THE LOGAN BABIN COMMERCIAL GROUP of KW COMMERCIAL SOUTH

Residential Development Opportunity in One of Region's Most Established Growth Corridors



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HORSESHOE RD. DEVELOPMENT TRACT

±32 Acres | Residential Development Opportunity | Houma/Thibodaux MSA

EXECUTIVE SUMMARY

Large residential development sites offering favorable flood classifications, strong elevations, and multiple points of public access have become increasingly difficult to find throughout the Houma-Thibodaux market. The Horseshoe Road tract presents a unique opportunity to acquire approximately 32 acres positioned for the next generation of residential growth.

Located immediately south of Thibodaux in northern Terrebonne Parish, the property enjoys convenient access to LA Highway 20, Future Interstate 49 (U.S. Highway 90), and the region's major employment, educational, and healthcare centers. This central location allows future development to serve both the Thibodaux and Houma markets while maintaining the character of an established community.

One of the tract's defining attributes is its extensive public road frontage. With nearly 5,800 feet bordering four public streets, developers have exceptional flexibility when planning neighborhood entrances, internal circulation, utility extensions, and phased development. Few properties of this size offer such adaptable access for creating an efficient and attractive subdivision layout. The property also benefits from being entirely within FEMA Flood Zone X, with estimated elevations ranging from approximately 10.7 to 11.5 feet. These characteristics enhance its appeal for residential development and provide greater confidence in long-term planning.

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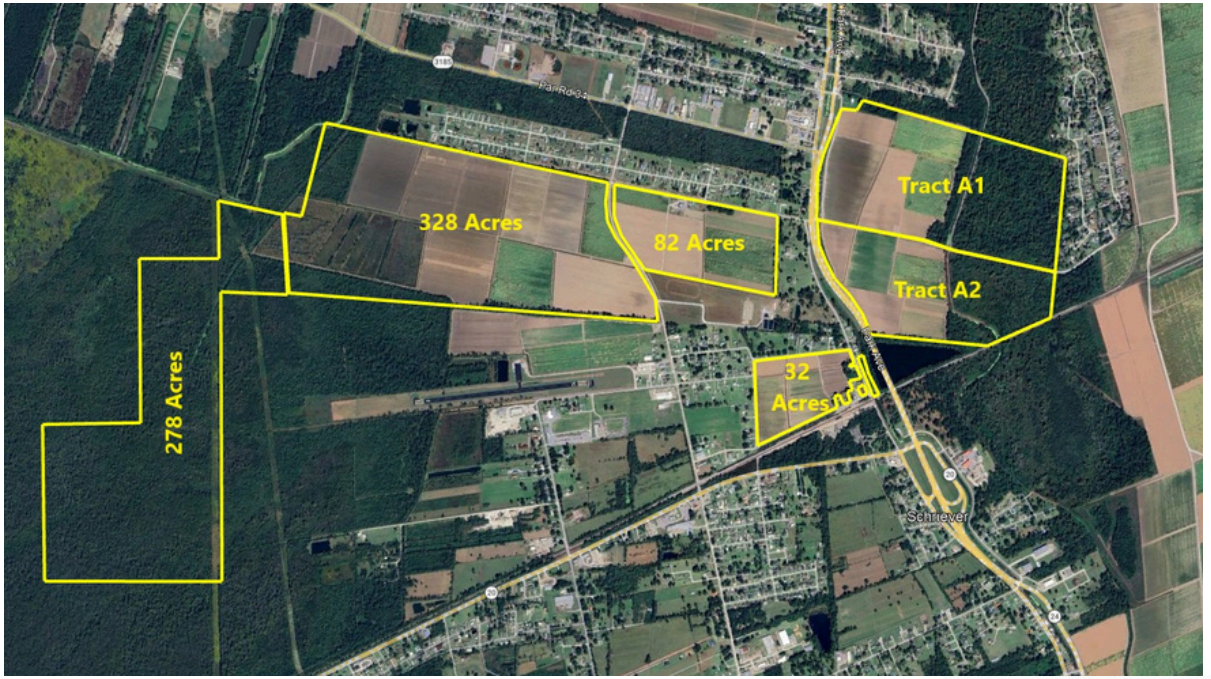
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Currently used for agricultural production, the unzoned property provides flexibility for a variety of residential concepts, including traditional single-family neighborhoods, executive homesites, age-targeted communities, or other low-density residential projects, subject to governmental approvals.

As continued investment strengthens the Houma-Thibodaux region through expanding healthcare, higher education, and commercial growth, well-located residential land with these physical characteristics is becoming increasingly scarce. This property offers developers an opportunity to create a community that serves today's market while benefiting from long-term regional growth.

Additional sites from same owner located nearby and available in development portfolio.



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