

THIBODAUX, LA

296

highway 3185

4,000 SF
1.14 ACRES
For Sale



CBRE

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If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

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This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

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OFFERING SUMMARY

Price: \$525,000

Cap Rate: 8.25%



Atmos Energy is located between Hwy 308 to the north and Hwy 90 to the south, just off Park Avenue/W Main Street. Thibodaux is approximately 64 miles southwest from the heart of New Orleans. Within an hour’s drive, residents can rendezvous in the historic French Quarter for dinner or spend the weekend entertaining business prospects on an offshore charter excursion or enjoy one of many airboats, swamp or plantation tours.

Top regional industries in Houma-Thibodaux are critical inputs to the nation’s economy - one that is reliant on products manufactured and services provided by companies located in the region’s four-parish area. In addition to powering national commerce, these industries also help maintain economic stability and growth in the Bayou Region.



40,579
TOTAL HOUSEHOLDS



104,200
TOTAL POPULATION



60% | 11 MILES
DISTANCE DECAY

PROPERTY OVERVIEW

| | |
|----------------------------|---------------------------|
| Net Operating Income (NOI) | \$43,243 |
| Lease Term Remaining | 4.5 Years |
| Gross Leasable Area (GLA) | 4,000 SF |
| Year Built | 2004 |
| Lot Size | 1.14 Acres |
| Drive Ins | 2 (1 12'x12' & 1 14'x12') |
| Construction | Corrugated Metal |
| Foundation | Concrete Slab |
| Clear Height | 14' |



Investment Highlights

High Rate of Return – With an Entry Cap Rate of 8.25%, this Single-Tenant Industrial Property Offers an Investor a Great Return and In-Demand 4,000 SF Warehouse with Fenced Outside Storage

Publicly Traded Tenant – Atmos Energy Corporation is an S&P 500 with a Market Capitalization of over \$17 Billion US Dollars. They have Occupied this Location since 2005

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

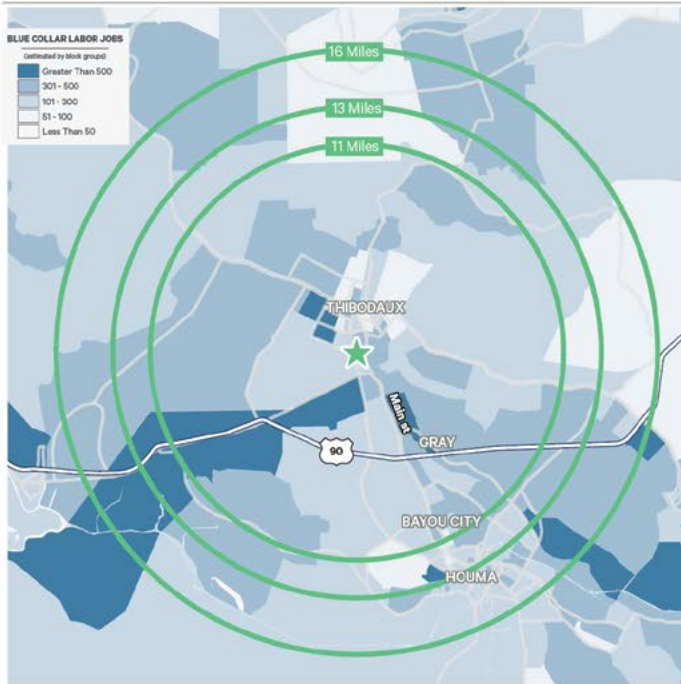


- **The Houma-Thibodaux Region Led by Port Fourchon** – Over 250 Companies Utilize the Port for a Base of Operations. Up to 1,200 trucks travel in and out of the Port each day
- **Located Near Well-Traveled Park Avenue** – Park Avenue sees over 28,000 Vehicles Per Day
- **Thibodaux, Louisiana is strategically located centrally to New Orleans, Baton Rouge and Lafayette**

Source: Choose Houma-Thibodaux, nola.com & portfourchon.com

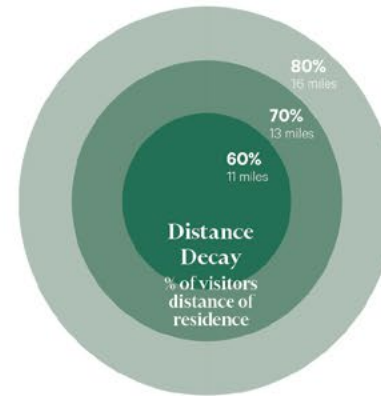
Massive Mobile Data – Data sourced from a wide range of varied mobile apps (SDKs) providing a location analysis solution for location decisions. By analyzing sophisticated mobile data, we are creating an accurate picture of customers. Mobile data is the most trusted solution for strategic marketplace analysis.

Blue Collar Radius Map

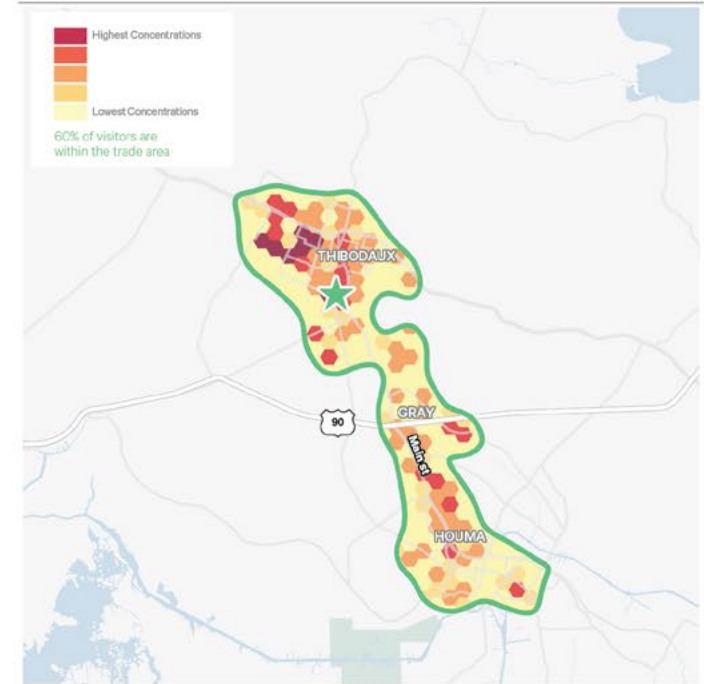


Trade Area Demographics

| | |
|-------------------------|---------------------------------|
| Total Population | Average Household Income |
| 104,200 | \$84,227 |
| Total Households | Total Blue Collar Jobs |
| 40,579 | 11,696 |



Trade Area and Visitors Concentration



Percent Daytime Locations

| | |
|-----------|-----|
| Thibodaux | 38% |
| Houma | 26% |
| Gray | 5% |
| Schriever | 4% |

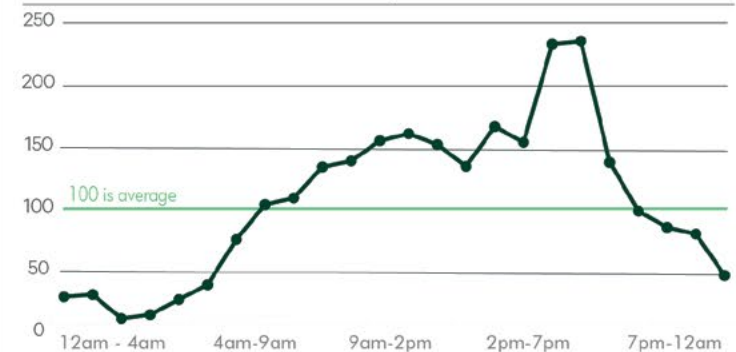
Percent Evening Locations

| | |
|-----------|-----|
| Thibodaux | 43% |
| Houma | 22% |
| Gray | 5% |
| Schriever | 4% |

MMD Road Density Routing



Traffic By Hour



Aerial

Nicholls State University
Students: 5,328



425824

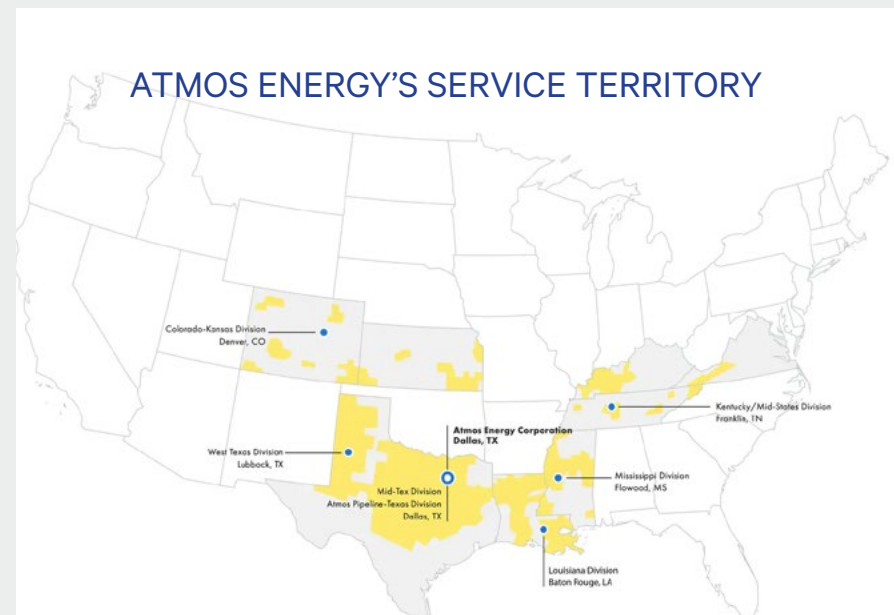


Atmos Energy

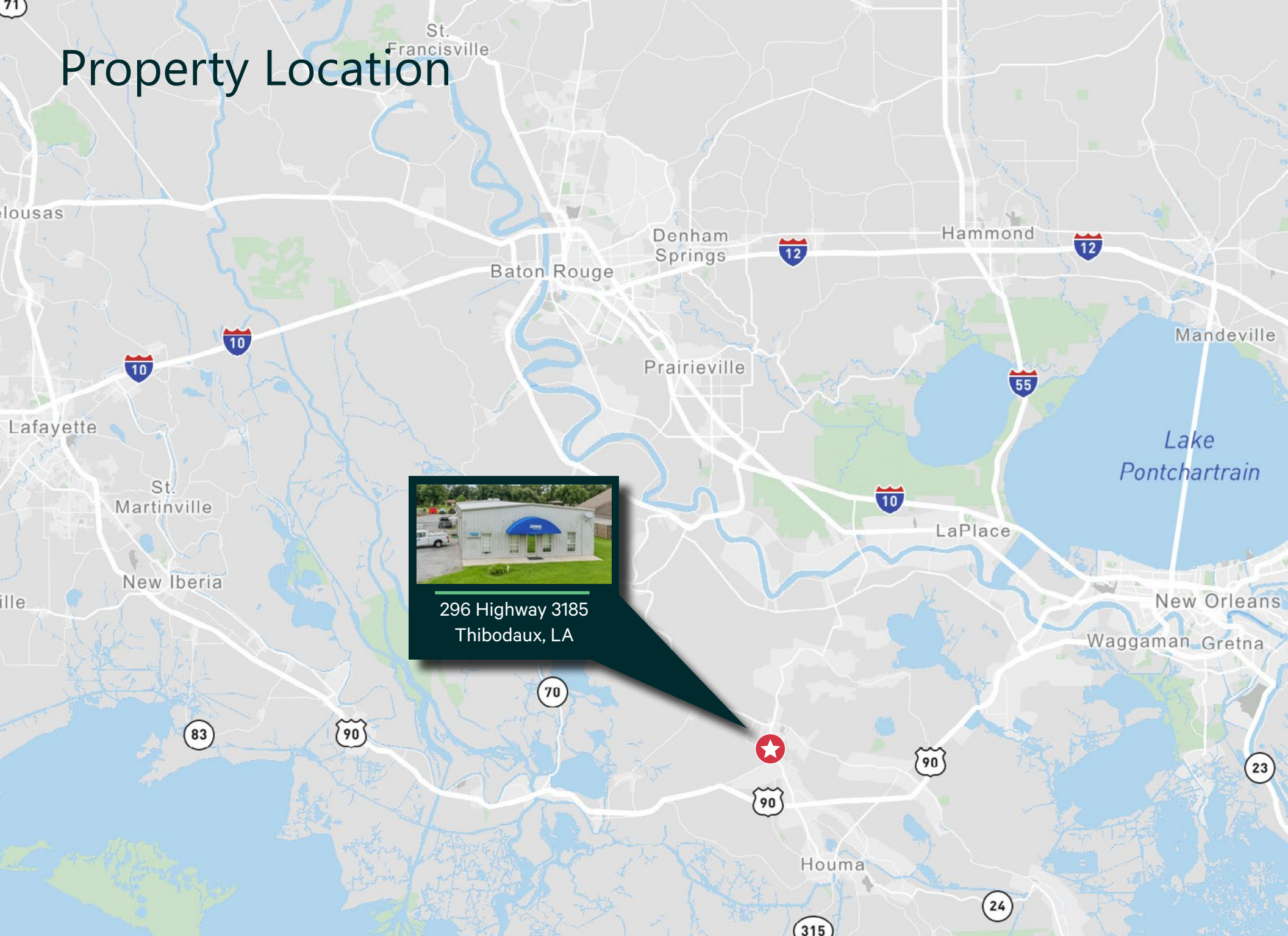
| | |
|---------------------------|---|
| Type: | Energy |
| Revenue: | \$4.0B (2022) |
| Employees: | 4,800 |
| Years In Business: | 41+ |
| Headquarters: | Dallas, TX |
| Website: | www.atmosenergy.com |



- Atmos Energy is the country's largest natural gas-only distributor and safely deliver reliable, affordable, efficient and abundant natural gas to more than 3 million distribution customers in over 1,400 communities across eight states located primarily in the South.
- Atmos is modernizing its business and infrastructure while continuing to invest in safety, innovation, environmental sustainability and their communities.
- Atmos has regulated utility operations in Colorado, Kansas, Kentucky, Louisiana, Mississippi, Tennessee, Texas and Virginia. Atmos is the largest natural gas distribution in the states of Texas, Louisiana and Mississippi.
- Atmos is investing approximately \$2 billion a year in system upgrades to provide their customers with safe and reliable natural gas service for generations to come.



Property Location



296 Highway 3185
Thibodaux, LA



296
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DEMOGRAPHICS

| DEMOGRAPHIC COMPREHENSIVE | 3 MILE | 5 MILES | 7 MILES |
|------------------------------|-----------|-----------|-----------|
| Population | | | |
| 2023 Population | 28,661 | 43,406 | 52,989 |
| 2028 Population - Projection | 28,444 | 43,447 | 53,175 |
| 2023-2028 Annual Population | -0.15% | 0.02% | 0.07% |
| Generations | | | |
| Generation Alpha | 2,305 | 3,611 | 4,537 |
| Generation Z | 7,079 | 10,332 | 12,569 |
| Millennials | 7,524 | 11,404 | 13,914 |
| Generation X | 4,963 | 7,836 | 9,742 |
| Baby Boomers | 5,269 | 8,198 | 9,914 |
| Greatest Generations | 1,522 | 2,025 | 2,314 |
| Household Income | | | |
| Average Household Income | \$75,161 | \$84,399 | \$85,831 |
| Median Household Income | \$53,610 | \$58,180 | \$59,178 |
| Housing Value | | | |
| Median Home Price | \$190,372 | \$204,913 | \$208,613 |
| Average Home Price | \$226,235 | \$233,687 | \$233,203 |
| Housing Units | | | |
| Owner-Occupied Housing | 58.4% | 61.4% | 63.6% |
| Renter-Occupied Housing | 31.9% | 29.4% | 27.5% |

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