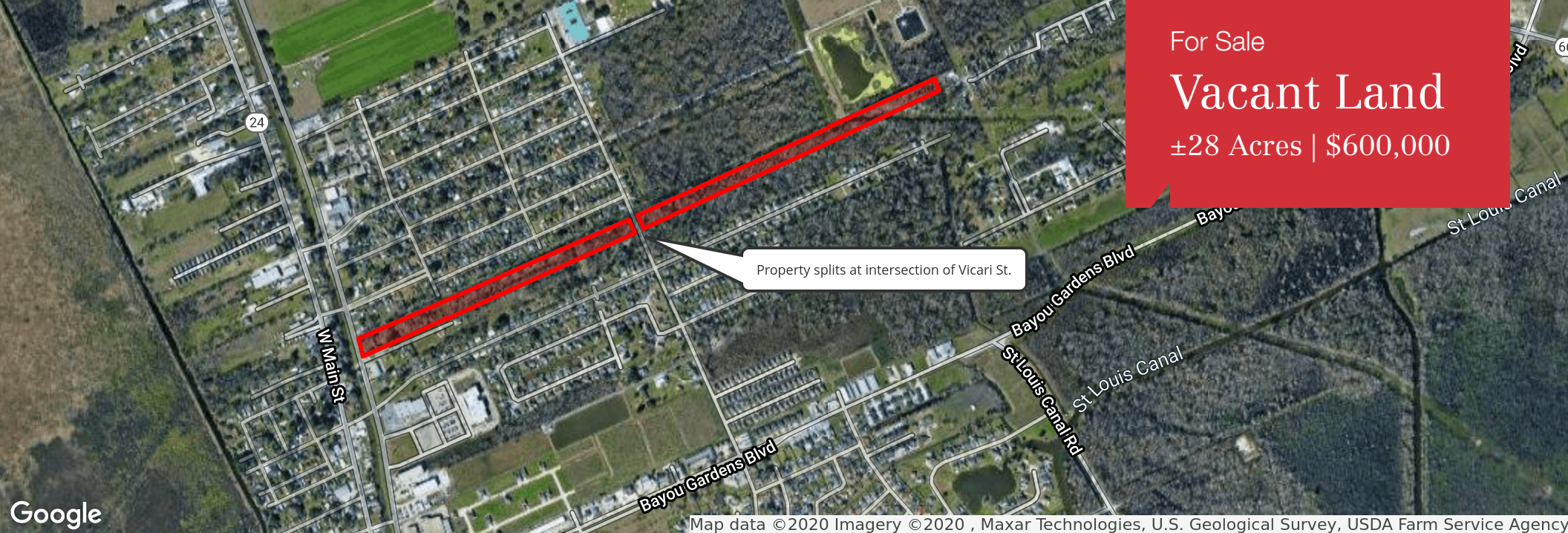


For Sale

# Vacant Land

±28 Acres | \$600,000



Property splits at intersection of Vicari St.

## Sonnier Development Tract

5609 West Park Avenue  
Houma, Louisiana 70360

For more information

**Betty Pei Ching Sun**

O: 504 569 9482 | C: 985 709 7228  
Betty@LatterBlum.com

**Stephanie Koontz**

O: 504 525 1311 | C: 610 248 0690  
skoontz@latterblum.com

### Property Highlights

- Expansive new development opportunity
- ±28 acres of vacant woodland on the left descending bank of Bayou Terrebonne in Houma
- Unique size and location of site allows for a wide variety of uses
- Seller willing to divide the property for sale
- 10 minute drive from US-90 allowing for easy access to surrounding metro areas
- Close proximity to the St. Louis Canal, Southland Mall, and several major retailers including Sam's Club and Rouses

### Sale Price

\$600,000



For Sale

# Vacant Land

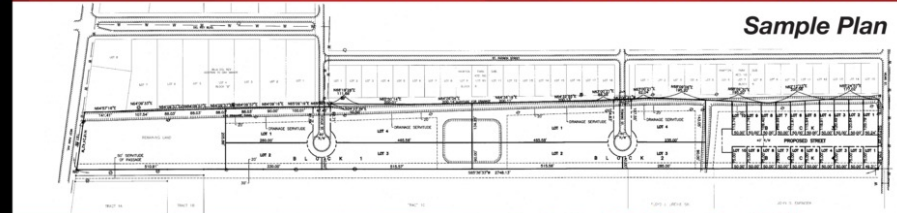
±28 Acres | \$600,000

## Additional Notes For Property:

- There is a 3 Phase Power line all along the length of the property (over 6,000 ft) from West Park all the way to Coteau Road maintained by Entergy
- There are intersections within the Oakshire neighborhood that can be connected from: Euclid Street and Romano Street, as well as Rue Roxanne Street from Idlewild Drive
- Consolidated waterworks main crosses the property on West Park, and also stubs out at the property on Vicari Street from Idlewild Drive
- If you are looking at the map on the preliminary signage, the bottom line is on the adjacent property and indicates the right-of-way for a road. There is a 50 foot right-of-way in total 20 feet from our listing and 30 feet from the adjacent property. This right-of-way is recorded in TPCG. The right-of-way extends the entire length of the property from West Park to the St. Louis Canal extension and beyond.
- Vicari street effectively and approximately splits the property with +/- 14 acres on each side of Vicari Street
- The ditch that exists along the northern side of the property actually continues toward the end and splits a portion of the property leaving an extended triangle across, which becomes the connection to the St. Louis Canal

## DEVELOPMENT OPPORTUNITY

±28 acres of vacant woodland on the bank of Bayou Terrebonne. Variety of possible uses: Industrial, Agricultural, Hospitality, Multi-Family, and more.



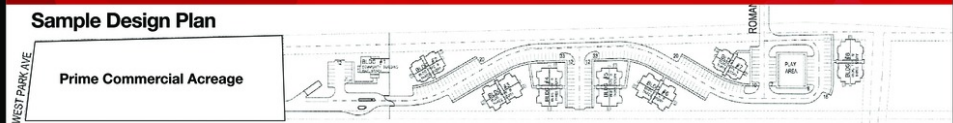
Sample Plan

**NAI**Latter & Blum  
latterblum.com | 504.525.1311

**Betty Pei Ching Sun** 孫佩菁 504.569.9482  
International Liason/Associate Broker Betty@latterblum.com  
**Stephanie Koontz** 610.248.0690  
Associate Agent Skoontz@latterblum.com  
**Chris Waitz** 985.860.9611  
Associate Agent Cwaitz@latterblum.com

## DEVELOPMENT OPPORTUNITY

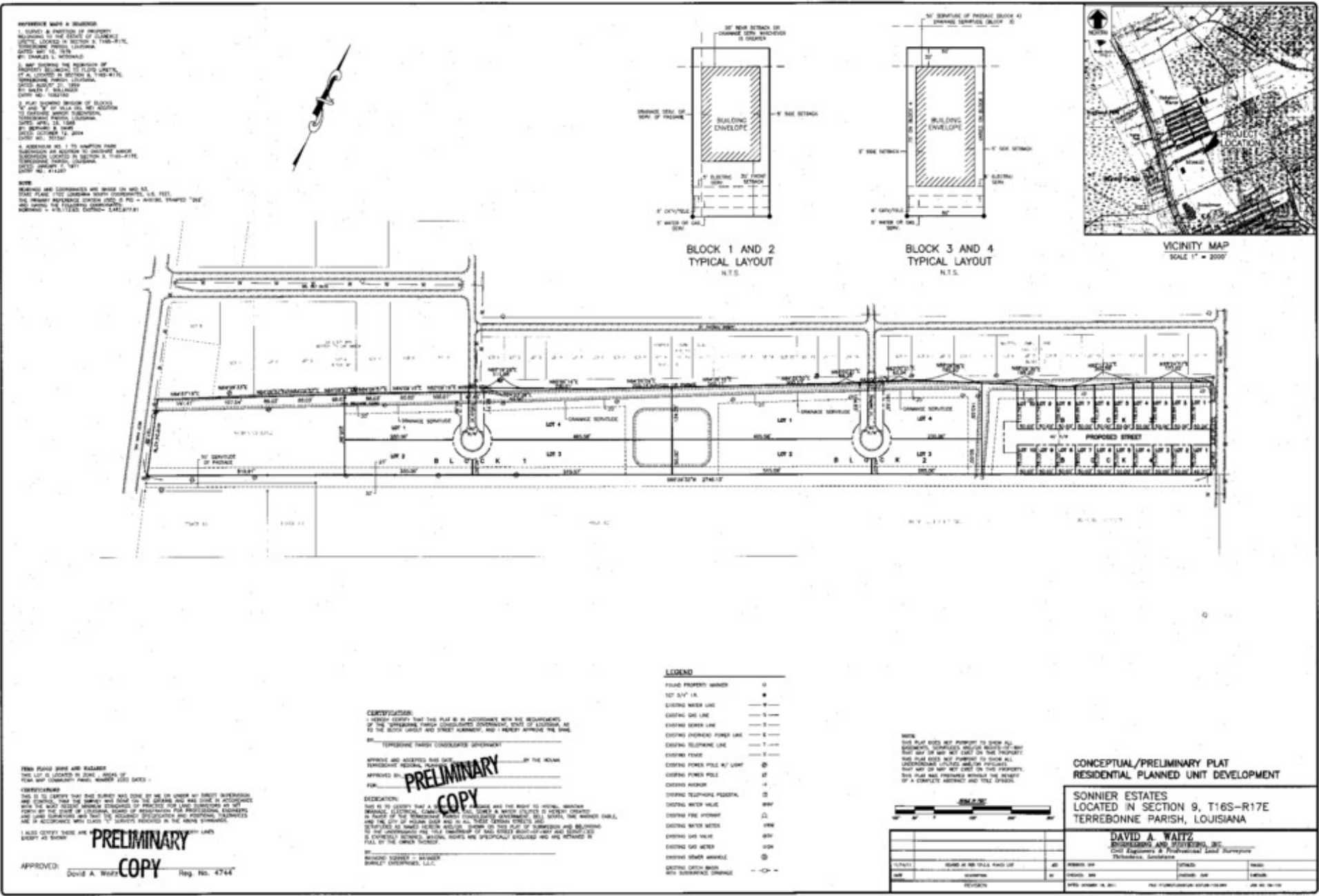
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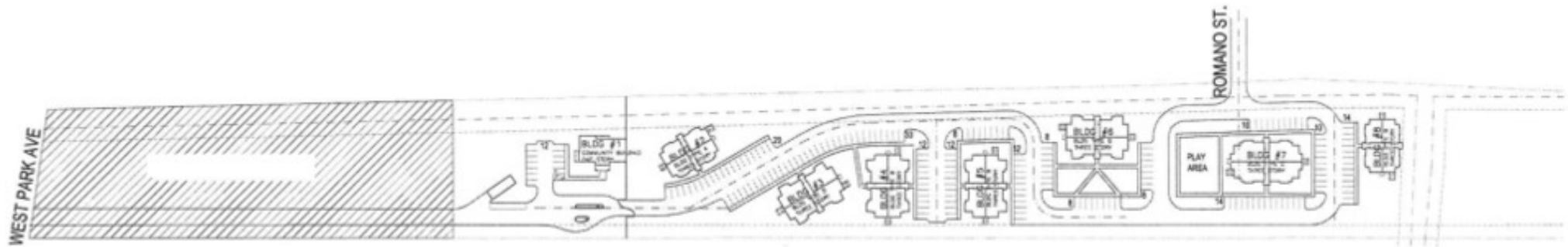
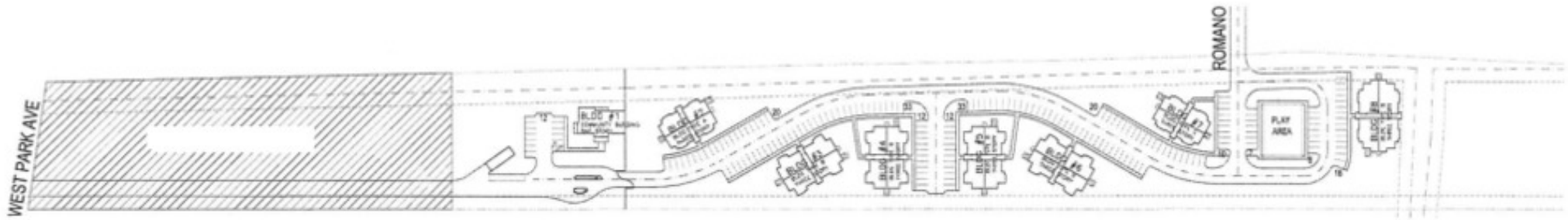
Sample Design Plan

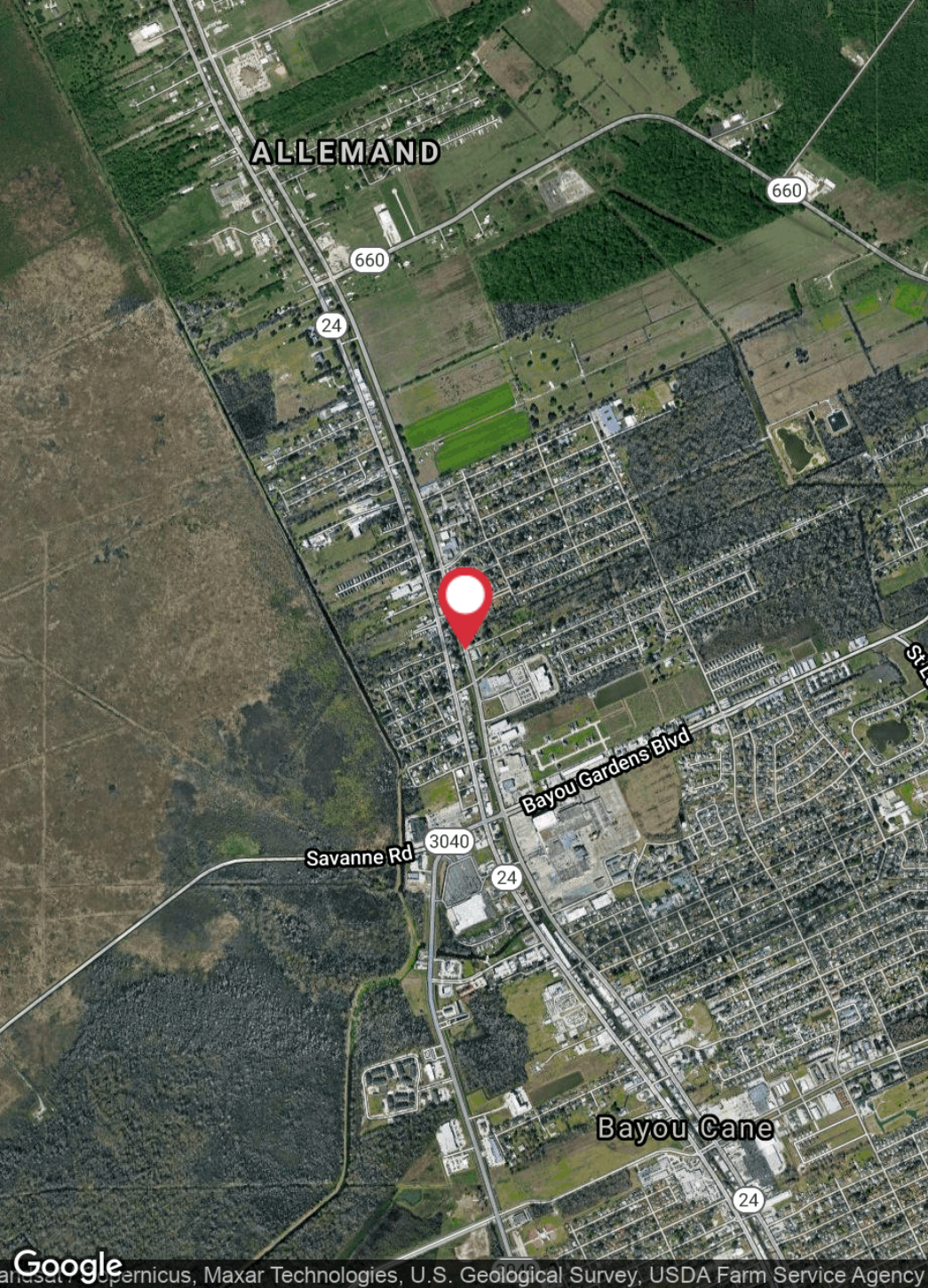
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**Stephanie Koontz** 610.248.0690  
Associate Agent Skoontz@latterblum.com  
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**NAI**Latter & Blum  
latterblum.com | 504.525.1311



# Potential Apartment Layout





# Location Maps

