

CARLTON

& ASSOCIATES Real Estate



Multiple Parcels LAND SIZE

Call For SALE PRICE



B. Shane Guin
985-859-8994

Dennis Carlton
225-293-8500

700 Canal Boulevard,
Thibodaux, LA 70301

www.carltonre.net

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Multiple Parcels LAND SIZE

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Parcel B
18.707 ac.

20,593
ADT (2017)



5

danos
PRODUCING CONFIDENCE

Synergy Bank
MEMBER FDIC

**TSC TRACTOR
SUPPLY CO.**



**TACO
BELL**

**WAFFLE
HOUSE**

6B

6A

7A

Houma
Louisiana's Bayou Country

8

POPEYES
LOUISIANA KITCHEN

7B

Parcel C
~75 ac.

**The
Cypress
Columns**

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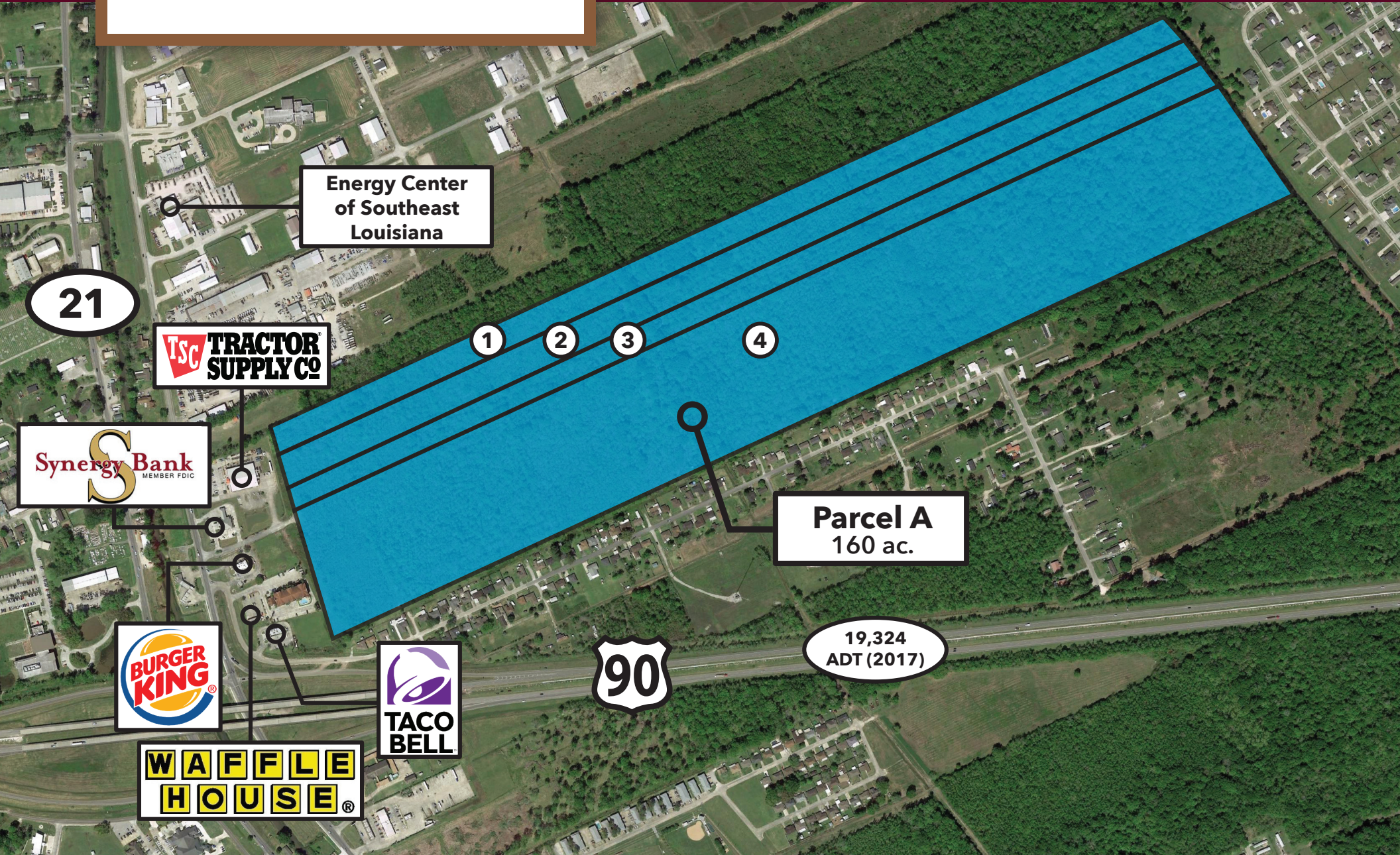
CARLTON

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Multiple Parcels
LAND SIZE

Call For
SALE PRICE



Energy Center
of Southeast
Louisiana

21

TSC TRACTOR
SUPPLY CO

Synergy Bank
MEMBER FDIC

BURGER
KING

Waffle
HOUSE

TACO
BELL

90

Parcel A
160 ac.

19,324
ADT (2017)

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DEMOGRAPHICS

	3 Miles	5 Miles	10 Miles		3 Miles	5 Miles	10 Miles
Population				Race and Ethnicity			
2000 Population	12,931	30,063	113,272	2019 White Alone	69.4%	75.0%	69.0%
2010 Population	15,787	35,746	124,543	2019 Black Alone	69.4%	15.3%	22.0%
2019 Population	16,302	37,443	129,621	2019 American Indian/Alaska Native Alone	3.9%	3.4%	2.8%
2024 Population	16,543	38,178	132,061	2019 Asian Alone	0.8%	1.1%	1.2%
2000-2010 Annual Rate	2.02%	1.75%	0.95%	2019 Pacific Islander Alone	0.1%	0.1%	0.1%
2010-2019 Annual Rate	0.35%	0.50%	0.43%	2019 Other Race	2.9%	2.5%	2.6%
2019-2024 Annual Rate	0.29%	0.39%	0.37%	2019 Two or More Races	3.2%	2.7%	2.4%
2019 Male Population	49.2%	49.3%	48.9%	2019 Hispanic Origin (Any Race)	6.0%	5.7%	5.3%
2019 Female Population	50.8%	50.7%	51.1%				
2019 Median Age	34.9	35.7	36.7				
<p>In the identified area, the current year population is 129,621. In 2010, the Census count in the area was 124,543. The rate of change since 2010 was 0.43% annually. The five-year projection for the population in the area is 132,061 representing a change of 0.37% annually from 2019 to 2024. Currently, the population is 48.9% male and 51.1% female.</p>				<p>Persons of Hispanic origin represent 5.3% of the population in the identified area compared to 18.6% of the U.S. population.</p> <p>Persons of Hispanic Origin may be of any race.</p> <p>The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 52.8 in the identified area, compared to 64.8 for the U.S. as a whole.</p>			
Median Age							
The median age in this area is 34.9, compared to U.S. median age of 38.5.							

Population							
2019 Wealth Index	55	61	68				
2000 Households	4,436	10,462	40,368	The household count in this area has changed from 46,251 in 2010 to 48,404 in the current year, a change of 0.49% annually.			
2010 Households	5,526	12,999	46,251	The five-year projection of households is 49,420, a change of 0.42% annually from the current year total.			
2019 Total Households	5,720	13,704	48,404	Average household size is currently 2.64, compared to 2.65 in the year 2010. The number of families in the current year is 33,108 in the specified area.			
2024 Total Households	5,812	14,004	49,420				
2000-2010 Annual Rate	2.22%	2.19%	1.37%				
2010-2019 Annual Rate	0.37%	0.57%	0.49%				
2019-2024 Annual Rate	0.32%	0.43%	0.42%				
2019 Average Household Size	2.85	2.73	2.64				

DEMOGRAPHICS

	3 Miles	5 Miles	10 Miles		3 Miles	5 Miles	10 Miles
Mortgage Income				Housing			
2019 Percent of Income for Mortgage	20.5%	17.2%	18.3%	2019 Housing Affordability Index	125	151	141
Population				2000 Total Housing Units	4,753	11,032	43,244
2019 Median Household Income	\$38,924	\$47,982	\$45,580	2000 Owner Occupied Housing Units	3,439	8,024	28,672
2024 Median Household Income	\$44,631	\$53,065	\$51,120	2000 Renter Occupied Housing Units	997	2,438	11,696
2019-2024 Annual Rate	2.77%	2.03%	2.32%	2000 Vacant Housing Units	317	570	2,876
Average Household Income				2010 Total Housing Units	5,934	13,849	49,795
2019 Average Household Income	\$61,711	\$66,108	\$66,901	2010 Owner Occupied Housing Units	4,209	9,390	31,844
2024 Average Household Income <small>2019-2024</small>	\$69,531	\$74,009	\$74,080	2010 Renter Occupied Housing Units	1,317	3,609	14,407
Annual Rate	2.41%	2.28%	2.06%	2010 Vacant Housing Units	408	850	3,544
Per Capita Income				2019 Total Housing Units	6,230	14,857	52,901
2019 Per Capita Income	\$21,710	\$24,316	\$24,993	2019 Owner Occupied Housing Units	3,984	8,858	30,067
2024 Per Capita Income	\$24,484	\$27,283	\$27,729	2019 Renter Occupied Housing Units	1,737	4,846	18,337
2019-2024 Annual Rate	2.43%	2.33%	2.10%	2019 Vacant Housing Units	510	1,153	4,497
Households by Income				2024 Total Housing Units	6,397	15,349	54,554
Current median household income is \$45,580 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$51,120 in five years, compared to \$69,180 for all U.S. households.				2024 Owner Occupied Housing Units	4,095	9,215	31,240
Current average household income is \$66,901 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$74,080 in five years, compared to \$99,638 for all U.S. households.				2024 Renter Occupied Housing Units	1,717	4,790	18,180
Current per capita income is \$24,993 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$27,729 in five years, compared to \$36,530 for all U.S. households.				2024 Vacant Housing Units	585	1,345	5,134
				Currently, 56.8% of the 52,901 housing units in the area are owner occupied; 34.7%, renter occupied; and 8.5% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.4% are renter occupied; and 11.2% are vacant. In 2010, there were 49,795 housing units in the area - 64.0% owner occupied, 28.9% renter occupied, and 7.1% vacant. The annual rate of change in housing units since 2010 is 2.73%. Median home value in the area is \$170,785, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 1.91% annually to \$187,738.			