THE LOGAN BABIN COMMERCIAL GROUP of KW COMMERCIAL SOUTH

A Rare Opportunity to Create Houma-Thibodaux's Next Great Community



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

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2630 LA HIGHWAY 316, BAYOU BLUE, LA

±235 Acres | Residential Development Opportunity | Houma/Thibodaux MSA

EXECUTIVE SUMMARY

Development opportunities that combine buildable acreage, natural green space, and regional accessibility are increasingly uncommon throughout South Louisiana. The ±234.46-acre tract along LA Highway 316 offers exactly that combination, creating an opportunity to develop a community unlike anything currently available in the Houma market. Located in Lafourche Parish only minutes from Future Interstate 49 and connected directly to Houma through the Bayou Gardens Boulevard Extension, the property provides exceptional access to the area's expanding commercial, medical, educational, and employment centers while maintaining the privacy and natural character increasingly desired by today's buyers.

The property's layout naturally supports phased development. The front ±87.75 acres, formerly used for agricultural production, presents an ideal setting for residential neighborhoods, executive homesites, mixed-use development, educational campuses, or neighborhood-serving commercial uses. Its relatively open topography offers flexibility for planning while preserving future expansion opportunities. Beyond the Hollywood Canal, approximately 146.71 acres of wooded property create a remarkable natural amenity. Rather than simply serving as undeveloped land, this acreage offers opportunities for conservation, recreational trails, wildlife habitat, stormwater management, hunting, and long-term land stewardship. Developers increasingly recognize the value that preserved natural environments bring to modern communities, enhancing both marketability and quality of life.

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The property's strategic location has been strengthened considerably by the completion of the Bayou Gardens Boulevard Extension, which now provides a direct route into Houma's primary retail and commercial district. Residents would enjoy convenient access to shopping, restaurants, healthcare providers, educational institutions, and major employers within minutes.

The previous sale of frontage acreage for a future fire station further reinforces the long-term public investment occurring along this corridor and enhances the attractiveness of future residential development.

Whether envisioned as a master-planned residential community, an institutional campus, a mixed-use neighborhood, or a long-term investment, this property offers flexibility, scale, and natural amenities that are becoming increasingly rare throughout coastal Louisiana.



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