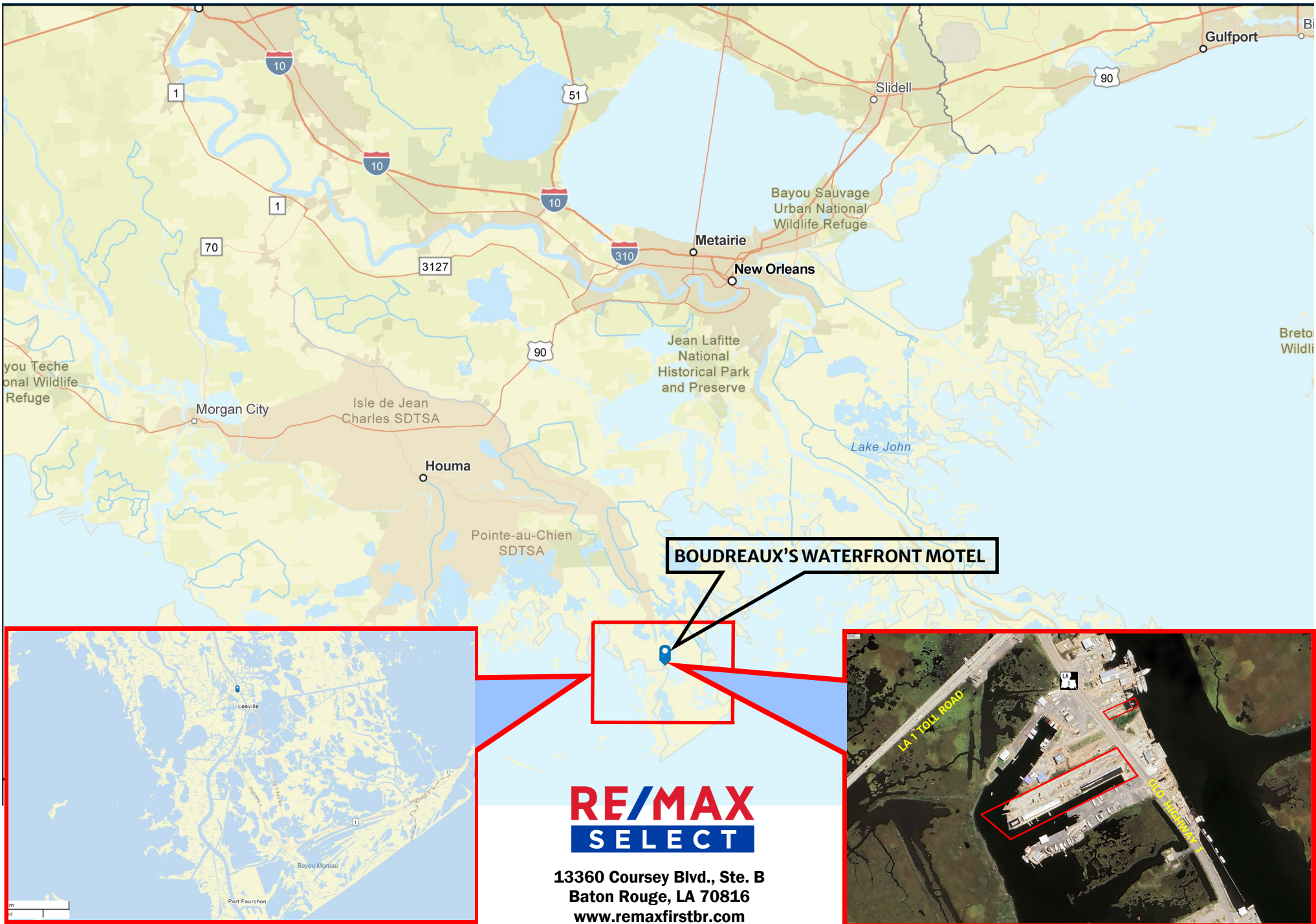


**BOUDREAU'S WATERFRONT MOTEL (27 ROOMS) + 2 ADDITIONAL CAMPS FOR SALE**  
**24214 LA-1, Golden Meadow, LA 70357**



**NEW PRICE!!!** – Rare opportunity to acquire a unique and lucrative value added business opportunity with the real estate in operation since 1973. 27 rooms with additional waterfront camp situated on 3.45 acres with boat launch, bulkhead and slip canal. 14 Rooms were recently renovated, 17 need renovating. Sale includes Additional camp located across Highway 1 situated on a 8,932 square foot lot with Bayou Lafourche frontage. \$1,400,000.00. Contact Doug Ferris 225-954-4747 [doug@dougferris.com](mailto:doug@dougferris.com) Office 225-291-1234 for additional information

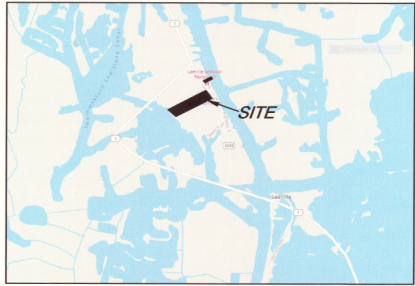


**BOUDREAUX'S WATERFRONT MOTEL**

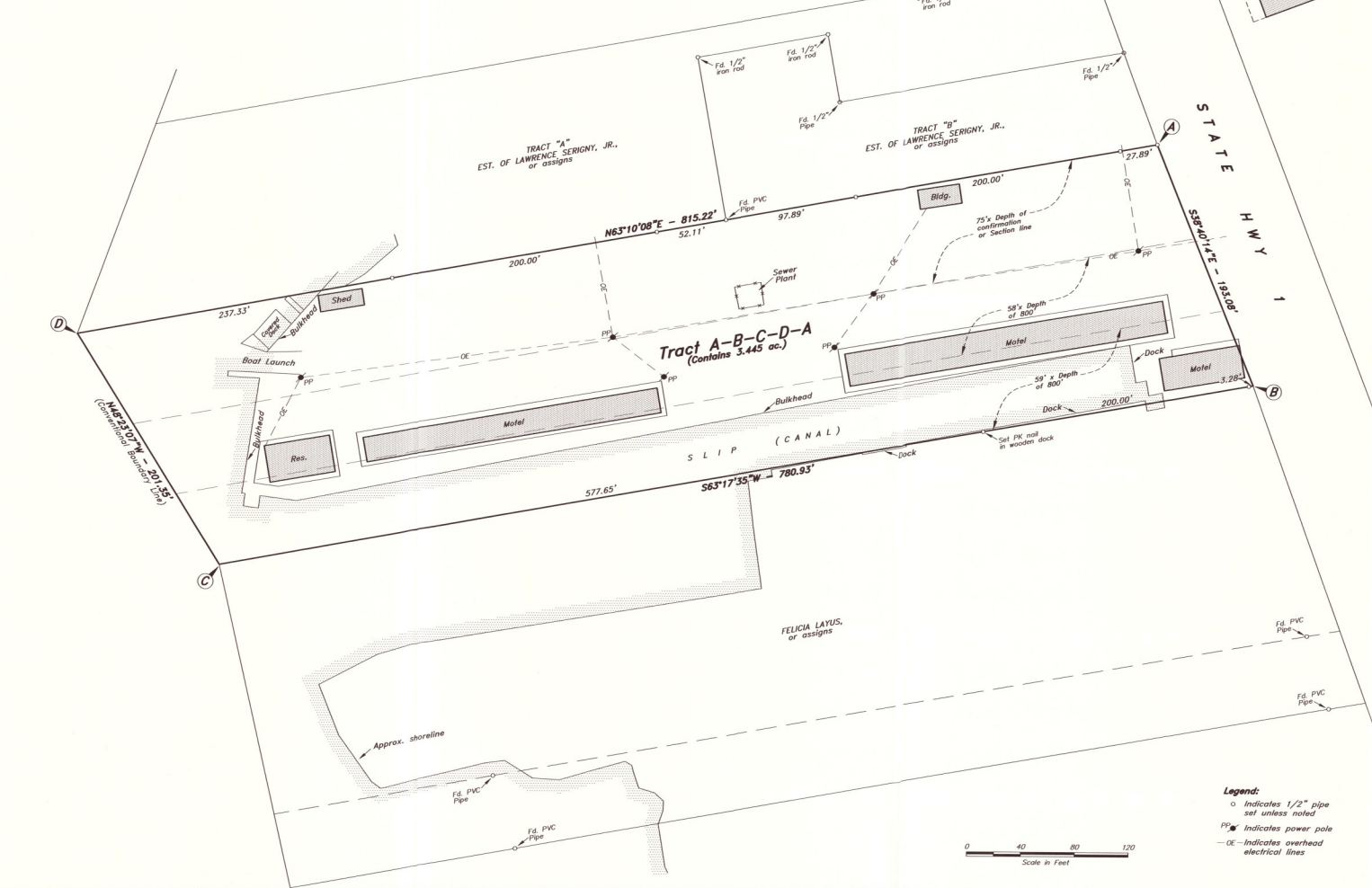
**RE/MAX  
SELECT**

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Baton Rouge, LA 70816  
www.remaxfirstbr.com**

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Vicinity Map



Reference Bearings:  
Bearings shown hereon are based on reference map #1.



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225-291-1234**

- Reference Maps:
- "TOPOGRAPHIC SURVEY PLAT SHOWING TRACT 'A' & TRACT 'B' OF PROPERTY OF THE ESTATE OF LAWRENCE SERIGNY, JR.," prepared by Piccola & Associates, Inc., and dated 12/27/2006. See entry no. 1018391.
  - "SURVEY PLAT SHOWING PROPERTY POSSESSED BY FELICIA LAYUS" prepared by Piccola & Associates, Inc., dated 1/26/2016.
  - "SURVEY PLAT SHOWING TRACT 'A' TO BE ACQUIRED BY LOUISIANA LINCOLNERS, INC. FROM DEMERE SEAFOOD, INC.," prepared by Piccola & Associates, Inc., and dated 7-12-85. Entry no. 707454.
  - "TOPOGRAPHIC SURVEY PLAT SHOWING PROPERTY BELONGING TO ED DEMERE, JR.," prepared by Piccola & Associates and dated 4-6-83. Entry no. 696316.
  - \*Taken from US Geological Survey Quadrangle Map (MNR BAYOU) and adjacent permit drawings by Piccola & Assoc.

Notes:  
Title information for this survey was provided by owner. No additional title research was performed by the surveyor. This map does not purport to show any improvements, underground utilities, wetlands, pipelines, rights of way or servitudes which may affect this property.

Flood Zone:  
This property is located within Zones "A13" (EL11) & "A13" (EL12) as shown on the FEMA Flood Insurance Rate Map (FIRM) dated 4/17/1985. (Map No. 22502E 0225 C). The Advisory Base Flood Elevation Map (ABFE) depicts this property within ABFE Zones "AE" (EL12) & "AE" (EL13). See ABFE map LA-0119 dated 2/23/2006.

**MAP SHOWING SURVEY  
OF PROPERTY BELONGING TO  
THE HARBOR LEEVILLE, LLC  
IN SECTIONS 22 & 23, T21S-R22E,  
LAFOURCHE PARISH, LOUISIANA**

SCALE: 1" = 40' 4 JUNE 2020

**CHARLES L. McDONALD**  
LAND SURVEYOR, INC.  
P O BOX 1390 - GRAY, LA 70359  
TELE (985)876-4412



I CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION AND IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS AND THAT THE ACCURACY STANDARDS ARE IN ACCORDANCE WITH CLASS "C" (SUBURBAN) SURVEYS AS INDICATED IN THE ABOVE STANDARDS.  
APPROVED: *Charles L. McDonald* REG. P.L.S. No. 4850

Legend:  
o Indicates 1/2" pipe set unless noted  
PP indicates power pole  
-OE- Indicates overhead electrical lines



**THE HARBOR LEEVILLE, LLC  
(Four Tracts)**

**Charles L. McDonald**  
Land Surveyor, Inc.  
P.O. Box 1390  
Gray, LA 70359  
Tel: (985)-876-4412  
Fax: (985)-876-4806  
email: charles@clm.com

DRAWN BY: GFB  
CHECKED: CLM  
SCALE: 1" = 40'  
DATE: 4 JUNE 20  
FILE #

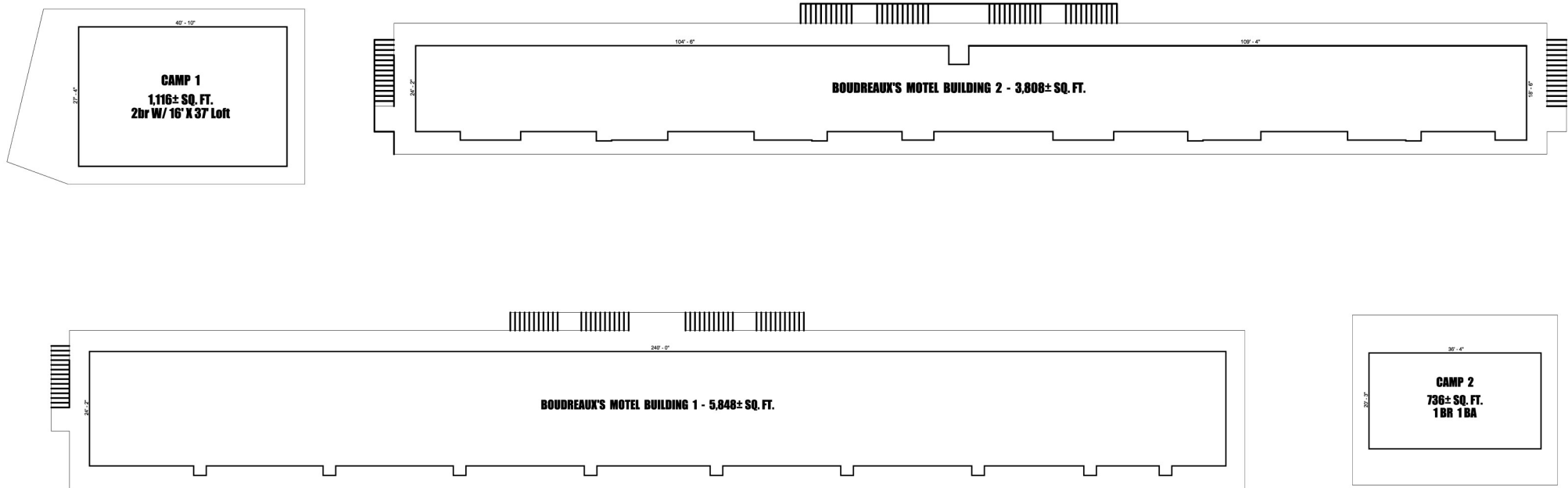
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## BOUDREAX'S WATERFRONT MOTEL

Located in the Barataria-Terrebonne estuary that provides waterfront access to world class speckled trout and redishing in and around Catfish Lake, Little Lake, Hackberry Bay and hundreds of miles of canals, or a short boat ride to Casa Tete Island, Timbalier Bay and the Timbalier Islands and located on Highway 1 and adjacent to the bridge to the only land-based link to the very important Port Fourchon and Grand Isle.  
Contact Doug Ferris for additional details at 225-954-4747 [doug@dougferris.com](mailto:doug@dougferris.com).

<https://www.constructionequipmentguide.com/phase-two-of-464m-la-1-bridge-begins-in-louisiana/61229>



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**CONTACT DOUG FERRIS FOR  
ADDITIONAL DETAILS  
225-954-4747  
DOUG@DOUGFERRIS.COM**



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# CAMP 1



**CAMP 1**  
**ADJACENT TO BOAT LAUNCH.**  
**LARGE OUTDOOR PORCH FACING WEST**  
**WITH LARGE WRAPAROUND PORCH.**  
**1,116+/- SQ. FT.**  
**2 BR 2 BA**  
**16' X 37' LOFT ON SECOND FLOOR**

**13360 Coursey Blvd., Ste. B**  
**Baton Rouge, LA 70816**  
**225-291-1234**



**CONTACT DOUG FERRIS FOR**  
**ADDITIONAL DETAILS**  
**225-954-4747**  
**DOUG@DOUGFERRIS.COM**

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# CAMP 2



**CAMP 2  
FRONTS BAYOU LAFOURCHE  
LARGE OUTDOOR PORCH FACING EAST  
WITH LARGE WRAPAROUND PORCH.  
736+/- SQ. FT.  
1 BR 1 BA**

**13360 Coursey Blvd., Ste. B  
Baton Rouge, LA 70816  
225-291-1234**



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