

Landmark Development Opportunity Along South LA's Premier Growth Corridor



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Tract A2 Ducros Plantation

±117.91 Acres | Premier Development Opportunity | Thibodaux/Houma MSA

EXECUTIVE SUMMARY

Tract A2 of Ducros Plantation offers investors and developers a rare opportunity to acquire approximately 118 acres positioned along one of South Louisiana's most important commercial corridors while benefiting from the long-term strategic advantages of potential rail connectivity. Situated immediately south of Thibodaux along West Park Avenue (LA Highway 20), the property combines strong transportation infrastructure, favorable elevations, and development flexibility within a rapidly growing regional market. Approximately 73 acres are currently cultivated agricultural land while the balance consists of wooded acreage providing natural drainage, buffering, and future planning flexibility.

The property's frontage along one of the region's highest-volume corridors makes it ideally suited for retail, commercial, healthcare, hospitality, professional office, or institutional development. The rear acreage offers an excellent opportunity for phased mixed-use projects or industrial expansion while preserving operational flexibility. One of the tract's distinguishing characteristics is its adjacency to an active rail corridor at the rear property boundary. Subject to engineering and railroad approvals, the potential for future rail spur service creates opportunities that extend well beyond traditional commercial development. Rail-served industrial sites continue to command significant interest from manufacturers, distribution companies, agricultural processors, energy service companies, and logistics operators seeking multimodal transportation access.

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Combined with the property's proximity to Future Interstate 49, regional labor markets, the Port Fourchon energy corridor, Nicholls State University, and the Houma-Thibodaux metropolitan area, Tract A2 represents a unique opportunity to develop a project capable of serving both today's commercial market and tomorrow's industrial economy. Whether acquired independently or assembled with the adjoining Tract A1 to create a ±292-acre master-planned development, Tract A2 provides exceptional flexibility for investors seeking one of the region's premier land development opportunities.

Potential Development Concepts

- Destination retail
- Regional commercial center
- Medical campus
- Hospitality development
- Mixed-use master-planned community
- Corporate office campus
- Industrial business park
- Manufacturing facility
- Distribution/logistics center
- Rail-served industrial development (subject to approvals)



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