



MAJOR PRICE REDUCTION 1.9 ACRE DEVELOPMENT SITE

203 N Canal Blvd, Thibodaux, LA 70301

MATT EATON, CCIM • PARTNER
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PROPERTY DESCRIPTION

This property covers approximately 1.96 acres with 236 feet of frontage on N Canal Blvd. This former hotel site has access points from all 3 surrounding roads/highways. The site is situated about 1 mile from Nicholls State University and 1 mile from downtown Thibodaux, LA. It is located on a premier commercial corridor and is surrounded by national and local retailers such as Rouses Supermarket, CVS, Domino's, Five Guys, Smoothie King, Chick-fil-A, McDonald's, TJ Maxx, Planet Fitness and many more.



OFFERING SUMMARY

Sale Price:	\$1,350,000
Lot Size:	1.9 Acres
Road Frontage:	236 Feet
Zoning:	C-2

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,724	11,966	15,764
Total Population	6,544	30,443	40,526
Average HH Income	\$98,719	\$89,727	\$91,835

LAND FOR SALE

PROPERTY SUMMARY

SOUTHEAST COMMERCIAL REAL ESTATE | 2310 19th Street, Gulfport, MS 39501 | 3900 N Causeway Blvd., Suite 100, Metairie, LA 70002 | www.southeastcre.com



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AERIAL



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ADDITIONAL PHOTOS



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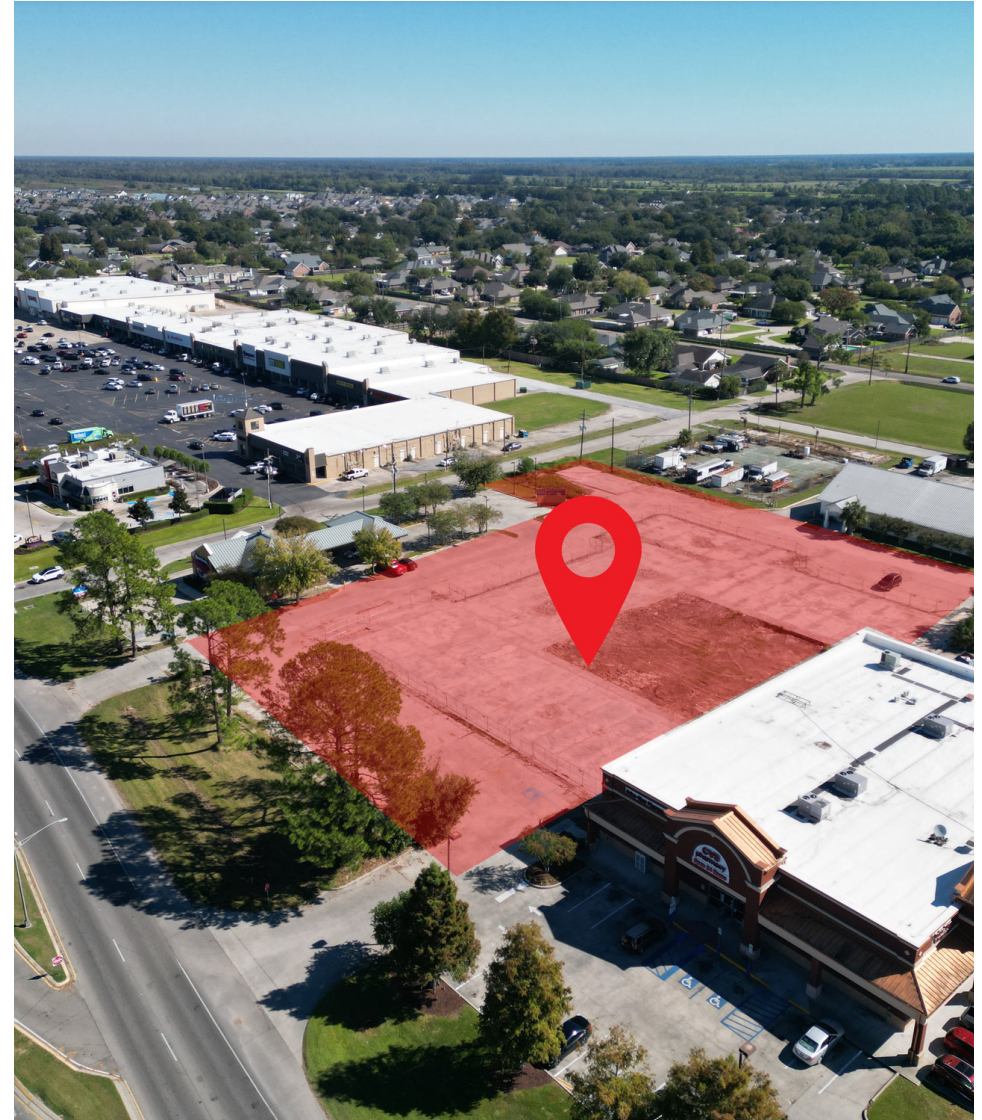
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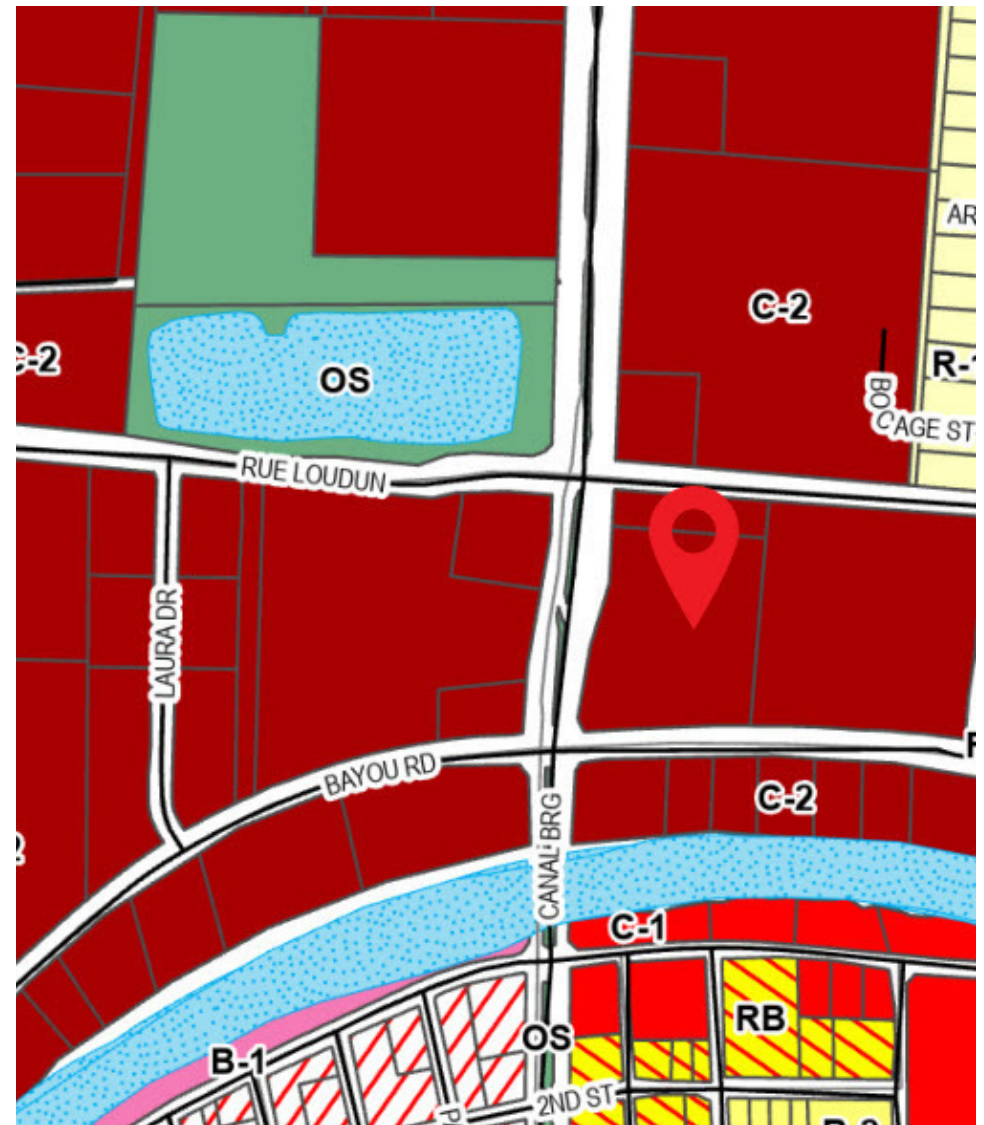
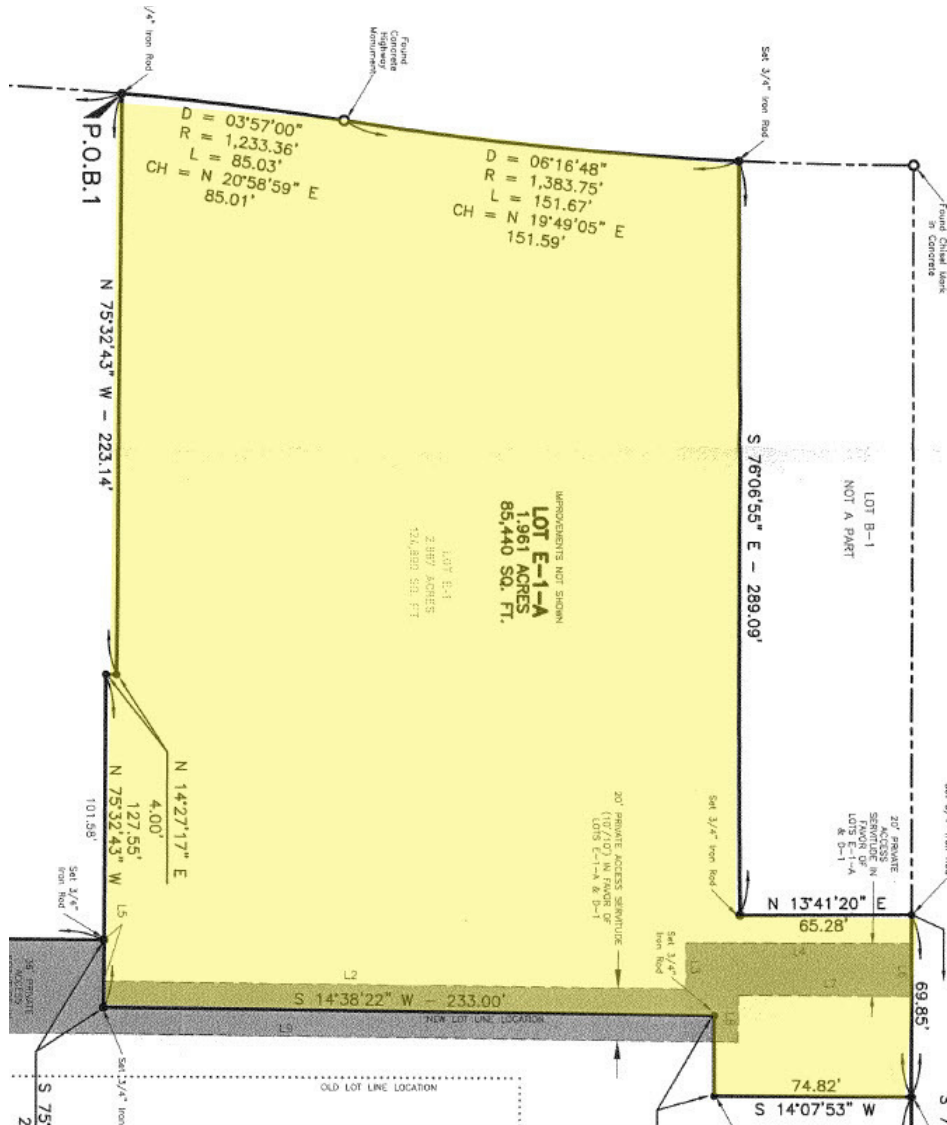
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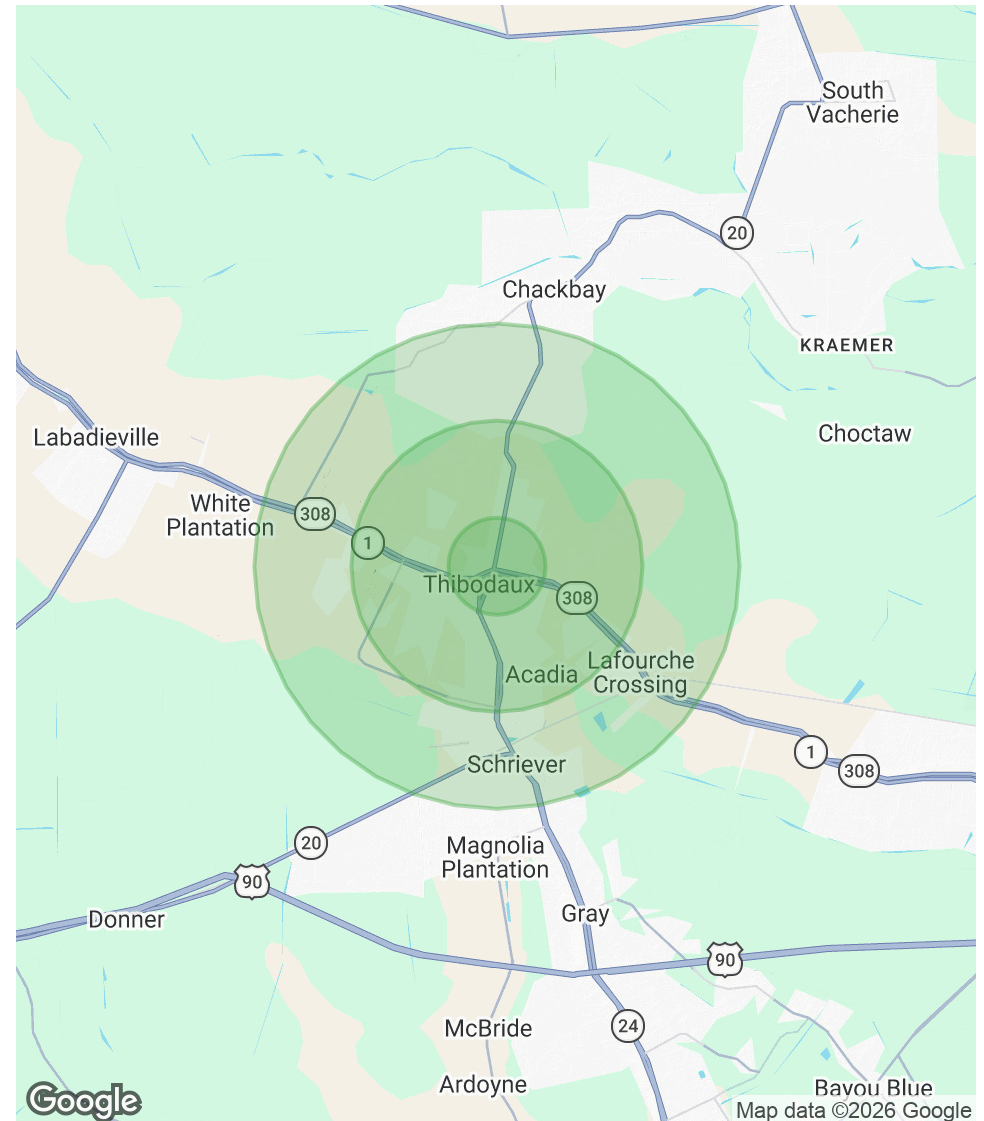
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,544	30,443	40,526
Average Age	41	39	39
Average Age (Male)	42	38	38
Average Age (Female)	42	40	39

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,724	11,966	15,764
# of Persons per HH	2.4	2.5	2.6
Average HH Income	\$98,719	\$89,727	\$91,835
Average House Value	\$295,754	\$255,125	\$251,381

Demographics data derived from AlphaMap



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DEMOGRAPHICS MAP & REPORT

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