THE LOGAN BABIN COMMERCIAL GROUP of KW COMMERCIAL SOUTH

5.5 ACRES ON RETAIL CORRIDOR IN HOUMA

RETAIL DEVELOPMENT LAND

1791 MARTIN LUTHER KING BLVD., HOUMA, LA



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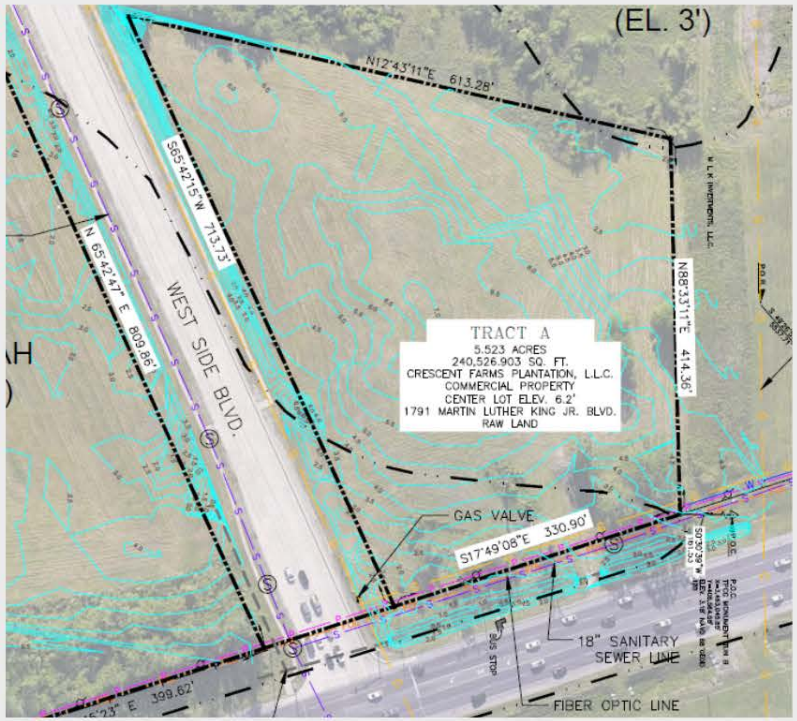
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EXECUTIVE SUMMARY

This ±5.523-acre hard-corner development opportunity is strategically positioned at the signalized intersection of Martin Luther King Jr. Blvd. and Westside Extension—within the primary retail corridor serving the Houma–Thibodaux MSA. With ±28,866 vehicles per day, the site offers exceptional visibility, access, and exposure in one of Terrebonne Parish's most established and expanding commercial/retail nodes.

Zoned C2 – General Commercial, the property is ideally suited for a phased retail development, including two high-visibility pad sites along MLK Jr. Blvd. and a larger anchor tract positioned at the rear for a strip center or junior anchor user. The tract is divisible, offering flexibility for developers, national retailers, or investors seeking to capitalize on strong corridor fundamentals.



Price:	$ 3,850,000.00
Property Type:	Retail/QSR Development
Current Use:	Vacant Land
Site Size:	5.523 Acres

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The surrounding trade area is anchored by a dominant lineup of national retailers including Walmart, Target, Sam's Club, Home Depot, Lowe's, and Academy, along with numerous quick-service and full-service dining operators. Immediate area growth is further supported by a new RaceTrac under construction at the adjacent corner and the planned $70M+ Terrebonne General Health System wellness facility nearby—both expected to significantly increase traffic and consumer draw.

With utilities available (and waterline expansion underway), favorable zoning, and a portion of the site located in Flood Zone X, this offering represents a rare opportunity to acquire a premier retail corner with strong long-term upside in a high-demand corridor.

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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

🚗 High Traffic + Signalized Corner

±28,866 VPD | Hard-Lit Intersection

- Full-access ingress/egress
- Strong corner visibility
- Ideal for drive-thru stacking

Result: Maximum exposure + consistent traffic flow throughout the day

🏗️ Pad-Ready Development

±5.523 Acres | Divisible

Conceptual configuration:
Front: 2 pad sites (QSR / drive-thru)
Rear: Anchor tract (strip center / medical)

✓ Phased development potential
✓ Multiple monetization strategies
✓ Flexibility for developers & users

📈 Growth is Underway

Immediate Catalyst:
RaceTrac (under construction – adjacent 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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