

1708 MARTIN LUTHER KING BLVD

HOUMA, LA 70360

FOR LEASE

OPTION A
Ground Lease

OPTION B
Build-to-Suit



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Build-to-Suit



SITE INFORMATION

1708 Martin Luther King Boulevard
Houma, LA 70360

Located in a dense retail corridor along Martin Luther King Boulevard near big box retail (Home Depot, Target, Lowe's, Walmart and Kohl's), fast food, banks, auto dealerships and restaurants.

Houma is located in Terrebonne Parish approximately 60 miles southwest of New Orleans, 80 miles south of Baton Rouge, and is the largest principal city in the Houma-Bayou Cane-Thibodaux MSA.

LOCATION: 1708 Martin Luther King Blvd,
Houma, LA 70360

LOT SIZE: 0.70 acres

ZONING: C-2

TRAFFIC COUNT: 33,643 average daily traffic

PARKING: TBD based on permitted use

FRONTAGE: Approximately 205 FT on
Martin Luther King Blvd

For more information please contact
listing agent

DEMOGRAPHICS

	TOTAL POPULATION	TOTAL # HOUSEHOLDS	MEDIAN HH INCOME	AVERAGE HH INCOME
1 MILE	7,039	2,977	\$43,924	\$57,425
3 MILES	45,863	17,754	\$56,512	\$78,574
5 MILES	74,884	28,062	\$52,300	\$72,242

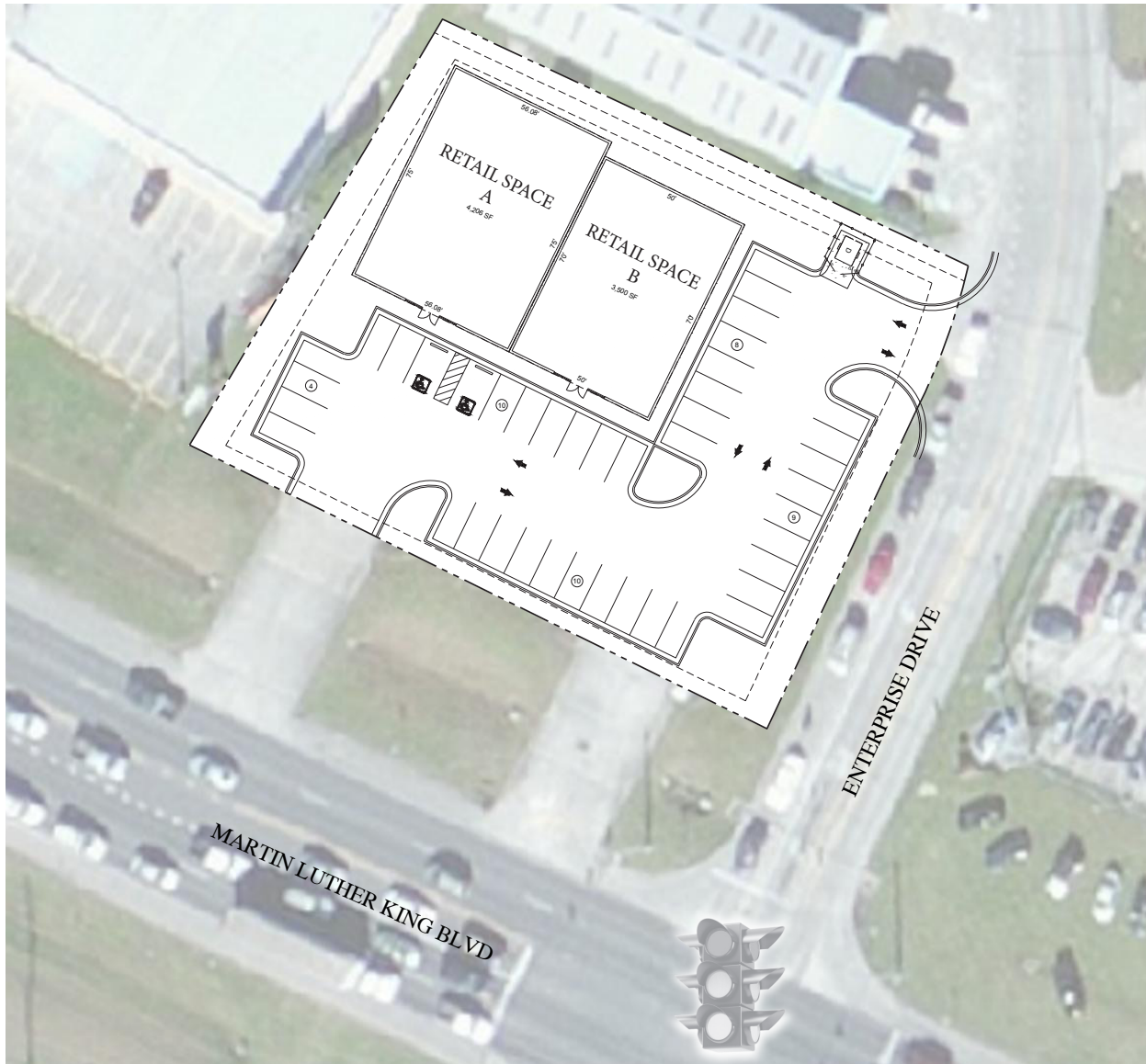
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LOCATION: 1708 Martin Luther King Blvd,
Houma, LA 70360

LOT SIZE: 0.70 acres

SUITE SIZES: 4,206 SF (A); 3,500 SF (B)

ZONING: C-2

TRAFFIC COUNT: 33,643 average daily traffic

PARKING: 41 spaces

FRONTAGE: Approximately 205 FT on
Martin Luther King Blvd

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NOTES:
1) A FULL DUE DILIGENCE STUDY AND SITE VISIT HAVE NOT BEEN COMPLETED AT THIS TIME.
2) A SIGN STUDY HAS NOT BEEN COMPLETED.
3) A VARIANCE FOR A REDUCTION IN THE FRONT LANDSCAPE BUFFER FROM 10' TO 5' IS REQUIRED ALONG BOTH ROADWAY FRONTAGES.
4) A VARIANCE FOR A REDUCTION IN REQUIRED PARKING.

LEGEND	
	EXISTING TRAFFIC SIGNAL
	NUMBER OF PARKING SPACES
	ACCESSIBLE PARKING SPACES
	TRANSFORMER BOX ON PAD
	VEHICLE STACKING POSITION
	STANDARD DUTY ASPHALT PAVING
	HEAVY DUTY ASPHALT PAVING
	DOT SPECIFICATION ASPHALT PAVING
	CONCRETE PAVING
	WB-67 (73.5) DELIVERY TRUCK



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PARTNER X TEAM INTERNATIONAL

SRS COMMERCIAL
REAL ESTATE

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HOUMA, LA 70360

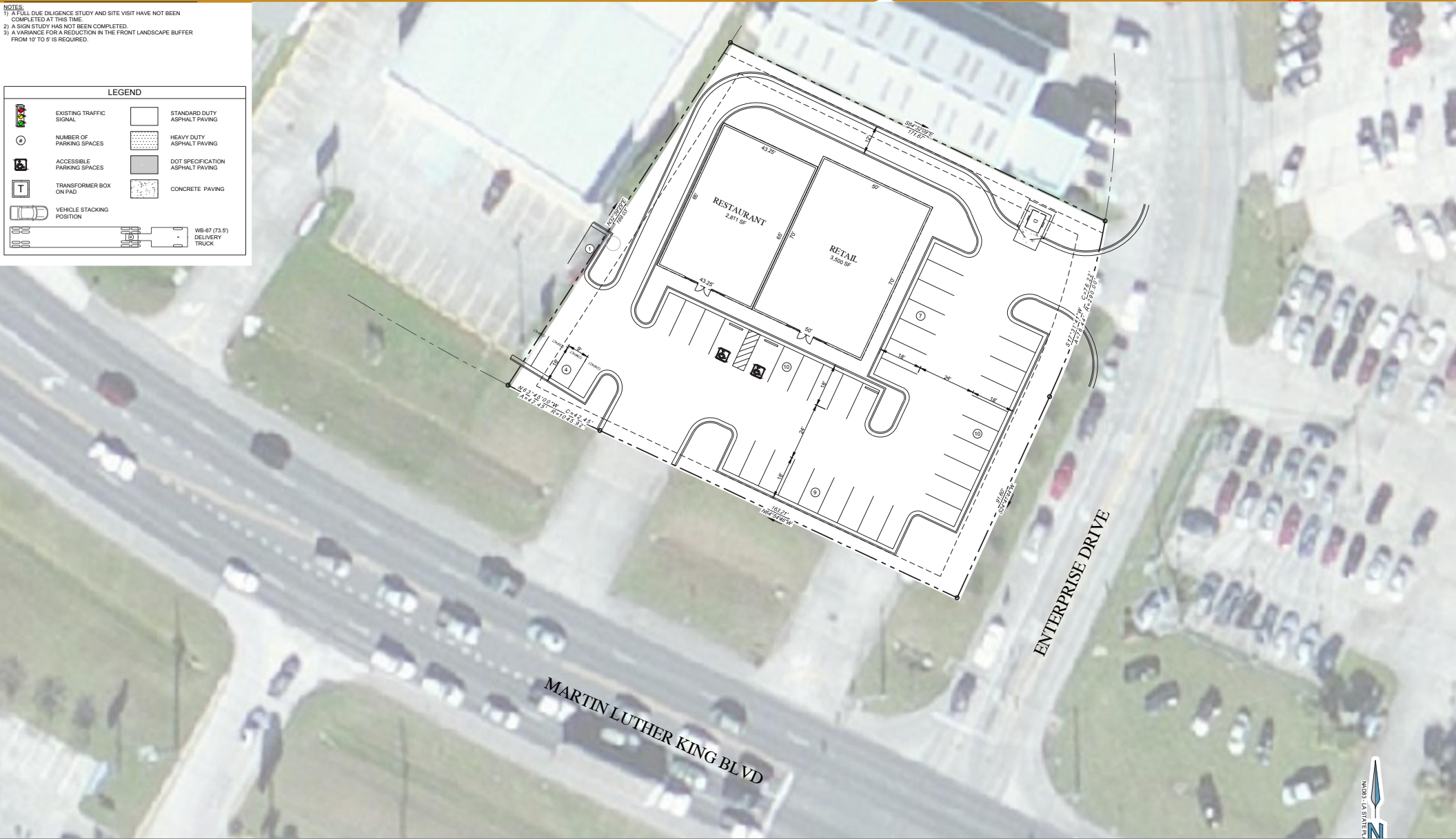
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3) A VARIANCE FOR A REDUCTION IN THE FRONT LANDSCAPE BUFFER FROM 10' TO 5' IS REQUIRED.

LEGEND			
	EXISTING TRAFFIC SIGNAL		STANDARD DUTY ASPHALT PAVING
	NUMBER OF PARKING SPACES		HEAVY DUTY ASPHALT PAVING
	ACCESSIBLE PARKING SPACES		DOT SPECIFICATION ASPHALT PAVING
	TRANSFORMER BOX ON PAD		CONCRETE PAVING
	VEHICLE STACKING POSITION		
	WB-47 (73.5') DELIVERY TRUCK		



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PARTNER X TEAM INTERNATIONAL

SRS
SRS COMMERCIAL
REAL ESTATE

Customer Information Form

What Customers Need to Know When Working With Real Estate Brokers or Licensees

This document describes the various types of agency relationships that can exist in real estate transactions.

AGENCY means a relationship in which a real estate broker or licensee represents a client by the client’s consent, whether expressed or implied, in an immovable property transaction. An agency relationship is formed when a real estate licensee works for you in your best interest and represents you. Agency relationships can be formed with buyers/sellers and lessors/lessees.

DESIGNATED AGENCY means the agency relationship that shall be presumed to exist when a licensee engaged in any real estate transaction, except as otherwise provided in LA R.S. 9:3891, is working with a client, unless there is a written agreement providing for a different relationship.

- The law presumes that the real estate licensee you work with is your designated agent, unless you have a written agreement otherwise.
- No other licensees in the office work for you, unless disclosed and approved by you.
- You should confine your discussions of buying/selling to your designated agent or agents only.

DUAL AGENCY means an agency relationship in which a licensee is working with both buyer and seller or both landlord and tenant in the same transaction. Such a relationship shall not constitute dual agency if the licensee is the seller of property that he/she owns or if the property is owned by a real estate business of which the licensee is the sole proprietor and agent. A dual agency relationship shall not be construed to exist in a circumstance in which the licensee is working with both landlord and tenant as to a lease that does not exceed a term of three years and the licensee is the landlord. Dual agency is allowed only when informed consent is presumed to have been given by any client who signed the dual agency disclosure form prescribed by the Louisiana Real Estate Commission. Specific duties owed to both buyer/seller and lessor/lessee are:

- To treat all clients honestly.
- To provide factual information about the property.
- To disclose all latent material defects in the property that are known to them.
- To help the buyer compare financing options.
- To provide information about comparable properties that have sold, so that both clients may make educated buying/selling decisions.
- To disclose financial qualifications to the buyer/lessee to the seller/lessor.
- To explain real estate terms.
- To help buyers/lessees arrange for property inspections
- To explain closing costs and procedures.

CONFIDENTIAL INFORMATION means information obtained by a licensee from a client during the term of a brokerage agreement that was made confidential by the written request or written instruction of the client or is information the disclosure of which could materially harm the position of the client, unless at any time any of the following occur:

- The client permits the disclosure by word or conduct.
- The disclosure is required by law or would reveal serious defect.
- The information became public from a source other than the licensee.

By signing below you acknowledge that you have read and understand this form and that you are authorized to sign this form in the capacity in which you have signed.

Buyer/Lessee:

Seller/Lessor:

By: _____
Title: _____
Date: _____
Licensee: _____
Date: _____

By: _____
Title: _____
Date: _____
Licensee: _____
Date: _____

