



**CBRE**

**BOSS REAL ESTATE GROUP | HOUMA, LA**  
**4800 HIGHWAY 311 | HOUMA, LA 70360**

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Broker of Record

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# INVESTMENT HIGHLIGHTS

**Flex Industrial Headquarters Space** – 14,893 SF of Office Space with AC / heat zoned control, multiple conference rooms and bunk house facilities

**New 5 Year NNN Lease** - 5 year lease will be signed upon the close of escrow

**Diverse-Use Warehousing** – 7 Grade-Level Doors, Covered Outside Storage, Clearspan Building, 28' Clear Height, 15 Ton Girder Bridge Crane, Three Phase Heavy Power, 250 KW Generator with Gas Compressor and Secondary Warehouse Building on this 3.67 Acre site

**Centrally Located within Louisiana** – Houma is located between New Orleans, Baton Rouge, and Lafayette. 54 Miles from New Orleans Airport and under 100 miles to both Baton Rouge and Lafayette

**Directly Off HWY-311 in a Heavy Industrial District** – This is a heavy Industrial property surrounded by light and heavy industrial tenants with quick access to U.S. Route 90

**Asking Price Over \$1M Below Estimated Replacement Cost** – Recent Appraisal estimates the building being valued at \$5,166,000 on a Cost Approach



# OFFERING SUMMARY

**PRICE: \$3,950,000**

**CAP RATE: 7.75%**

NET OPERATING INCOME	\$306,000
GROSS LEASABLE AREA	35,521 SF
OFFICE SPACE	14,893 SF
LOT SIZE	3.67 ACRES
YEAR BUILT	2011
GRADE LEVEL DOORS	7
COVERED STORAGE	YES - ADJACENT
CRANE	15 TON GIRDER BRIDGE CRANE
FOUNDATION	REINFORCED CONCRETE SLAB
CONSTRUCTION	STEEL
STORIES	2
CLEAR HEIGHT	28'
LEASE TERM	5 YEARS
OPTIONS	1 X 5 YEAR
RENT INCREASES	10% IN OPTION

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# PROPERTY LOCATION

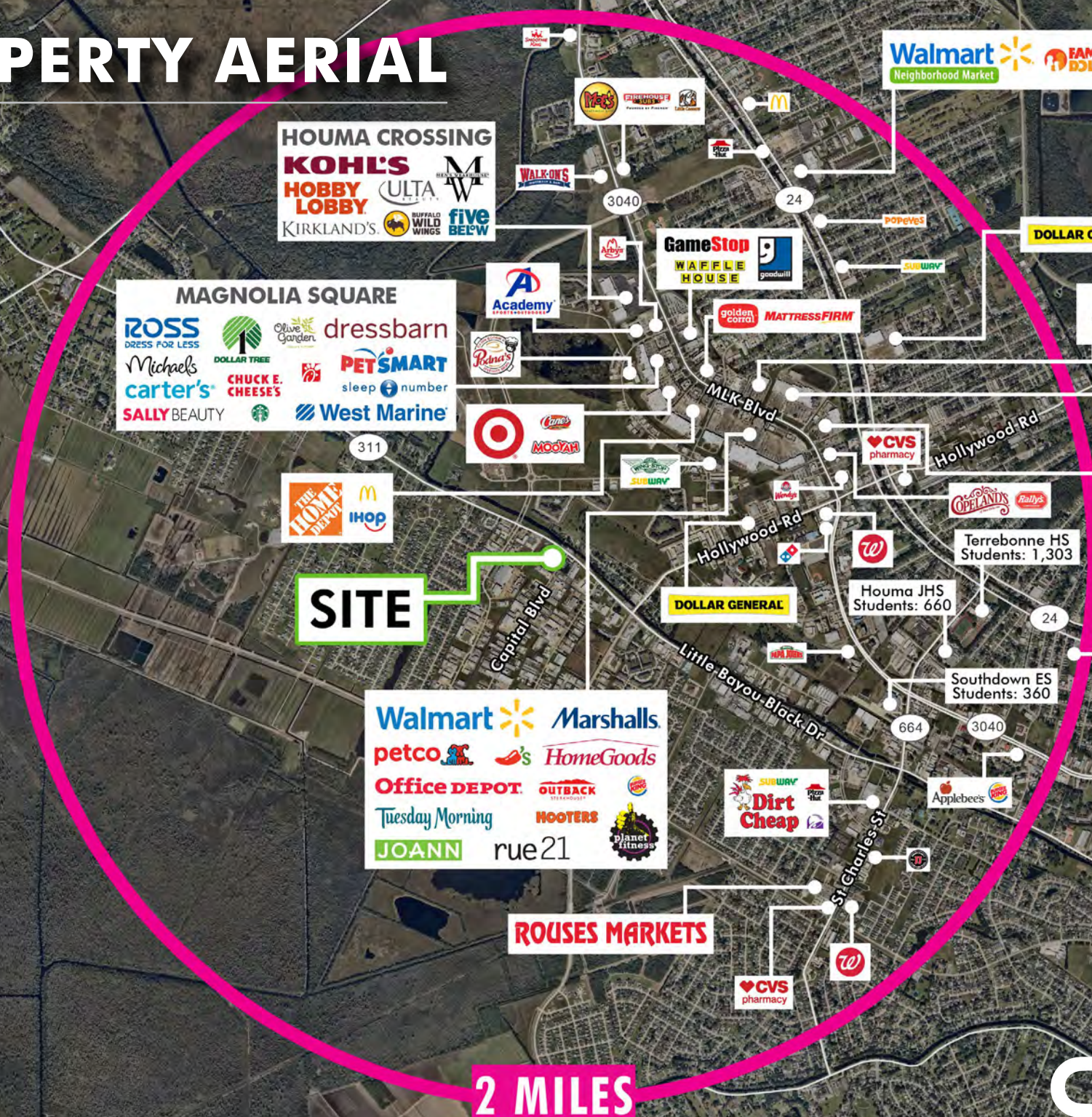
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# PROPERTY AERIAL





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# DEMOGRAPHICS

## POPULATION (2019)

1 MILE	3,888
3 MILES	41,953
5 MILES	64,321
7 MILES	85,849

## HOUSEHOLDS (2019)

1 MILE	1,500
3 MILES	16,214
5 MILES	24,237
7 MILES	31,653

## AVG HH INCOME (2019)

1 MILE	\$93,533
3 MILES	\$73,219
5 MILES	\$66,434
7 MILES	\$65,756

## ANNUAL POPULATION GROWTH RATE (1 MILE)

2010 - 2019	4.92%
2019 - 2024	1.42%





# WHY HOUMA?

Houma is the largest city in, and the parish seat of, Terrebonne Parish and is strategically located centrally to New Orleans, Baton Rouge, and Lafayette. Within an hour's drive, our residents can rendezvous in the historic French Quarter for dinner, spend the weekend entertaining business prospects on an offshore charter excursion or enjoy one of many airboats, swamp, or plantation tours.

**HOUMA NAMED AMONG  
"NICEST PLACES IN AMERICA" IN  
2019**

**HOUMA IS LOCATED IN  
LOUISIANA'S BAYOU COUNTRY  
WHICH CONTAINS OVER 2,500  
SQUARE MILES OF MYSTERIOUS  
SWAMPS AND VAST WETLANDS**

**OVER 1 MILLION PEOPLE VISIT  
NEW ORLEANS FOR MARDI GRAS  
EVERY YEAR**

**LOUISIANA'S COST OF LIVING  
(86.9) IS WELL BELOW NATIONAL  
AVERAGE**

Top regional industries in Houma-Thibodaux are critical inputs to the nation's economy – one that is reliant on products manufactured and services provided by companies located in the region's four-parish area. In addition to powering national commerce, these industries also help to maintain economic stability and growth in the Bayou Region.

The Houma metro area is closely tied to the oil and gas exploration industry and is particularly sensitive to activities in the Gulf of Mexico. About 7.2% of the jobs in the local metro area were in the oil and gas extraction sector this year, including shipbuilding businesses that build supply boats to service oil rigs. The Houma region is expected to add 1,500 jobs in 2020, up 1.8%, and another 3,000 jobs, or 3.5%, by 2021.



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This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property.

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the owner of the Property (the "Owner"), to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and CBRE, Inc. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to

be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Neither the Owner or CBRE, Inc. nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserved the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or CBRE, Inc. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or CBRE, Inc.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return this Memorandum to CBRE, Inc.



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