THE LOGAN BABIN COMMERCIAL GROUP of KW COMMERCIAL SOUTH

SIGNALIZED CORNER ON GROWTH CORRIDOR

5 ACRES FOR DEVELOPMENT

3933 LA HIGHWAY 311, HOUMA, LA



Agent: Logan "Hank" Babin, III Cell: (985) 804-9991 E-mail: hank@loganbabin.com

www.loganbabin.com 400 Lafayette St., Houma, LA, 70360 (985) 872-4598

Broker of Record: Bayou Partners Investments, LLC DBA KW Commercial South. Licensed by the Louisiana Real Estate Commission. All information contained herein is deemed reliable, but not guaranteed. It is presented as is, without warranty of any kind. References to square footage, dimensions, and /or age are approximate. Any buyer must verify all information and bears the risks for any inaccuracies. Also subject to errors, omissions, changes in terms and conditions, prior sale, lease, or withdrawal, without notice. ©The Logan Babin Commercial Group of KW Commercial South. Each office is independently owned and operated.

THE LOGAN BABIN COMMERCIAL GROUP of KW COMMERCIAL SOUTH

SIGNALIZED CORNER ON GROWTH CORRIDOR

5 ACRES FOR DEVELOPMENT

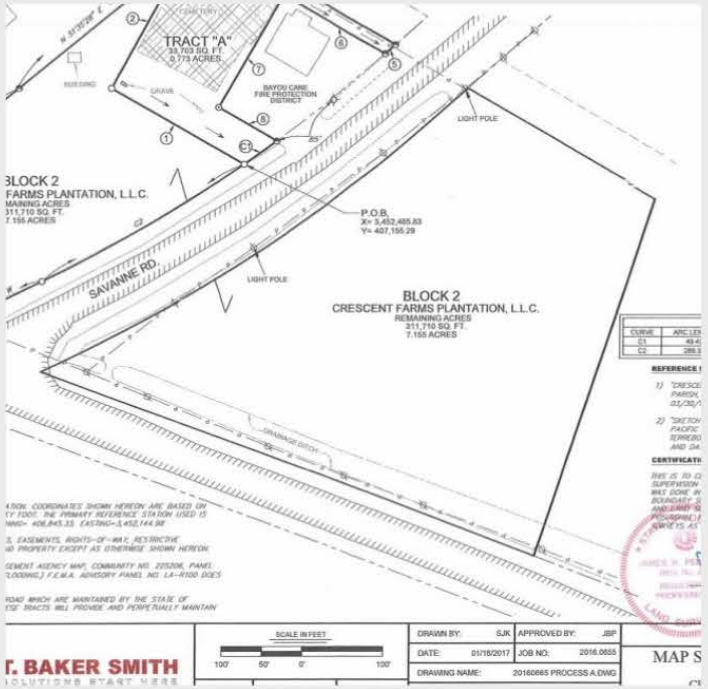
3933 LA HIGHWAY 311, HOUMA, LA

EXECUTIVE SUMMARY

Positioned at the signalized intersection of LA Highway 311 and Savanne Road, this ±4.95-acre commercial site offers exceptional visibility and access along one of Houma's primary north-south corridors. With direct connectivity to U.S. Highway 90 (Future I-49) less than five miles to the north, the property benefits from both local traffic and regional accessibility.

The site experiences strong daily traffic counts of approximately 16,597 vehicles along Highway 311 and 7,227 vehicles along Savanne Road, making it a highly strategic location for retail and service-oriented users seeking maximum exposure.

This offering represents a rare opportunity to secure a high-visibility, high-traffic commercial corner in one of Houma's most active growth corridors.



Price:	$ 1,500,000.00
Property Type:	C3 - Neighborhood Commercial
Current Use:	Vacant Land
Site Size:	4.95 Acres

Agent: Logan "Hank" Babin, III Cell: (985) 804-9991 E-mail: hank@loganbabin.com

www.loganbabin.com 400 Lafayette St., Houma, LA, 70360 (985) 872-4598

Broker of Record: Bayou Partners Investments, LLC DBA KW Commercial South. Licensed by the Louisiana Real Estate Commission. All information contained herein is deemed reliable, but not guaranteed. It is presented as is, without warranty of any kind. References to square footage, dimensions, and /or age are approximate. Any buyer must verify all information and bears the risks for any inaccuracies. Also subject to errors, omissions, changes in terms and conditions, prior sale, lease, or withdrawal, without notice. ©The Logan Babin Commercial Group of KW Commercial South. Each office is independently owned and operated.

THE LOGAN BABIN COMMERCIAL GROUP of KW COMMERCIAL SOUTH

SIGNALIZED CORNER ON GROWTH CORRIDOR

5 ACRES FOR DEVELOPMENT

3933 LA HIGHWAY 311, HOUMA, LA



Zoned C3 – Neighborhood Commercial, the property supports a wide range of commercial uses, including convenience retail, fuel service, medical office, restaurant concepts, and neighborhood retail centers. The site's size, corner positioning, and signalized access make it particularly well-suited for a flagship convenience store/fuel station or multi-tenant retail development.

Ownership is open to subdivision opportunities, providing flexibility for developers or users seeking smaller pad sites. Additional adjacent acreage may also be available, allowing for expanded development potential.

Agent: Logan "Hank" Babin, III Cell: (985) 804-9991 E-mail: hank@loganbabin.com

www.loganbabin.com 400 Lafayette St., Houma, LA, 70360 (985) 872-4598

Broker of Record: Bayou Partners Investments, LLC DBA KW Commercial South. Licensed by the Louisiana Real Estate Commission. All information contained herein is deemed reliable, but not guaranteed. It is presented as is, without warranty of any kind. References to square footage, dimensions, and /or age are approximate. Any buyer must verify all information and bears the risks for any inaccuracies. Also subject to errors, omissions, changes in terms and conditions, prior sale, lease, or withdrawal, without notice. ©The Logan Babin Commercial Group of KW Commercial South. Each office is independently owned and operated.