



106 S Cities Service Hwy

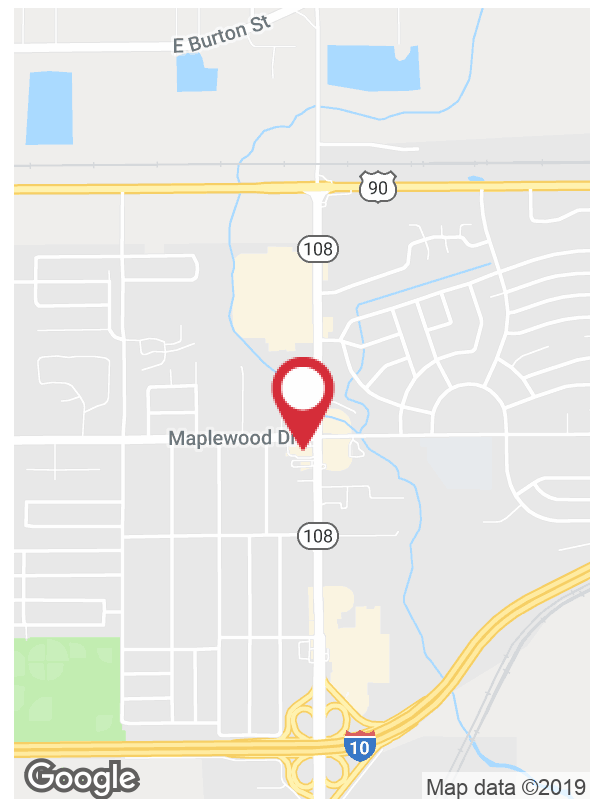
Sulphur, Louisiana 70663

Property Highlights

- Approximately 5,500 SF of restaurant space available in Sulphur, Louisiana
- Dining area is approximately 3,000 SF and seats 130 people
- Drive-thru window & ample parking
- Fixtures, furnishings and equipment not included in sale price
- Rear access from Maplewood Drive
- Building was built in 2016

Sale Price

\$1,500,000



CALL OR EMAIL FOR MORE INFORMATION

For more information

Matt Redd, CCIM, SIOR, CRE

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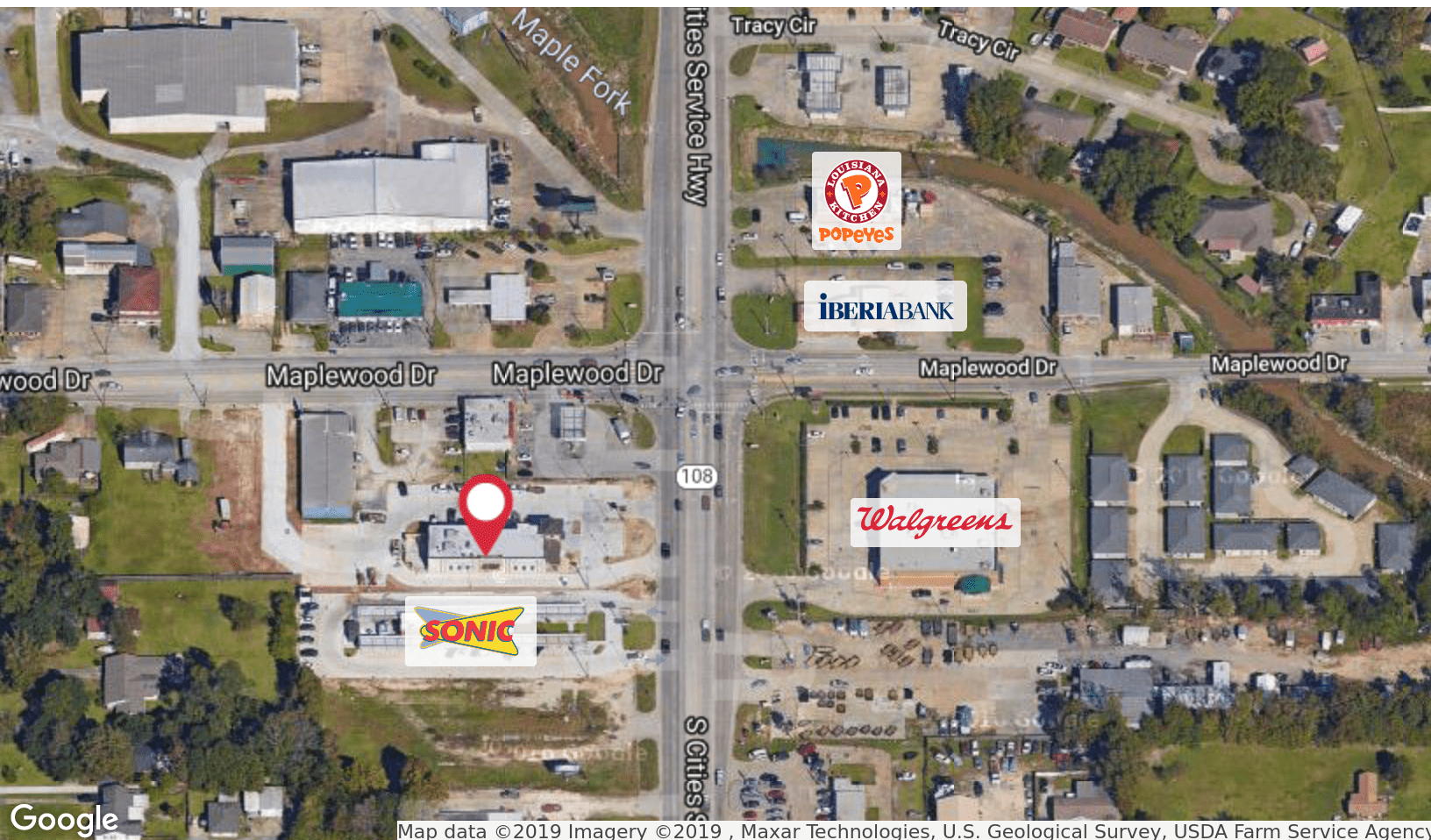
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Property Photos



Location Maps



KEY FACTS



27,294

Population

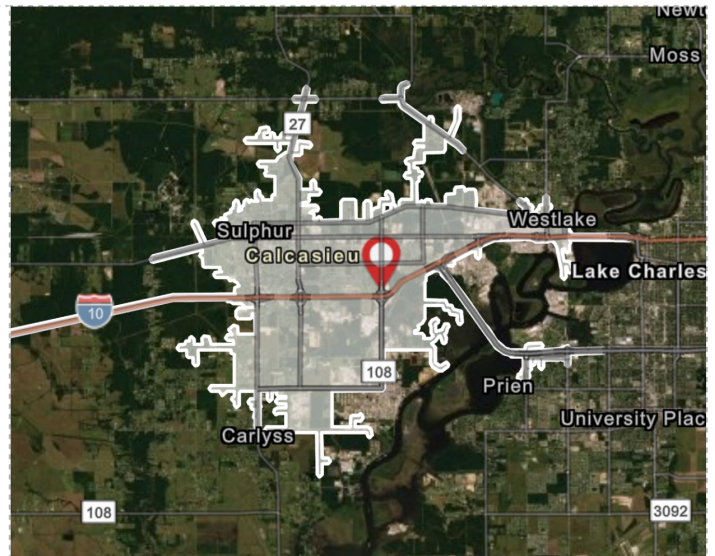
37.5

Median Age



10,758

2018 Total Households



BUSINESS



1,482

Total Businesses



20,728

Total Employees

INCOME



\$76,780

Median Net Worth



\$71,081

2018 Average Household Income

EDUCATION

12%

No High School Diploma



38%

High School Graduate



32%

Some College



18%

Bachelor's/Grad/Prof Degree

EMPLOYMENT



52%

White Collar



31%

Blue Collar



17%

Services

4.1%

Unemployment Rate

Demographics are captured from a 10 minute drive time of the subject property

Sulphur, Louisiana



Area Overview

The City of Sulphur, Louisiana, named for the chemical and mining industry that helped establish Calcasieu Parish in the late 1800's, is the 13th largest city in Louisiana with a population of nearly 22,000. Sulphur, Louisiana is referred to as "the pride of Southwest Louisiana", drawing that slogan from citizens who take pride in their heritage, as well as the future of Sulphur.

Also known as the Gateway to the Creole Nature Trail All-American Road, Sulphur is a city that has seen considerable growth over the past few years.

There is a particular magic in the city of Sulphur, Louisiana, which offers its visitors a memorable and enjoyable stay. Recent host to the nation as the site for the Dixie Boys Super World Series, the city features world-class sporting facilities, delicious and authentic restaurants and exciting and beautiful points of interest.

Area Highlights

- Fastest growing MSA in Louisiana for four straight years
- Third fastest growing MSA in the country
- \$126 billion in industrial announcements since 2012, of which \$55.9 billion are already constructed or underway
- Retail sales per capita in Southwest Louisiana are 84% higher than the national average (*Source: Commerce Department's Bureau of Economic Analysis*)
- Area's Gross Domestic Product (GDP) increased by 8.1%, beating out 382 cities, 267 of which also saw increases

Restaurant Space

Casa Manana | Sulphur, Louisiana



MATT REDD, CCIM, SIOR, CRE

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PROFESSIONAL BACKGROUND

Actively involved in both tenant and landlord representation. Expertise in site selection, leasing, sales, build to suits and investment sales. Focused on serving corporate clients by providing real estate and supply chain solutions, Matt has represented clients in both the acquisition and disposition of multi-family, office space, and industrial properties throughout Southwest Louisiana.

EDUCATION

Western State Colorado University, 1995

B.A. Resort Management

Harvard Business School

Owner/President Management Program 50, 2015-2017

MEMBERSHIPS

CCIM - Certified Commercial Investment Member, 2005-Present

A CERTIFIED COMMERCIAL INVESTMENT MEMBER (CCIM) is a recognized expert in the commercial and investment real estate industry. The CCIM lapel pin is earned after successfully completing a designations process that ensures CCIMs are proficient not only in theory, but also in practice.

SIOR – Society of Industrial and Office REALTORS, 2011-Present

The SOCIETY OF INDUSTRIAL AND OFFICE REALTORS® is the leading professional commercial and industrial real estate association. Real estate professionals who have earned the SIOR designation are recognized by corporate real estate executives, commercial real estate brokers, agents, lenders, and other real estate professionals.

CRE – Counselor of Real Estate, 2015

The Counselors of Real Estate is the membership organization established exclusively for real estate advisors who provide intelligent, unbiased, and trusted advice for a client or employer. The organization serves 1,100 members worldwide, all who hold the "CRE" credential. CREs are linked to one another by their commitment to integrity, competence, community, trust, and service.