



## Property Summary

### Description

5.523 Acre, hard lit corner located on the Houma-Thibodaux MSA's retail corridor. This tract is available to purchase as a whole or subdivided into smaller sections (subject to negotiation).

### Key Features

- Almost 29,000 CPD on MLK Blvd.
- Hard-lit corner on major traffic arteries
- Zoned C2 - General Commercial
- Major retail corridor for Houma-Terrebonne MSA
- Site has municipal sewer and water
- Smaller parcels available per negotiation



**OFFERING PRICE:** **\$ 3,850,000.00**

**LAND SIZE:** **5.523 Acres**

**TOTAL FRONTAGE:** **1,045 Linear Feet**

Seller owns multiple tracts on MLK Blvd.

**Multi-Lot View**



## Demographic Statistics

PROXIMITY	1 Mile	3 Miles	5 Miles
Total Population	9,990	43,822	72,117
Median Age	34.37	36.22	35.39
Households	4,153	16,899	26,800
Avg. Household Income	\$63,001	\$68,516	\$65,979

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