

OFFERING MEMORANDUM

TBD STATE HWY 27
SULPHUR, LA 70665

Introducing an exceptional investment opportunity in Sulphur, Louisiana. This prime property boasts high-traffic visibility with frontage along State Highway 27, a major thoroughfare, and offers convenient access to Interstate 10, Highway 90, and key industrial corridors.



THE COMMERCIAL
PROFESSIONALS

ADAM OLSEN, CCIM
713-614-2670
ADAM@THECOMMERCIALPROFESSIONALS.COM

GABE RODARTE
713-614-2670
GABE@THECOMMERCIALPROFESSIONALS.COM

PROPERTY SUMMARY

TBD State Hwy 27 Sulphur, LA 70665

SALE PRICE: \$550,000

PROPERTY TYPE: Land

BUILDING SIZE: 6 Acres

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Situated in a thriving industrial and commercial market near refineries, petrochemical plants, and distribution centers, the property is perfectly positioned to capitalize on the area's strong growth and development demand. With versatile development potential suitable for business expansion, retail, warehouse, or industrial use, this property is an outstanding opportunity for developers, investors, and businesses seeking to establish a presence in this rapidly growing Southwest Louisiana region.

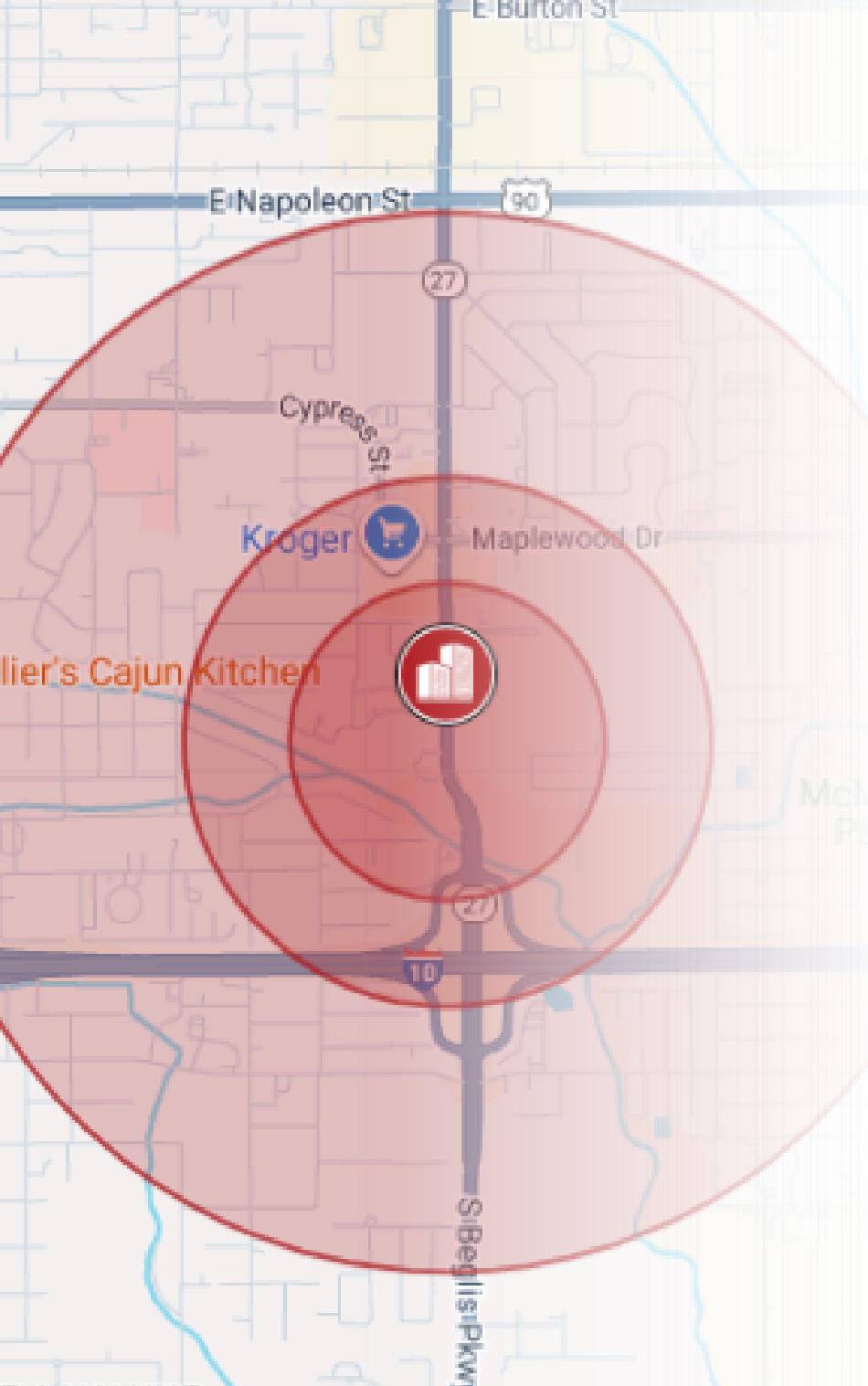


PROPERTY HIGHLIGHTS

Unrestricted High-Visibility 6 +/- Acres Commercial/Industrial Land - Hwy 27, Sulphur, LA

- Unrestricted High-Traffic Visibility - Prime frontage along State Highway 27, a major thoroughfare in Sulphur
- No Survey/Utilities unknown
- Convenient Access - Close to Interstate 10, Highway 90, and key industrial corridors
- Thriving Industrial & Commercial Market - Near refineries, petrochemical plants, and distribution centers
- Strong Growth Area - Sulphur is experiencing economic expansion and development demand
- Versatile Development Potential - Suitable for business expansion, retail, warehouse, or industrial use
- This property offers an outstanding opportunity for developers, investors, and businesses looking to establish a presence in a high-demand and rapidly growing area of Southwest Louisiana.



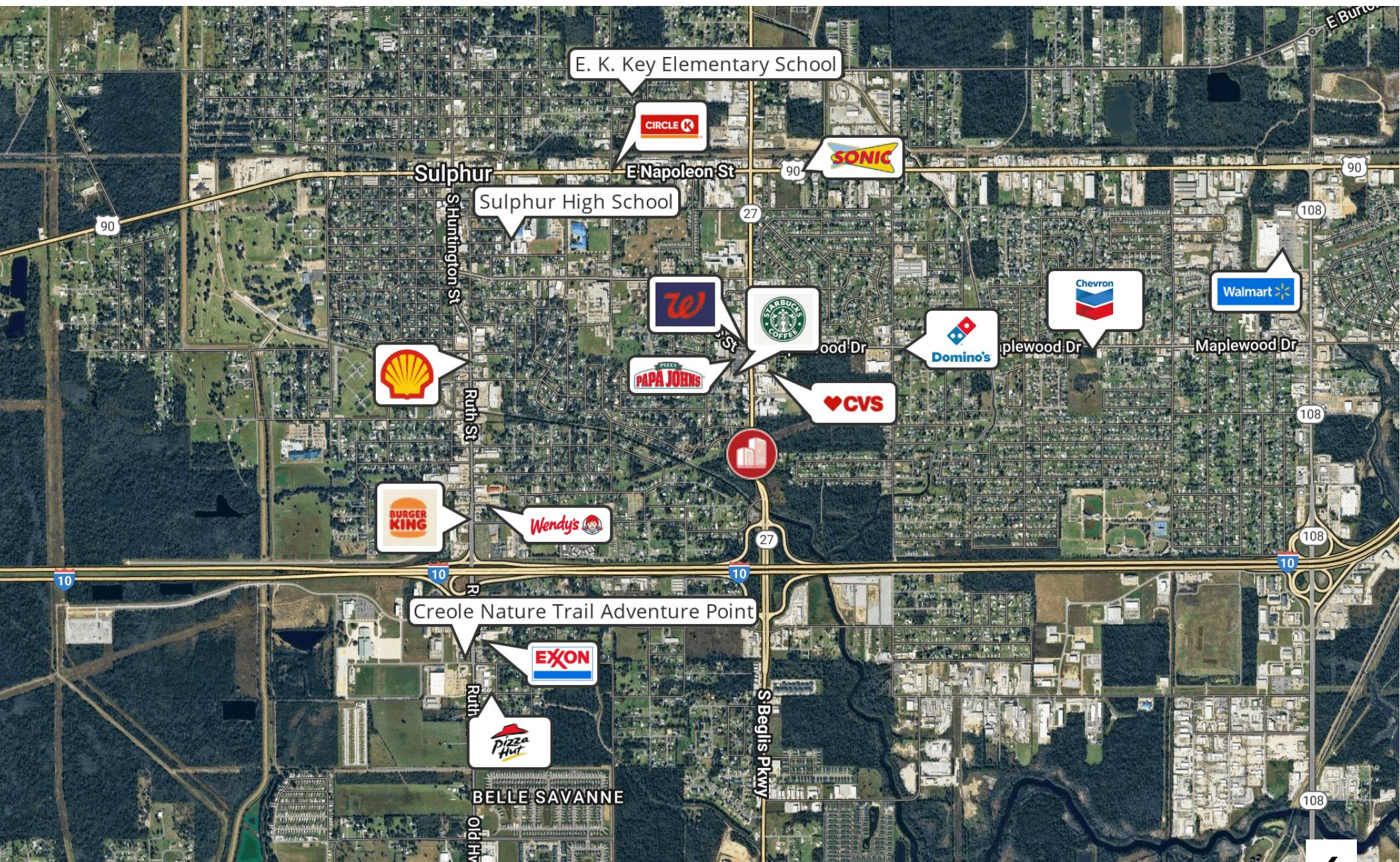


AREA OVERVIEW

This strategically located property sits along State Highway 27 in Sulphur, Louisiana, offering excellent visibility, high traffic exposure, and easy access to major industrial and commercial hubs. Positioned in Calcasieu Parish, this site is ideal for a variety of uses, including industrial, commercial, retail, or investment development.

	0.3 Miles	0.5 Miles	1 Miles
Total households	86	499	2,286
Total population	212	1,235	5,720
Persons per household	2.5	2.5	2.5
Average household income	\$65,247	\$65,247	\$70,750
Average house value	\$173,284	\$172,489	\$191,390
Average age	39	40	39
Average age male	38	38	38
Average age female	41	41	41

RETAILER MAP





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