THE LOGAN BABIN COMMERCIAL GROUP of KW COMMERCIAL SOUTH

3.9 ACRES ON RETAIL CORRIDOR IN HOUMA

RETAIL DEVELOPMENT LAND

1794 MARTIN LUTHER KING BLVD., HOUMA, LA



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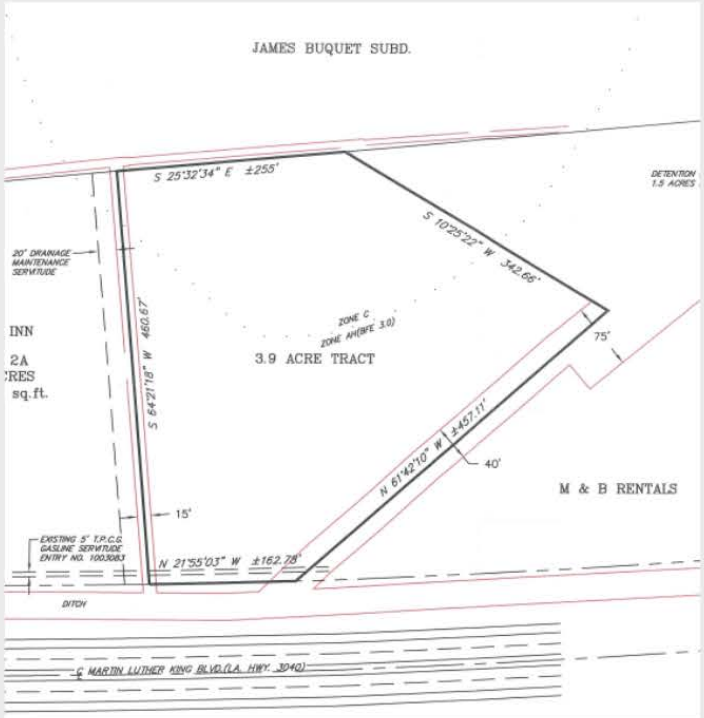
RETAIL DEVELOPMENT LAND

1794 MARTIN LUTHER KING BLVD., HOUMA, LA

EXECUTIVE SUMMARY

This ±3.9-acre retail development opportunity is located along Martin Luther King Jr. Blvd., the primary commercial corridor serving the Houma–Thibodaux MSA. With ±30,642 vehicles per day, the site benefits from strong traffic exposure and proximity to the area's dominant concentration of national retailers.

Zoned C2 – General Commercial, the site is well-suited for a range of uses including quick-service restaurants, multi-tenant retail, medical users, or service-oriented businesses. Its location within the established MLK retail corridor places it in close proximity to major national anchors such as Walmart, Target, Sam's Club, Home Depot, and Lowe's—ensuring consistent consumer traffic and long-term viability.



Price:	$ 1,750,000.00
Property Type:	Retail/QSR Development
Current Use:	Vacant Land
Site Size:	3.9 Acres

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The property features ±162.78 feet of frontage along MLK Blvd. before expanding into a larger, irregularly shaped tract, allowing for flexible site planning and a variety of development configurations. The existing ±1.5-acre detention pond provides a key infrastructure component that can support efficient site development and reduce upfront costs for future users.

This offering presents a compelling opportunity to develop within a proven retail trade area while leveraging a site layout that supports creative design, efficient drainage, and multiple development strategies.

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5.5 ACRES ON RETAIL CORRIDOR IN HOUMA

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WHY THIS SITE WINS!

🚦 Dominant Retail Corridor

The primary retail spine of the Houma–Thibodaux MSA

Anchored by national tenants: Walmart • Target • Sam's Club • Home Depot • Lowe's • Academy

- ✓ Proven regional draw
- ✓ Established consumer traffic patterns
- ✓ High-performing retail ecosystem

🚗 Strong Traffic Exposure

±30,642 VPD | High Visibility

- Traffic Volume ensures strong exposure
- Visibility gets repeat impressions

- ✓ QSR
- ✓ Medical
- ✓ Service Retail

🏗️ Efficient Development Layout, Built-In Detention

±3.9 Acres | ±1.5 Acre Detention

- ✓ Reduced stormwater infrastructure costs
- ✓ Allows for more efficient site planning
- ✓ Flexibility for developers & users
- ✓ Provides rear parking, multi-tenant layout

📈 Growth is Underway

Immediate Catalyst:
RaceTrac (under construction on nearby corner)

Near-Term Catalyst:
$70M+ TGHS Health & Wellness Center

Impact: Increased traffic, higher visit frequency, long-term corridor growth

👥 Strong Trade Area Fundamentals

5-Mile Population: 68,000+
Daytime Population: 75,000+
Dense retail + employment base

☀ Morning: Coffee / commuter traffic
🌤 Midday: Retail + medical visits
🌙 Evening: Dining + shopping

🏥 Healthcare = Stability + Daily Demand

Proximity to major healthcare drives:
Daily patient traffic
Employee population
Non-cyclical demand

Ideal for: Urgent Care • Clinics • Pharmacy • Wellness Users

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