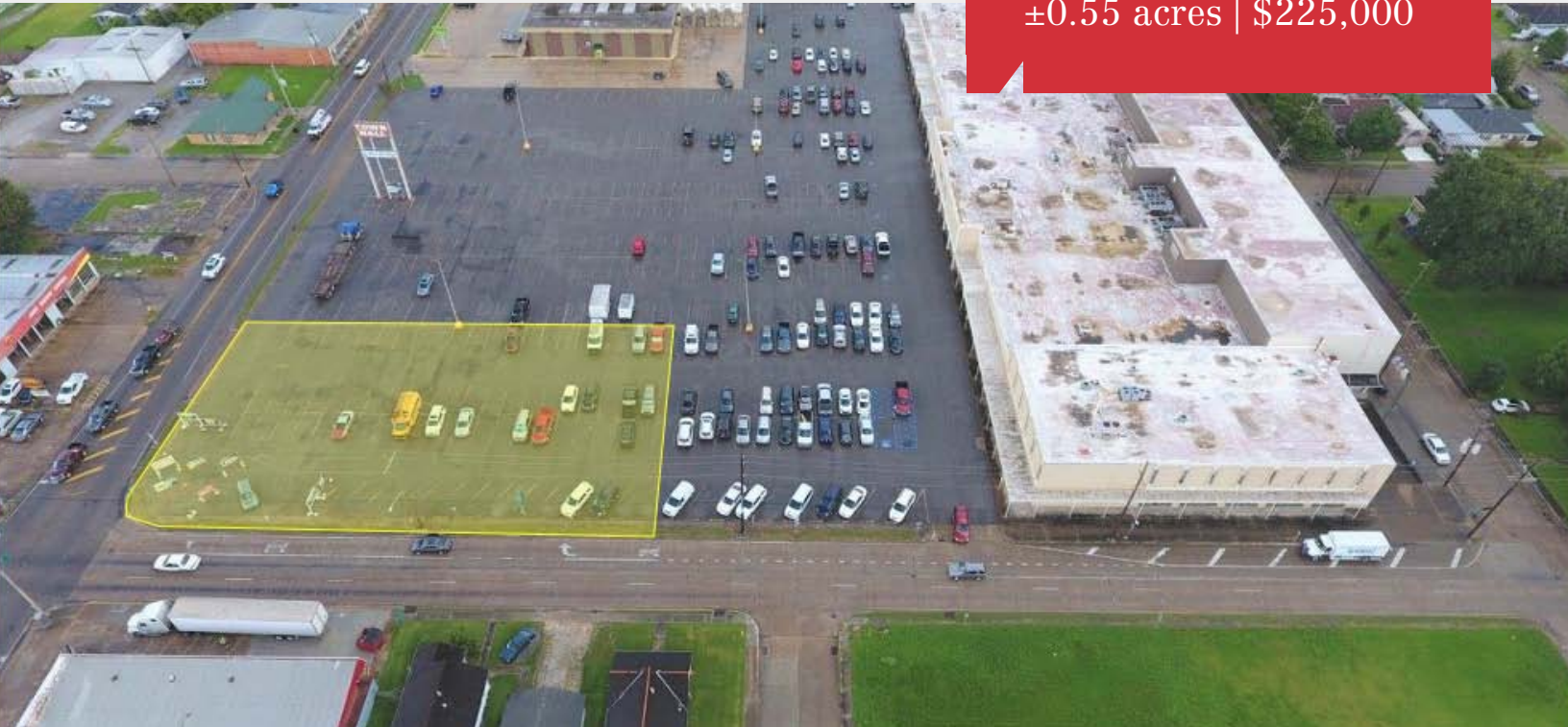


For Sale

## Vacant Land

±0.55 acres | \$225,000



## Lot 2 of Town Hall Commercial Park

Houma, Louisiana 70360

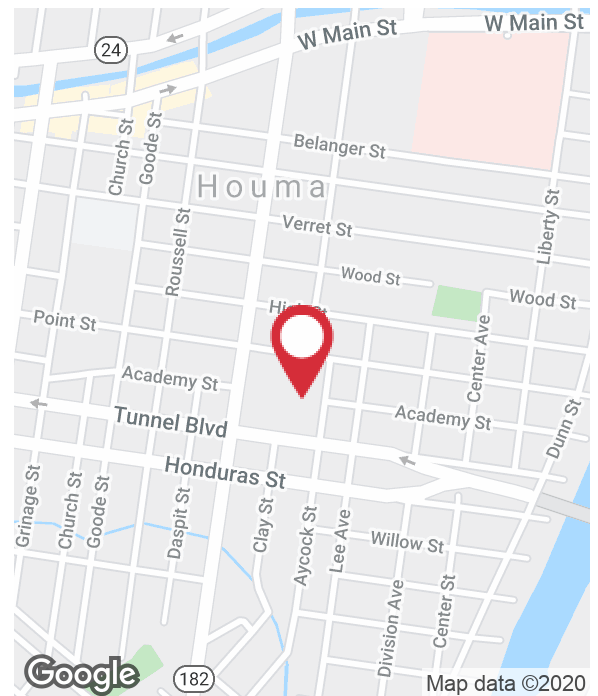
### Property Highlights

- ±0.55 acres of vacant land for sale in the Town Hall Commercial Park
- Located in central Houma at the corner of Barrow Street and Tunnel Boulevard, neighboring the Town Hall multi-tenant, retail/office building
- High visibility site offers many opportunities for general commercial use
- X-500 flood zone (Lowest flood risk)
- Conveniently located 50 miles southwest of New Orleans, 100 miles southeast of Lafayette, and situated on Intracoastal Waterway

### Sale Price

\$225,000

**CALL OR EMAIL FOR MORE INFORMATION**



For more information

**Betty Pei Ching Sun**

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

**Stephanie Koontz**

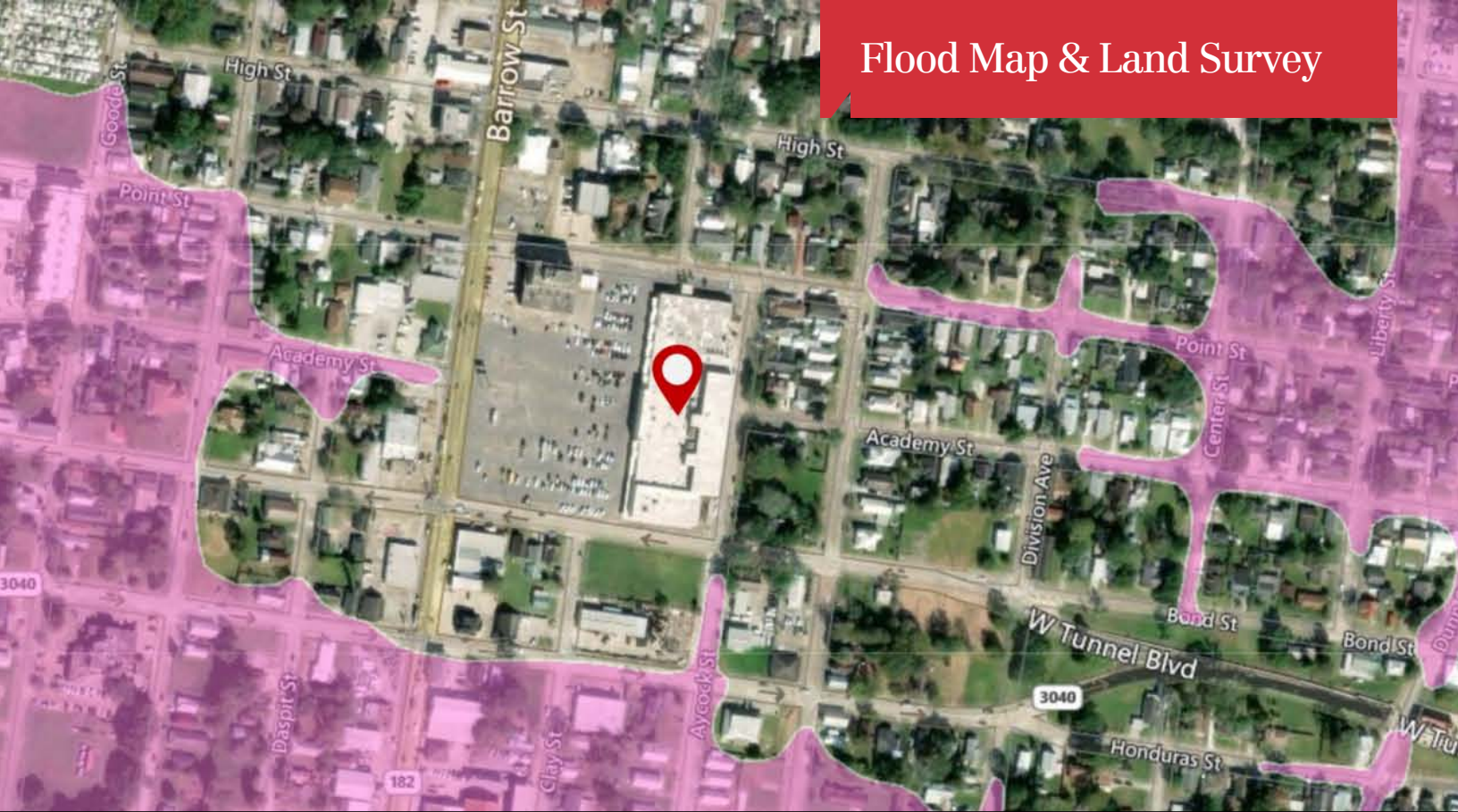
O: 504 525 1311 | C: 610 248 0690  
skoontz@latterblum.com

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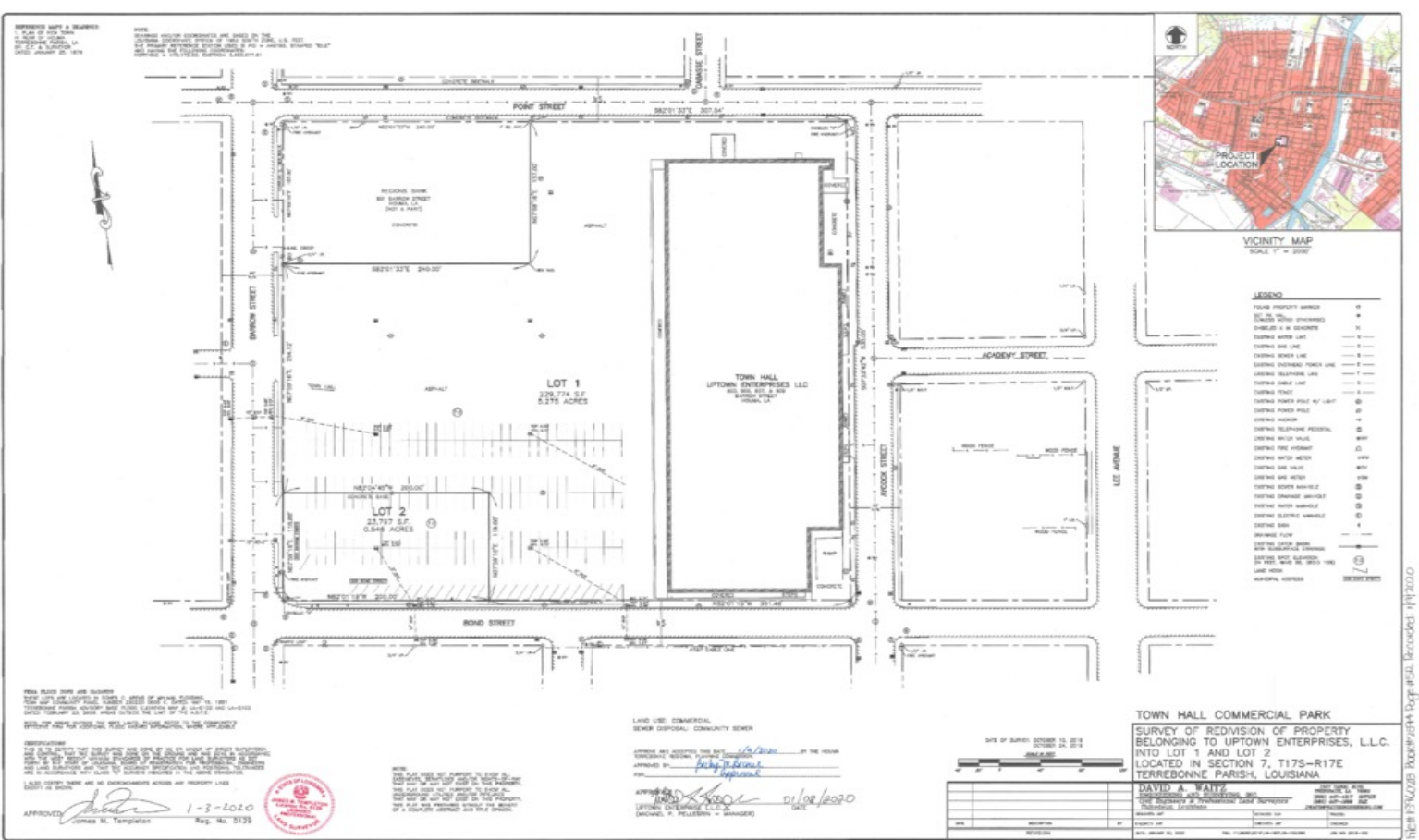
430 Notre Dame Street  
New Orleans, LA 70130  
504 525 1311 tel  
[latterblum.com](http://latterblum.com)

July 07, 2020

# Flood Map & Land Survey



X-500 Flood Zone (0.2% Annual Flood Chance)

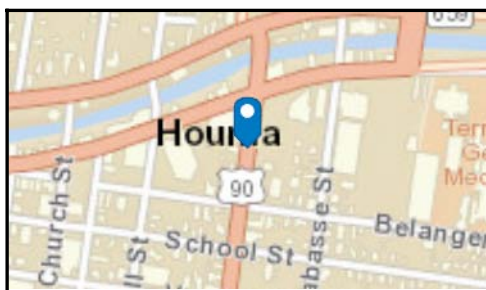
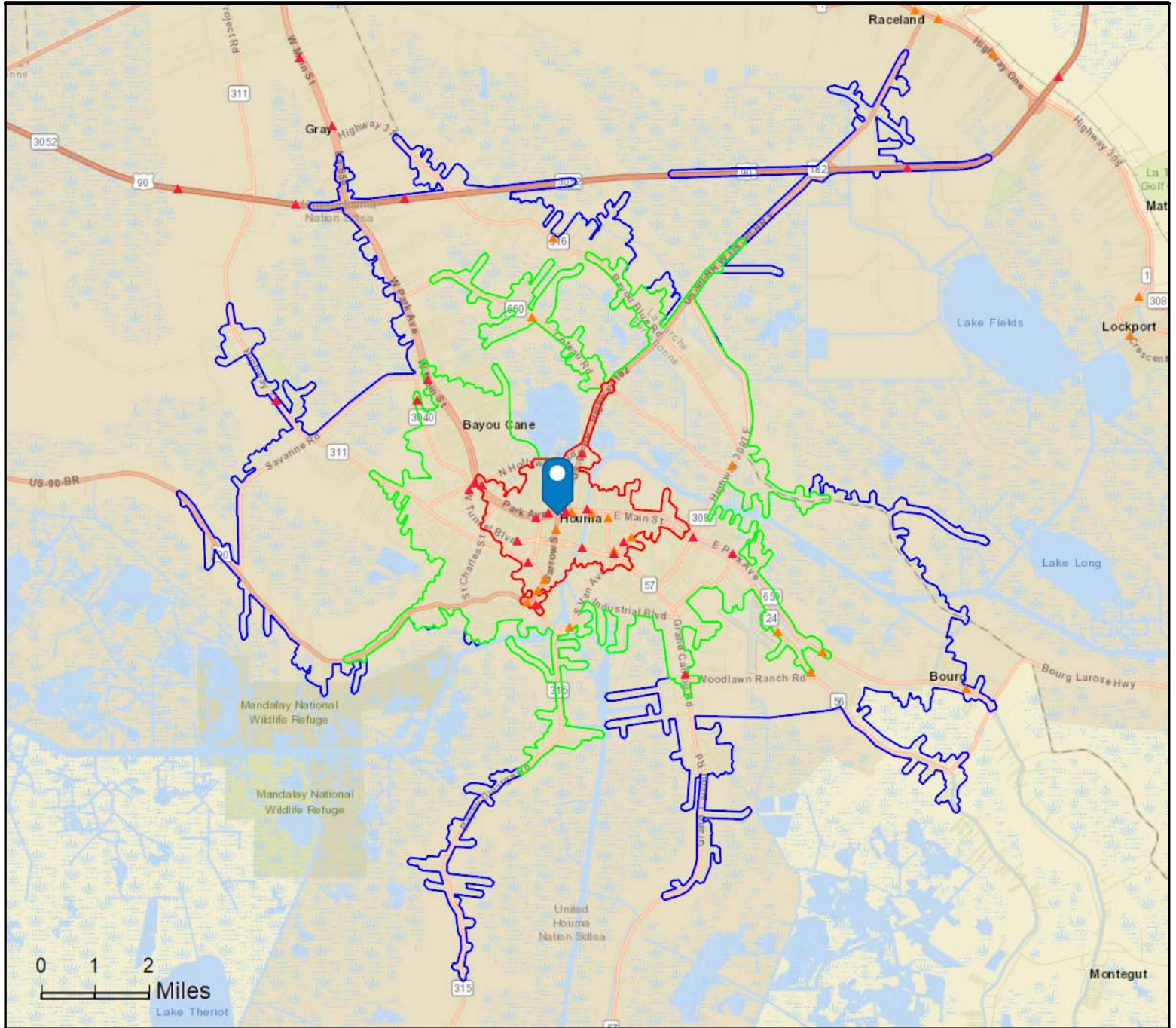


Land Survey (See attachments for larger PDF image)

# Traffic Count Map

Houma, Louisiana 2  
Houma, Louisiana  
Drive Time: 5, 10, 15 minute radii

Prepared by Esri  
Latitude: 29.59733  
Longitude: -90.71913



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day

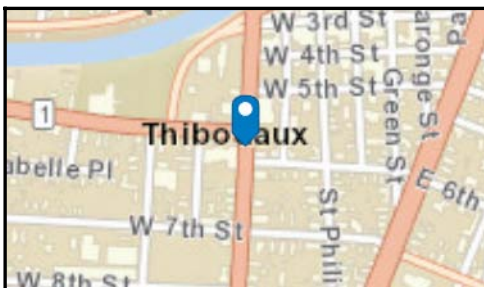
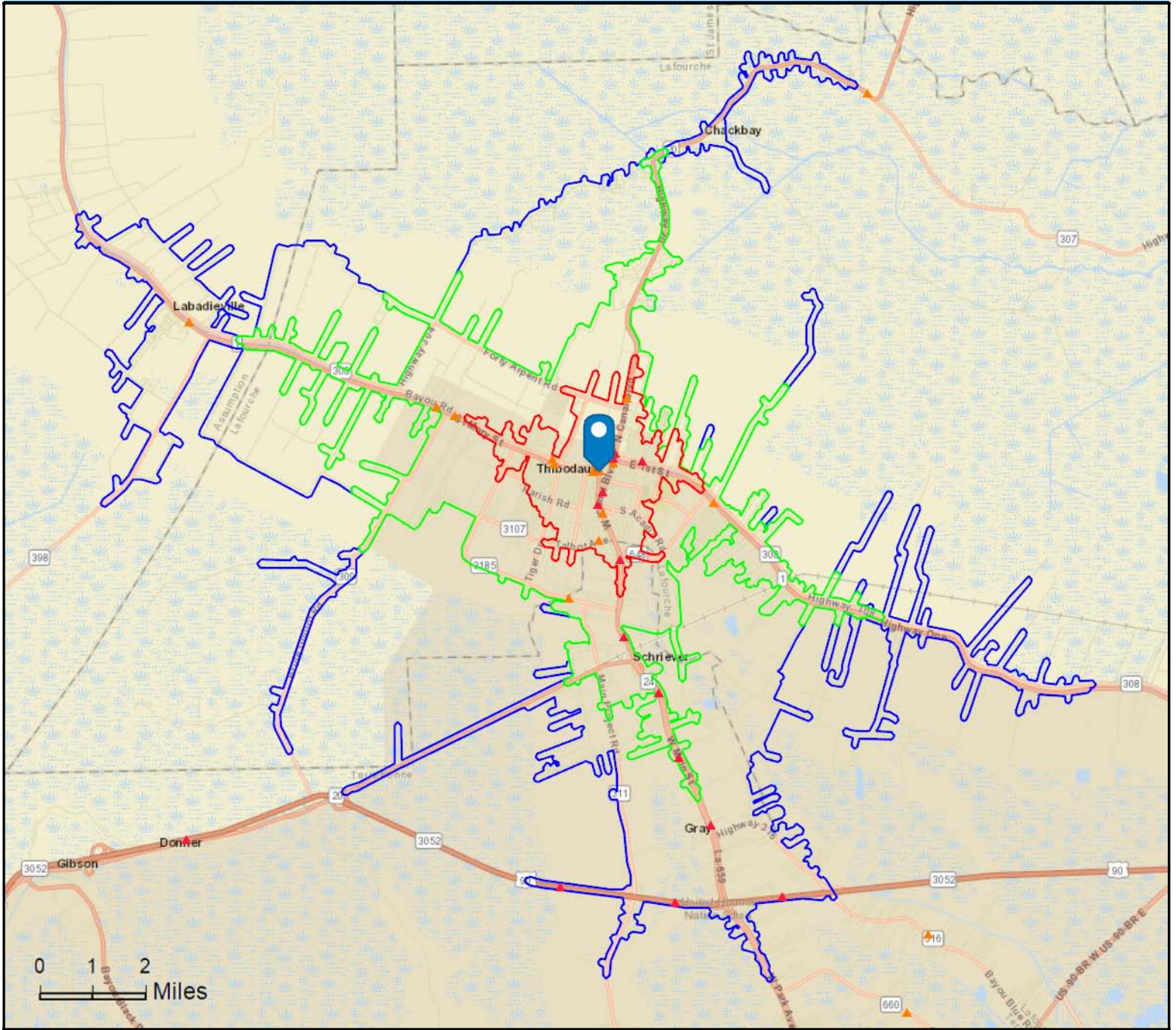


Source: ©2019 Kalibrate Technologies (Q4 2019).

# Traffic Count Map

Thibodaux, Louisiana  
Drive Time: 5, 10, 15 minute radii

Prepared by Esri  
Latitude: 29.79552  
Longitude: -90.82253



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day



Source: ©2019 Kalibrate Technologies (Q4 2019).



## Key Facts

- Population: 211,179
- Median Age: 36.2 years
- Poverty Rate: 18.2%
- Total Households: 76.3k
- Homeownership Rate: 73%
- Median Property Value: \$144,000
- Unemployment: 4.1%

## Employment & Income

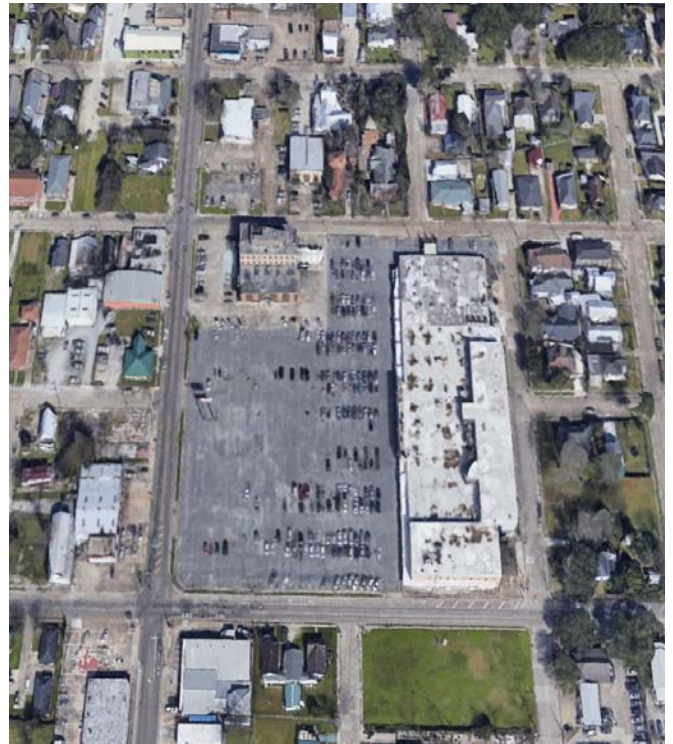
- Total Employees: 90,229
- Median Household income: \$50,013
- Per Capita Income: \$26,869
- White Collar: 53.5%
- Blue Collar: 30%
- Services Industries: 16.5%

## Education

- No High School Diploma: 21%
- High School Graduate: 39%
- Some College: 23%
- Bachelor's/Grad/Prof Degree: 17%

## Economic Development Facts:

- Nicholls State University and Fletcher Technical Community College are both within 15 miles of the subject property
- Fletcher Technical Community College receives an Economic Development Administration grant of \$2.1 million for a new nursing training building, matching \$506,000 in local investment and creating 500 jobs
- In the Louisiana state budget, Nicholls State University is allocated \$8.9 million: \$1.65 million to upgrade Stopher Gymnasium and \$6.7 million (with \$2 million in donations to the university) for renovation of the athletics building, Barker Hall
- In the Louisiana state budget, Fletcher Technical Community College is allocated \$20 million for a precision agriculture building and a workforce building for maritime security, maritime training, and unmanned aircraft training programs
- In 2019 (research from Louisiana Office of Tourism), visitors to Terrebonne Parish generated over \$167 million in spending, producing \$21 million in state and local taxes
- In 2019, visitors spending in Terrebonne Parish created \$60 million in direct earnings and 2,180 direct jobs
- The City of Houma has created a Master Plan for the future development of the downtown area (plan available by request)



20 **DOWNTOWN** 19  
**DEMONSTRATION DAY**

*Imagine the Possibilities*

*Come Home to*  
**DOWNTOWN**

**HOUMA**

JOIN TPCG & THE DDC in their revitalization effort of Houma's historic Main Street corridor.  
www.tpcg.org | 985-873-6569

October 18<sup>th</sup> & 19<sup>th</sup>  
Main Street

# Location Map & Traffic Count

