Rainbow | maurices
 VICTORIA'S SECRET | Bath & Body Works

SPACE FOR LEASE

9,558



Disclaimer: This site plan is for marketing purposes only. All information is approximate and subject to change. Broker makes no representations or warranties as to the accuracy or completeness of the information provided

SUMMARY

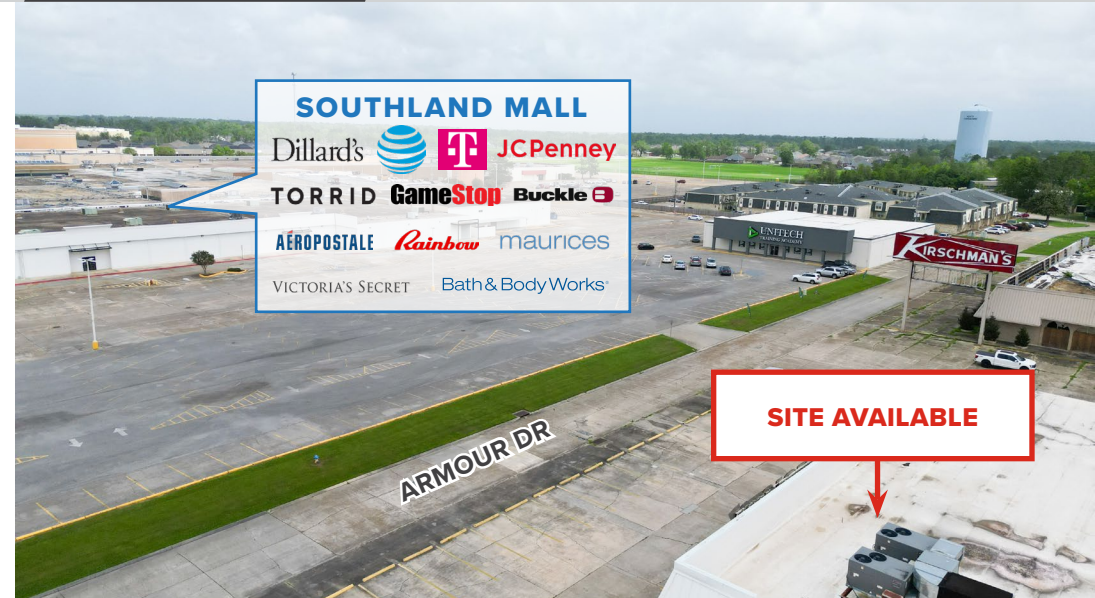
RETAIL MAP

SITE PLAN

PHOTOS

AREA INFO

DEMOGRAPHICS



/ 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.



SUMMARY

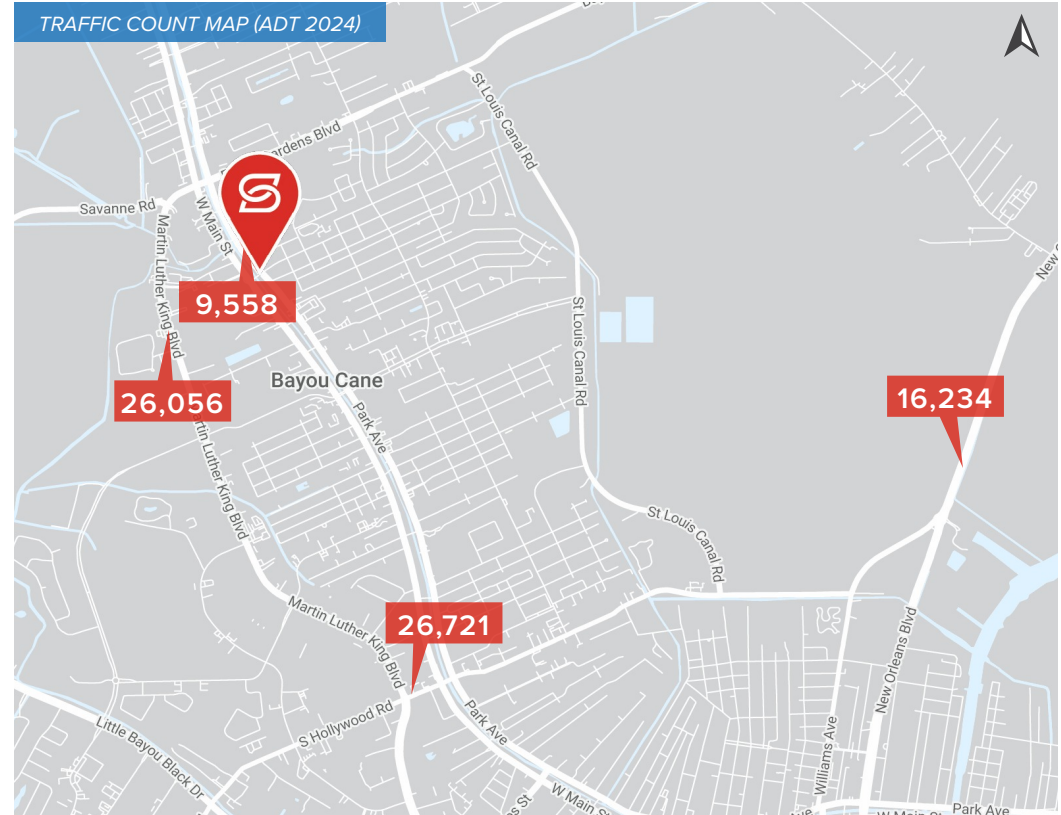
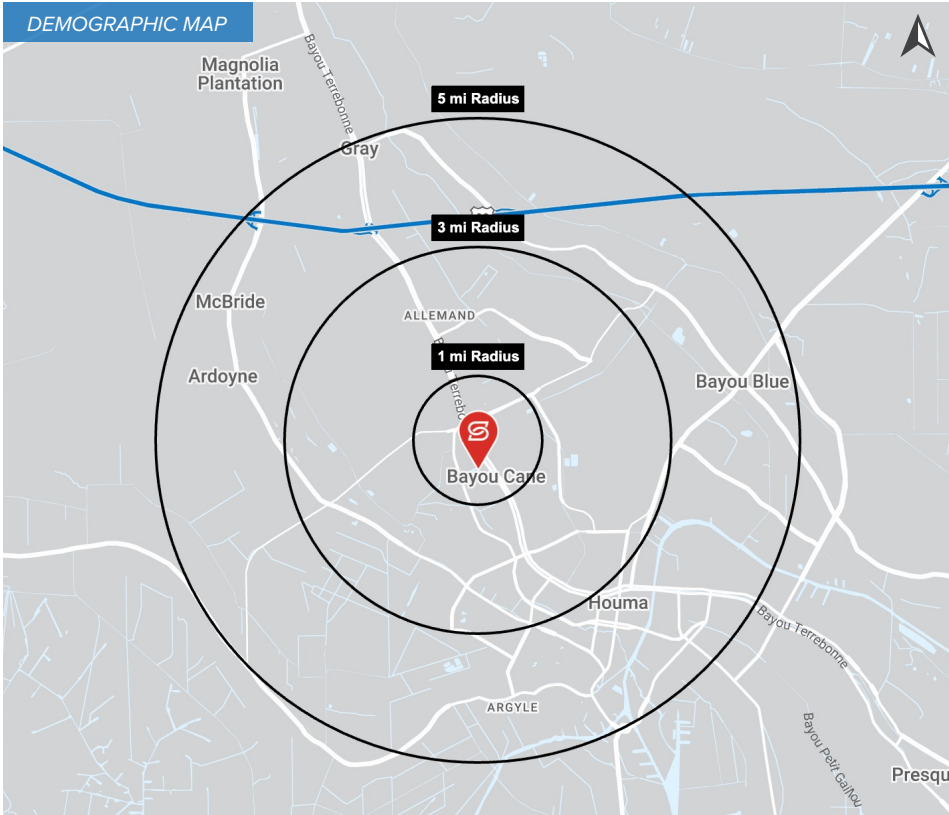
RETAIL MAP

SITE PLAN




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DEMOGRAPHICS



2025 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE	1 MILE	3 MILE	5 MILE	1 MILE	3 MILE	5 MILE		
 POPULATION	9,134	31,044	67,737	 AVG. HH INCOME	\$95,170	\$92,605	\$92,593	 HOUSEHOLDS	3,697	12,483	26,576