

Kenworth of South Louisiana

3504 Olympian Offshore Lane | Gray, LA



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Broker of Record

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CBRE

Investment Highlights

Ideal Exchange Property – Long term NNN Lease providing passive income on this new construction building

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

Administrative Headquarters – This site serves as the Administrative HQ for Kenworth's nine locations and has had extensive buildout inside

The Houma-Thibodaux Region Led by Port Fourchon - Up to 1,200 trucks travel in and out each day

Nicholls State University Current Enrollment over 6,400 – Gray, LA is located just seven miles from the university

Located Near Well-Traveled Park Avenue - Park Avenue has over 28,000 Vehicles Per Day

Houma, Louisiana is strategically located centrally to New Orleans, Baton Rouge and Lafayette

Offering Summary

Kenworth Of South Louisiana

3504 Olympian Offshore Lane | Gray, LA

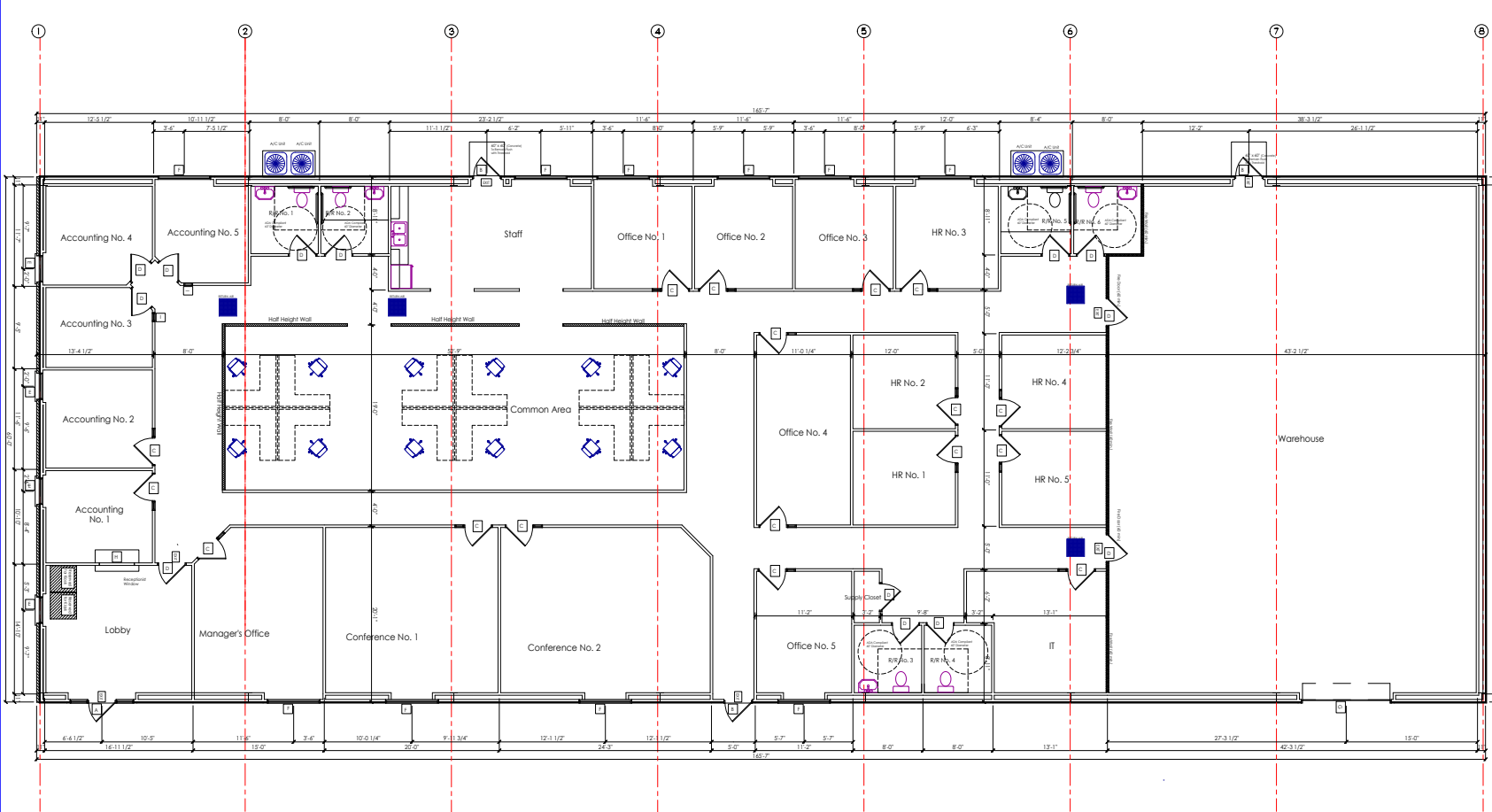
Price: \$1,600,000

Cap Rate: 7.00%

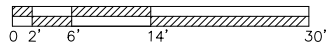
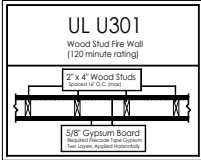
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|----------------------------|-------------------|
| NET OPERATING INCOME (NOI) | \$112,200 |
| GROSS LEASABLE AREA (GLA) | 9,900 SF |
| YEAR BUILT | 2019 |
| LOT SIZE | 0.50 ACRES |
| DRIVE INS | 1 |
| CONSTRUCTION | CORRUGATED METAL |
| FOUNDATION | POST TENSION SLAB |
| CLEAR HEIGHT | 16' |
| LEASE TERM | 10 YEARS |
| LEASE COMMENCEMENT | 6/1/2024 |
| LEASE EXPIRATION | 5/31/2034 |
| REMAINING TERM | 9.5 YEARS |
| LEASE TYPE | NN+ |
| ROOF & STRUCTURE | LANDLORD |
| OPTIONS | TWO (5-YEAR) FMR |
| OPTIONS TO PURCHASE | ROFR |



Floor Plan



| Schedule of Openings | |
|----------------------------|--------------------------------------|
| A 3'-0" x 7'-0" x 1-3/4" | Entry; Metal Unit; w/ 24" Sidelights |
| B 3'-0" x 7'-0" x 1-3/4" | Entry; Metal Unit |
| C 3'-0" x 8'-0" x 1-3/8" | Swing; w/ 12" Sidelight |
| D 3'-0" x 8'-0" x 1-3/8" | Swing |
| E 3'-0" x 6'-0" single | Single Hung |
| F 4'-0" x 2'-0" single | Fixed |
| G 10'-0" x 12'-0" x 1-3/4" | Overhead Roller |
| H 4'-0" x 3'-0" x - - - | Receptionist Window |
| I 1'-0" x 12'-0" single | Plate Glass |



Floor Plan
3/16" Scale

Malcolm Hodnett
Architect
AIA, NCA, RE
322 East Second
Thibodaux, La. 70301
(985) 447-4738 Fax (985) 447-1709

PROJECT
TENANT BUILDOUT
FOR D-S4 PROPERTIES, LLC
3504 OLYMPIAN OFFSHORE LANE
GRAY, LOUISIANA 70559

| NO. | REVISION | DATE |
|-----|----------|------|
| | | |
| | | |
| | | |

SHEET TITLE
SITE PLAN
FLOOR PLAN

DESIGNER
M.H.

DRAWN
M.H.

ISSUE
SND SET

DATE
1 MAY 19

PROJECT NUMBER
1902

SHEET NUMBER
A-1
1 OF 4

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Property Aerial



SITE



KENWORTH OF LOUISIANA



TYPE: Full Line Dealer

YEARS IN BUSINESS: 56+

HEADQUARTERS: Gray, LA

WEBSITE: www.kwlouisiana.com

Kenworth of Louisiana is a full-line dealership for Kenworth trucks, having secured all available franchise territories in Louisiana with sales and service facilities in every major metropolitan area in the state. They are also licensed in HINO Truck sales and service in select areas.

Kenworth of Louisiana represents most of the major commercial trailer lines in North American from Fontaine, Manac, CPS, Transcraft, Talbert, XL Specialized, Trail Boss, Trail Eze, Mate, Viking, and Dragon. Kenworth of Louisiana sets the standard for commercial truck Service and Maintenance anywhere. Kenworth of Louisiana is a premiere source for off-road and outdoor recreational products as well. Kenworth of Louisiana is the state's leading supplier of brands like Warn Industries, ARB, AEV, James Baroud, Rhino Rack, Camp Chef, XVENTURE Trailers, ATC Toy Haulers and much more.

Kenworth of Louisiana provides exceptional commercial truck lease, rent & financing programs from Southland Truck Leasing LLC through Southland PacLease. Kenworth of Louisiana's highly skilled sales staff provides over 100 years of combined commercial truck experience and is here to help you make the right choice for your specific needs.

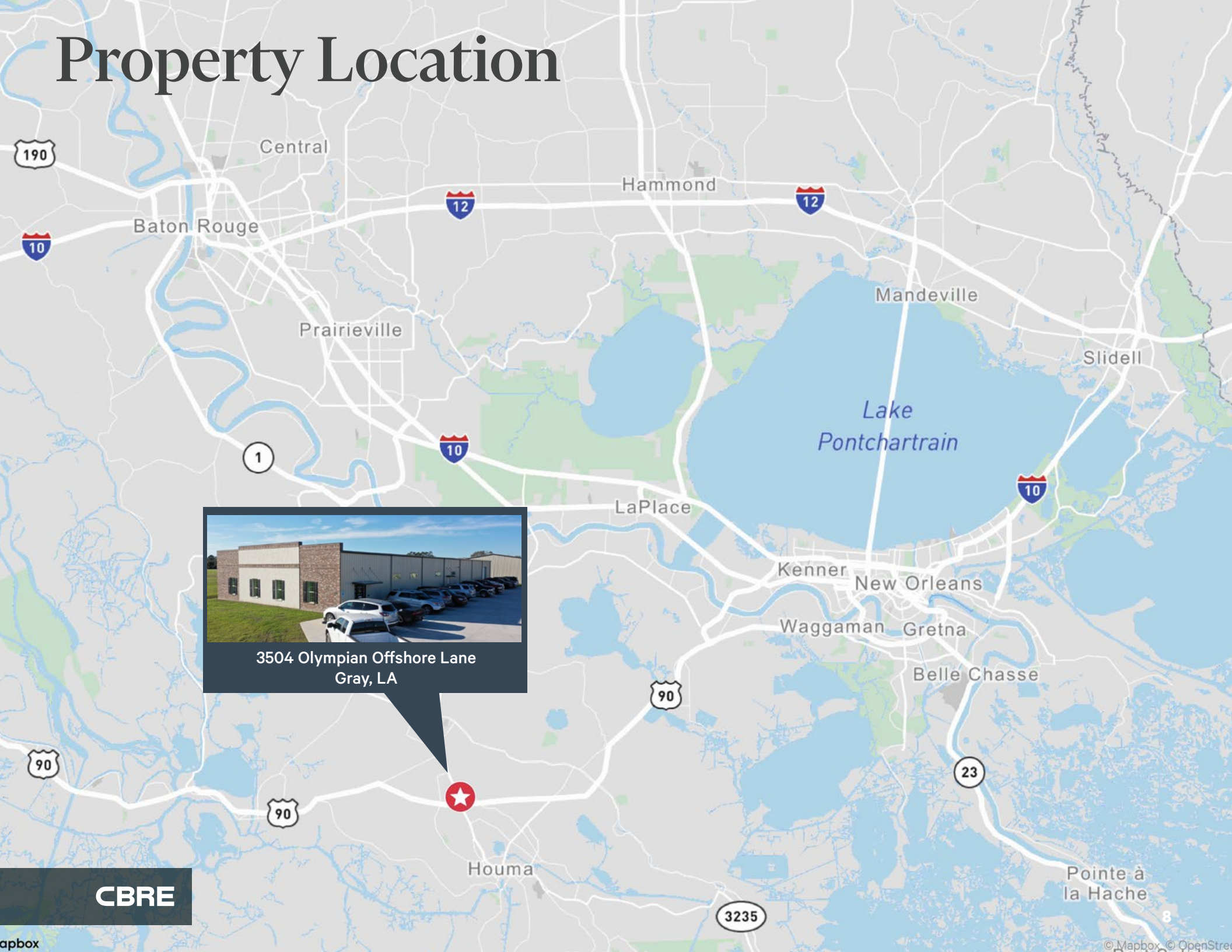


Aerial

0.5 Miles



Property Location



3504 Olympian Offshore Lane
Gray, LA

Demographics

POPULATION (2024)

| | |
|---------|--------|
| 1 MILE | 2,966 |
| 3 MILES | 13,008 |
| 5 MILES | 31,724 |
| 7 MILES | 64,292 |

HOUSEHOLDS (2024)

| | |
|---------|--------|
| 1 MILE | 1,137 |
| 3 MILES | 4,759 |
| 5 MILES | 12,062 |
| 7 MILES | 24,957 |

AVG HH INCOME (2024)

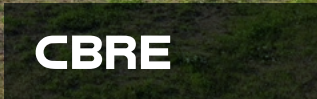
| | |
|---------|----------|
| 1 MILE | \$82,939 |
| 3 MILES | \$85,035 |
| 5 MILES | \$89,211 |
| 7 MILES | \$88,351 |

OCCUPIED HOUSING UNITS (5 MILES)

| | |
|------|-------|
| 2024 | 91.4% |
|------|-------|

2022 TRAFFIC COUNTS (VPD)

| | |
|---------------|--------|
| W MAIN STREET | 26,318 |
| HWY 90 | 18,157 |
| HWY 1 | 22,187 |



Houma Advantage

Houma is strategically located centrally to New Orleans, Baton Rouge, and Lafayette. Within an hour's drive, our residents can rendezvous in the historic French Quarter for dinner, spend the weekend entertaining business prospects on an offshore charter excursion or enjoy one of many airboats, swamp, or plantation tours.

HOUMA IS LOCATED IN LOUISIANA'S BAYOU COUNTRY WHICH CONTAINS OVER 2,500 SQUARE MILES OF MYSTERIOUS SWAMPS AND VAST WETLANDS

NEARLY 1.5 MILLION PEOPLE VISIT NEW ORLEANS FOR MARDI GRAS EVERY YEAR

LOUISIANA'S COST OF LIVING IS 9% LOWER THAN THE NATIONAL AVERAGE

HOUMA IS KNOWN AS THE JAMBALAYA CAPITAL OF THE WORLD

Houma lies along Bayou Terrebonne and the Intracoastal Waterway and is connected to the Gulf of Mexico by the Houma Navigation Canal, 36 miles long. Houma is a centre for seafood and lumber products and has industries that refine and ship locally produced petroleum, natural gas, sulfur and sugar.

From 2021 to 2022, employment in Houma-Thibodaux, LA grew at a rate of 0.472% from 88.6k employees to 89k employees. The largest industries in Houma-Thibodaux, LA are Health Care & Social Assistance, Retail Trade and Educational Services, and the highest paying industries are Mining, Quarrying and Oil & Gas Extraction.

Louisiana ranks third highest in marketed natural gas production and seventh in proved natural gas reserves among the states. Louisiana accounts for about 10% of US total marketed natural gas production and holds about 6% of the nation's natural gas reserves.

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