



PROPERTY ONE

FOR SALE

MAIN RETAIL CORRIDOR

Parcel E, Hwy 3040, Houma, LA

Presented by:

JACK GORDON

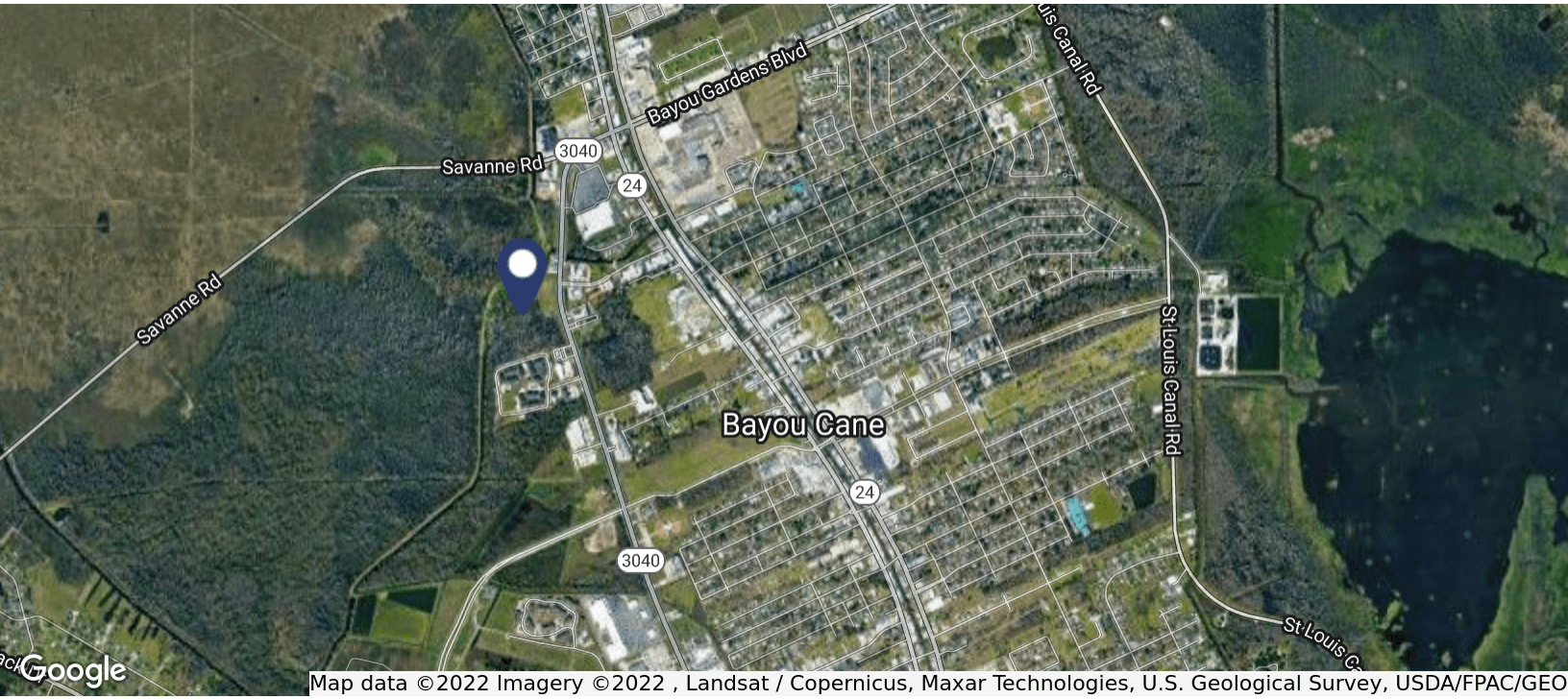
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HOUMA'S MAIN RETAIL CORRIDOR

Parcel E, Hwy 3040, Houma, LA



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OFFERING SUMMARY

Sale Price Parcel E (Outparcel): \$1,280,000

Lot Size: 107,250 SF (2.46 Acres)

Price /Acre: \$520,325

Sale Price Parcel E (Balance): \$1,675,000

Lot Size: 832,426 SF (19.1 Acres)

Price /Acre: \$87,696

Zoning: C-2

PROPERTY OVERVIEW

Parcel E (107,250 SF - Out Parcel), Parcel E (Balance of 832,426 SF) and A-1 (Separate Listing) are the last developable parcels available in Houma's main commercial corridor

Excellent for retail, Fast food, multi-family, medical or office uses (see C-1 Zoning Uses Attachment)

Houma market services all of Terrebone Parish

LOCATION OVERVIEW

Located between Savanne Rd & Westside Blvd, near Sam's Club

Located in close proximity to Southland Mall (GLA 598,670 SF) which has estimated sales of \$300 PSF

Around 28,220 ADT on Hwy 3040

PROPERTY HIGHLIGHTS

- Motivated seller for a quick close



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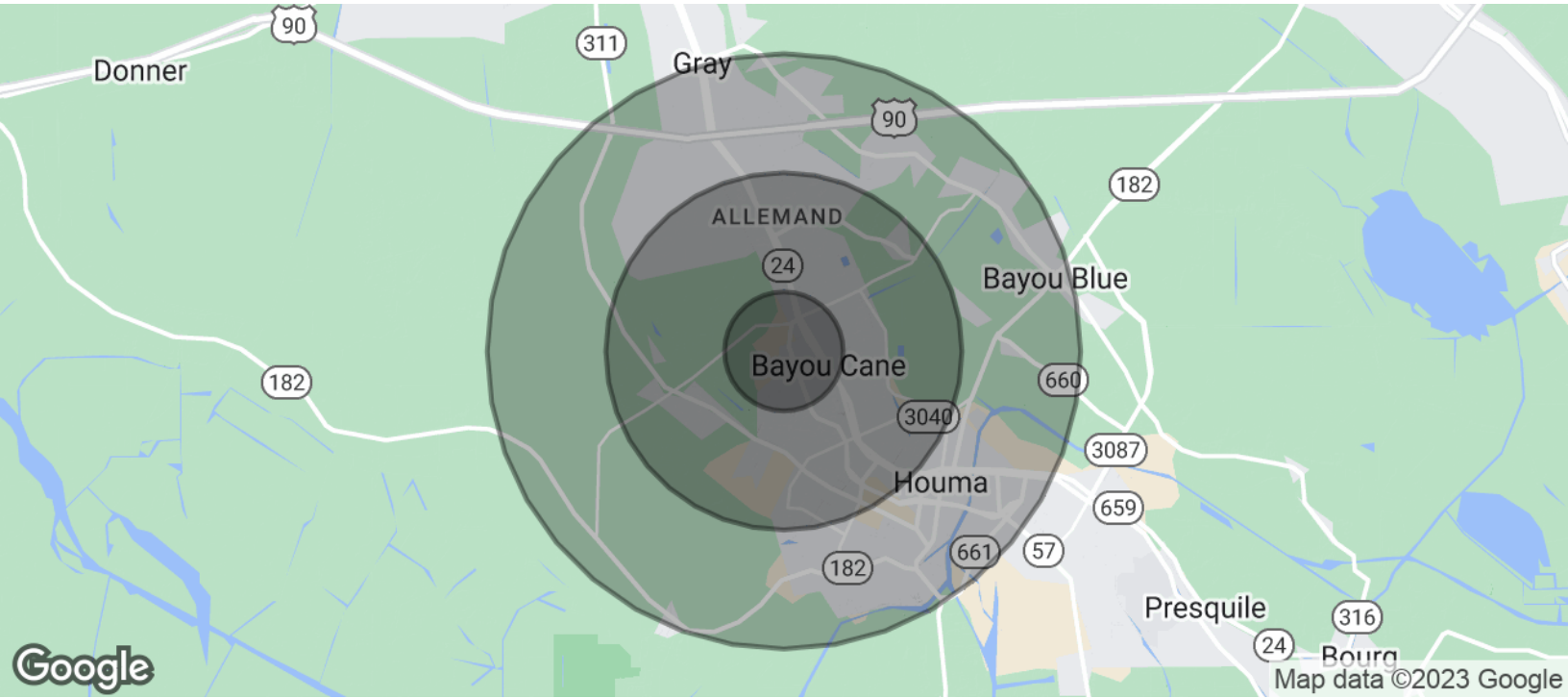
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,196	26,471	53,904
Average age	35.0	35.4	35.2
Average age (Male)	37.2	34.7	33.7
Average age (Female)	33.4	36.7	36.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,551	9,542	19,582
# of persons per HH	2.7	2.8	2.8
Average HH income	\$58,486	\$65,291	\$61,818
Average house value	\$204,985	\$174,955	\$176,161

* Demographic data derived from 2020 ACS - US Census





PROPERTY ONE

C-2 ZONING USES

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Sec. 28-48. - Commercial districts.

(a) *C-1 District: Central Business District.* This district is composed of land and structures used to furnish, in addition to all of the retail goods and services required by transients and by residents of the metropolitan area and of the trade area, certain wholesale and limited manufacturing in support of the main uses. Located at the convergence of the principal thoroughfares and highways, the Central Business District is surrounded by nonresidential districts and multiple-family residential districts. The district regulations are designed to permit the further development of the district for its purpose, subject to limitations designed to prevent the further congestion of the area that would result from overly intensive development.

(1) *Permitted uses.* In the C-1 Districts only the following uses are permitted:

a. *Uses by right*—The uses listed below are permitted subject to the conditions specified (see definitions in section 28-1):

Accessory use.

Administrative and business offices.

Amusement arcade.

Art and craft studio.

Automotive and equipment repair.

Automotive, fuel station.

Automotive, service station.

Bar, tavern, lounge.

Bed and breakfast.

Business support services.

Business or trade school.

City hall, police station, courthouse, federal building, other governmental buildings.

Clinic.

Club or lodge (private).

Communications services.

Construction sales and services.

Consumer repair services.

Convenience store.

Financial services.

Food sales.

Gambling or gaming establishments.

Garage, parking.

Golf course.

Health club.

Hospital (general).

Hotel/motel.

Laboratory, medical or dental.

Liquor sales, not to be consumed on premises.

Marine services-marinas.

Medical services.

Microbrewery/microdistillery.

Outdoor general advertising structure (need not be enclosed within structure).

Parking facilities.

Personal services.

Postal and parcel delivery services.

Public safety services.

Recreation, indoor sports.

Recreation, indoor entertainment.

Residential, accessory.

Residential/single-family residential.

Residential/duplex residential.

Residential/two-family residential.

Residential/townhouse residential.

Residential/condominium residential.

Residential/multiple-family residential.

Restaurants, sit-down.

Retail sales, convenience.

Retail sales, general.

Schools, public and private primary and middle educational facilities.

Telecommunications tower.

Theatre.

Utilities, minor including gas regulator stations (need not be enclosed within structure, but must be enclosed within a brick or perforated brick wall at least eight (8) feet high and adequate to obstruct view and passage of persons or materials, provided that the substitution of other masonry materials or a fencing material in lieu of brick may be approved by the zoning commission and/or historic district commission, as applicable, as being equally satisfactory for meeting enclosure requirements).

Electric substations (need not be enclosed within structure, but must be enclosed within a brick or perforated brick wall at least eight (8) feet high and adequate to obstruct view and passage of persons or materials, provided that the substitution of other masonry materials or a fencing material in lieu of brick may be approved by the zoning commission and/or historic district commission, as applicable, as being equally satisfactory for meeting enclosure requirements).

Wholesale trade.

Wireless facility.

- b. *Prohibited uses*—In addition to those uses disallowed under the provisions of (a)(1) of this section, the following uses are expressly prohibited in a C-1 district:
Mobile homes for residential and/or commercial purposes.

- c. *Uses requiring planning approval*—The uses listed below are permitted upon approval of the location and site plan thereof by the zoning and land use commission as being appropriate with regard to transportation and access, water supply, waste disposal, fire and police protection and other public facilities, as not causing undue traffic congestion or creating a traffic hazard and as being in harmony with the orderly and appropriate development of the district in which the use is located:

Ambulance service.

Armories—military (reserve or national guard).

Church, religious assembly, including parish house, community house and educational buildings.

Cultural services.

Pipeline or electric transmission line (need not be enclosed within structure).

Railroad right-of-way, but not including shops, yards and team tracks (need not be enclosed within structure).

- d. *Special exception uses*—The uses listed below are subject to the same approval of location and site plan as uses requiring planning approval; in addition, these uses are declared to possess such characteristics of unique or special form that each specific use shall be considered an individual case and shall be subject to approval of the board of adjustment, in accordance with the provisions of Article IX governing special exceptions:

None.

(2) *Building site area*. There is no minimum building site within the C-1 District.

(3) *Building height limit*. Except as provided in Article IV, no structure shall be erected or altered to exceed one hundred (100) feet (may be reduced if fire hazard).

(4) *Yards required*. No yards are required for any buildings in the C-1 District.

- (b) *C-2 Districts: General Commercial Districts*. These districts are composed of land and structures used to furnish, in addition to the retail goods and services found in neighborhood districts, such less frequently needed goods as clothing and automobiles and such less frequently needed services as banking and theaters, the wider range of retail goods and services to satisfy all of the household and personal needs of the residents of a group or community of neighborhoods. Usually located on a thoroughfare or near the intersection of two (2) thoroughfares, these districts are large and are within convenient driving distance of the group of neighborhoods they will serve. The district regulations are designed to permit the development of the districts for their purpose and to protect the abutting and surrounding residential areas by requiring certain minimum yard standards to be met, standards that are comparable to those called for in residential districts. It is intended that additional general commercial districts will be created in accordance with the amendment procedure set forth herein, as they are needed to serve groups of new neighborhoods. To insure that such districts are actually developed to supply the business needs of the groups of neighborhoods, the amendment creating the district may set a time limit for its development.

- (1) *Permitted uses*. In the C-2 Districts only the following uses are permitted:

- a. *Uses by right*—The uses listed below are permitted subject to the conditions specified:

All uses allowed in the C-1 District.

Accessory use.

Adult nightclub.

Adult uses/materials.

Agricultural sales and services.

Ambulance services.

Animal kennels.

Animal sales and services (limited).

Apartments.

Armories—military (reserve or national guard).

Automotive sales and rentals.

Boarding houses.
 Campgrounds.
 Car wash.
 Clinic, animal.
 College and university facilities.
 Concrete statues, handiwork.
 Congregate housing.
 Country club.
 Day care centers, preschools, nursery schools.
 Dormitory.
 Exterminating services.
 Farm equipment sales and service.
 Flea markets.
 Fraternity/sorority residence.
 Funeral home.
 Garage, public.
 Garden center.
 Governmental buildings (local, state, federal).
 Laundry services, coin-operated.
 Laundry services, commercial.
 Marine services, boat sales/service.
 Marine services, commercial and charter fishing.
 Marine services, retail.
 Marine services, yacht clubs.
 Microbrewery/microdistillery.
 Nursery, plant.
 Nursing home.
 Outdoor general advertising structure (need not be enclosed within structure).
 Public safety services.
 Recreation, commercial outdoor sports.
 Residential/townhouse residential.
 Residential/condominium residential.
 Residential/multiple-family residential.
 Restaurants, drive-in.
 Restaurants, fast food.
 Restaurants, outdoor fast food.
 Schools, public and private secondary educational facilities.
 Schools, vocational-technical, community, trade or industrial.
 Self-storage warehouse containing rented storage spaces with individual unit area not exceeding seven hundred fifty (750) square feet.
 Shopping center, major.
 Stable, private.
 Taxidermy.
 Truck and heavy equipment sales/rental/service.

- b. *Uses requiring planning approval*—The uses listed below are permitted upon approval of the location and site plan thereof by the zoning and land use commission as being appropriate with regard to transportation and access, water supply, waste disposal, fire and police protection and other public facilities, as not causing undue traffic congestion or creating a traffic hazard and as being in harmony with the orderly and appropriate development of the district in which the use is located:

Church, religious assembly, including parish house, community house and educational buildings.

Pipeline or electric transmission line (need not be enclosed within structure).

Railroad right-of-way, but not including shops, yards and team tracks (need not be enclosed within structure).

Revival church (temporary), as a temporary use on a permit issued by the zoning administrator, such permit to be good for a period not exceeding one week and renewable for not more than three (3) such periods.

Theater, outdoor (need not be enclosed within structure).

- c. *Prohibited uses:*

Residential/mobile home park.

Residential/mobile home.

Gambling or gaming establishments.

- d. *Special exception uses*—The uses listed below are subject to the same approval of location and site plan as uses requiring planning approval; in addition, these uses are declared to possess such characteristics of unique or special form that each specific use shall be considered an individual case and shall be subject to approval of the board of adjustment, in accordance with the provisions of Article IX governing special exceptions:

Recreation, outdoor entertainment, but not car racing tracks/facilities.

Radio and television broadcasting transmitter and studio.

- (2) *Building site area*. There is no minimum building site area required for commercial businesses. For residential uses, the area required will be same as in the R-3 District.
- (3) *Building height limit*. Except as provided in Article IV, no structure shall be erected or altered to exceed thirty-five (35) feet.
- (4) *Yards required*. Except as provided in Article IV, the minimum dimensions of yards for commercial businesses shall be:

Feet

Front yard25

Side yard5

Rear yard20

For residential use, the yards are the same as for the R-3 District. Exceptions: A rear yard abutting on a public alley or waterway (bayou or drainage servitude) need only be ten (10) feet in depth, and a rear yard abutting on a lot in a residential or C-4 District shall have the same minimum depth as a rear yard required in the abutting district.

Customer Information Form

What Customers Need to Know When Working With Real Estate Brokers or Licensees

This document describes the various types of agency relationships that can exist in real estate transactions.

AGENCY means a relationship in which a real estate broker or licensee represents a client by the client's consent, whether expressed or implied, in an immovable property transaction. An agency relationship is formed when a real estate licensee works for you in your best interest and represents you. Agency relationships can be formed with buyers/sellers and lessors/lessees.

DESIGNATED AGENCY means the agency relationship that shall be presumed to exist when a licensee engaged in any real estate transaction, except as otherwise provided in LA R.S. 9:3891, is working with a client, unless there is a written agreement providing for a different relationship.

- The law presumes that the real estate licensee you work with is your designated agent, unless you have a written agreement otherwise.
- No other licensees in the office work for you, unless disclosed and approved by you.
- You should confine your discussions of buying/selling to your designated agent or agents only.

DUAL AGENCY means an agency relationship in which a licensee is working with both buyer and seller or both landlord and tenant in the same transaction. Such a relationship shall not constitute dual agency if the licensee is the seller of property that he/she owns or if the property is owned by a real estate business of which the licensee is the sole proprietor and agent. A dual agency relationship shall not be construed to exist in a circumstance in which the licensee is working with both landlord and tenant as to a lease that does not exceed a term of three years and the licensee is the landlord. Dual agency is allowed only when informed consent is presumed to have been given by any client who signed the dual agency disclosure form prescribed by the Louisiana Real Estate Commission. Specific duties owed to both buyer/seller and lessor/lessee are:

- To treat all clients honestly.
- To provide factual information about the property.
- To disclose all latent material defects in the property that are known to them.
- To help the buyer compare financing options.
- To provide information about comparable properties that have sold, so that both clients may make educated buying/selling decisions.
- To disclose financial qualifications to the buyer/lessee to the seller/lessor.
- To explain real estate terms.
- To help buyers/lessees arrange for property inspections
- To explain closing costs and procedures.

CONFIDENTIAL INFORMATION means information obtained by a licensee from a client during the term of a brokerage agreement that was made confidential by the written request or written instruction of the client or is information the disclosure of which could materially harm the position of the client, unless at any time any of the following occur:

- The client permits the disclosure by word or conduct.
- The disclosure is required by law or would reveal serious defect.
- The information became public from a source other than the licensee.

By signing below you acknowledge that you have read and understand this form and that you are authorized to sign this form in the capacity in which you have signed.

Buyer/Lessee:

Seller/Lessor:

By: _____

By: _____

Title: _____

Title: _____

Date: _____

Date: _____

Licensee: _____

Licensee: _____

Date: _____

Date: _____





PROPERTY ONE

FOR MORE INFORMATION, PLEASE CONTACT:

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