



57 KEYS



OFFERING MEMORANDUM

HOUMA HOTEL REDEVELOPMENT OPPORTUNITY CALL FOR OFFERS

105 LAMAR STREET . HOUMA . LA . 70360

HOUMA HOTEL REDEVELOPMENT



105 LAMAR STREET
HOUMA, LA 70360

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HOUMA HOTEL REDEVELOPMENT

105 LAMAR STREET, HOUMA, LA 70360

105 Lamar Street presents a compelling hospitality redevelopment opportunity in Houma, Louisiana. The property consists of a former Howard Johnson by Wyndham Flagged, 57-key hotel facility that sustained significant damage during Hurricane Ida. The property offers an investor or developer the opportunity to renovate and reposition the asset as a traditional hotel, extended-stay facility, workforce lodging, or other hospitality concept. The existing improvements provide meaningful advantages compared with pursuing a new ground-up development.

Located in Houma, the commercial and employment center of Terrebonne Parish, the property benefits from a regional economy supported by the energy, marine, industrial, healthcare, government, and service sectors. With its existing 57-key layout, established hospitality use, and strategic location, the property offers a strong opportunity to restore and reposition the property to serve both transient and extended-stay demand.

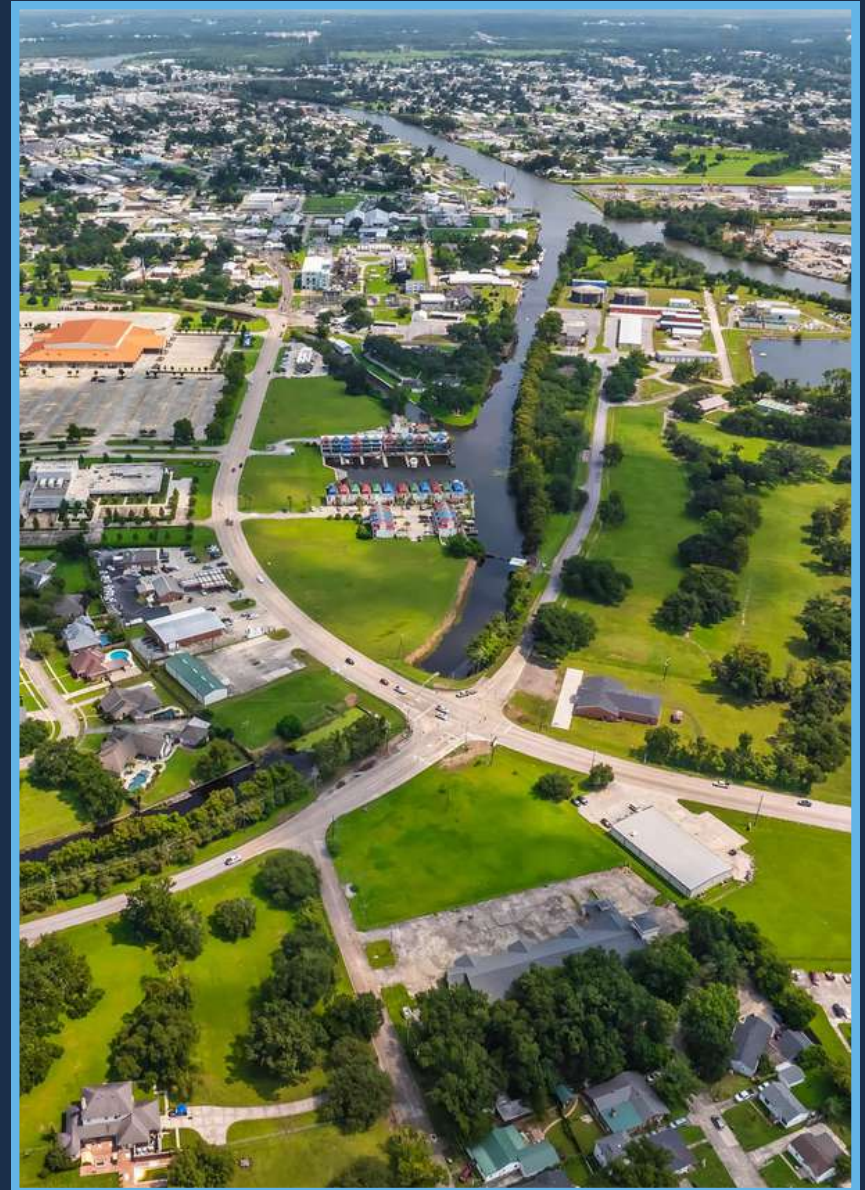
OFFERING MEMORANDUM | 105 LAMAR STREET

PRICE	CALL FOR OFFERS
SITE SIZE	2.95 ACRES
GBA	+/- 57,934 SF
KEYS	57 (15 Suites + 42 Guest Rooms)
ZONING	C-2

INVESTMENT HIGHLIGHTS



- **57-Key Hospitality Asset** – Existing hotel configuration provides a strong foundation for redevelopment and repositioning.
- **Value-Add Redevelopment Opportunity** – Property sustained significant Hurricane Ida damage, creating an opportunity for a comprehensive renovation and rebranding strategy.
- **Multiple Hospitality Concepts** – Potential for hotel, extended-stay, workforce lodging, or other hospitality uses, subject to applicable approvals.
- **Existing Improvements in Place** – May offer meaningful cost and timing advantages compared with ground-up development.
- **Strategic Houma Location** – Positioned within one of South Louisiana's primary commercial and employment centers.
- **Diverse Lodging Demand** – Regional energy, marine, industrial, healthcare, government, and service sectors support business and workforce travel.
- **Nearby Demand Drivers** – Convenient to Houma-Terrebonne Civic Center, Houma-Terrebonne Airport, Southern Oaks Golf Club, and area attractions.
- **Transient & Extended-Stay Potential** – Well positioned to serve contractors, project crews, traveling employees, vendors, and leisure visitors.



PROPERTY PHOTOS

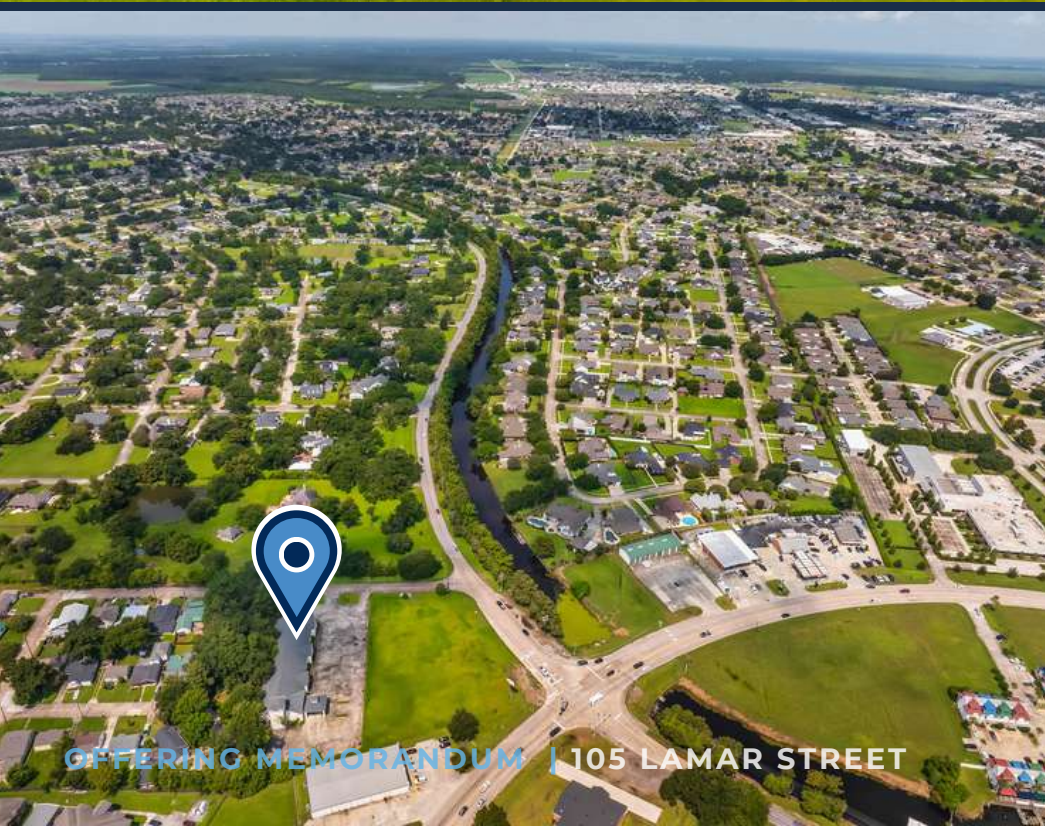


OFFERING MEMORANDUM | 105 LAMAR STREET

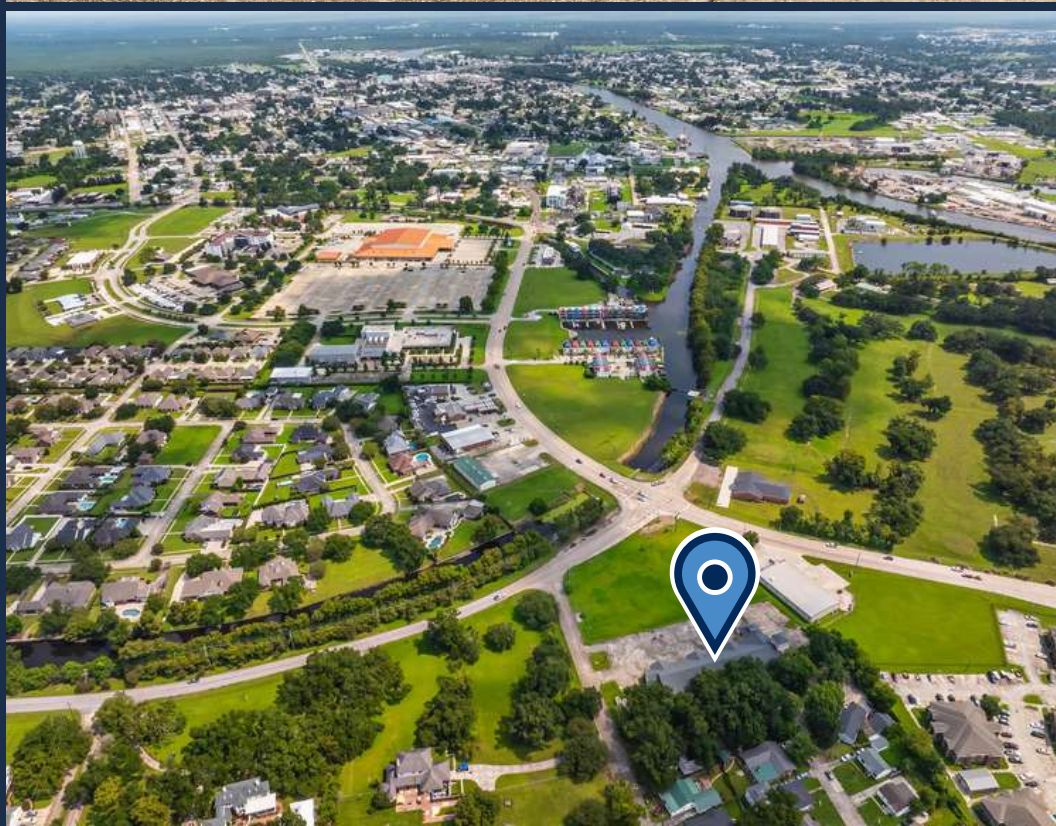
PROPERTY PHOTOS



PROPERTY PHOTOS



OFFERING MEMORANDUM | 105 LAMAR STREET



LOCATION

HOUMA, LA



Houma serves as one of South Louisiana's primary commercial and employment centers, supporting a diverse regional economy driven by the energy, marine, industrial, healthcare, government, and service sectors. Its role as a hub for offshore energy and maritime activity generates consistent demand from contractors, project crews, traveling employees, vendors, and other business travelers. The area is also supported by key regional destinations including the Houma-Terrebonne Civic Center, Southern Oaks Golf Club, and Houma-Terrebonne Airport, all of which contribute to steady visitor traffic and lodging demand.

Beyond its employment base, Houma offers a strong mix of recreational, cultural, and outdoor attractions that broaden its appeal to leisure travelers. Nearby destinations include the Mandalay National Wildlife Refuge, Lake Theriot, Bayou Terrebonne Waterlife Museum, Regional Military Museum, Chauvin Sculpture Garden, and Downtown Art Gallery 630. This combination of business activity, regional accessibility, and visitor amenities creates a diversified demand base for hospitality uses and positions Houma as an attractive market for hotel, extended-stay, and workforce lodging concepts. For 105 Lamar Street, the surrounding economic drivers and established visitor infrastructure provide a strong foundation for a potential hospitality redevelopment and repositioning strategy.



RAMADA
BY WYNDHAM

 **Terrebonne**
GENERAL HEALTH SYSTEM

 **SOUTHDOWN**
Plantation & Museum
ESTABLISHED 1820

 **REGIONAL MILITARY MUSEUM**
HOUMA, LOUISIANA

COURTYARD
BY MARRIOTT

**BARRY P. BONVILLAIN
CIVIC CENTER**

 **Houma-Terrebonne**
AIRPORT & INDUSTRIAL PARK


Southdown Pavilion

 **Ochsner**
Health

W. MAIN ST.

TUNNEL BLVD.

INTERCOASTAL WATERWAY

E. MAIN ST.

GRAND CAILLOU RD.



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EXCLUSIVELY LISTED BY



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DISCLOSURE AND CONSENT TO DUAL AGENT DESIGNATED AGENCY



This document serves three purposes:

- It discloses that a real estate licensee may potentially act as a disclosed dual agent who represents more than one party to the transaction.
- It explains the concept of disclosed dual agency.
- It seeks your consent to allow the real estate agent to act as a disclosed dual agent.

A LICENSEE MAY LEGALLY ACT AS A DUAL AGENT ONLY WITH YOUR CONSENT. BY CHOOSING TO SIGN THIS DOCUMENT, YOUR CONSENT TO DUAL AGENCY REPRESENTATION IS PRESUMED. BEFORE SIGNING THIS DOCUMENT, PLEASE READ THE FOLLOWING:

The undersigned designated agent(s) _____
(Insert name(s) of licensee(s) undertaking dual representation)
and any subsequent designated agent(s) may undertake a dual representation represent both the buyer (or lessee) and the seller (or lessor) for the sale or lease of property described as _____
(List address of property, if known)

The undersigned buyer (or lessee) and seller (or lessor) acknowledge that they were informed of the possibility of this type of representation. The licensee(s) will undertake this representation only with the written consent of ALL clients in the transaction.

Any agreement between the clients as to a final contract price and other terms is a result of negotiations between the clients acting in their own best interests and on their own behalf. The undersigned buyer (or lessee) and seller (or lessor) acknowledge that the licensee(s) has explained the implications of dual representation, including the risks involved. The undersigned buyer (or lessee) and seller (or lessor) acknowledge that they have been advised to seek independent advice from their advisors or attorneys before signing any documents in this transaction.

WHAT A LICENSEE CAN DO FOR CLIENTS WHEN ACTING AS A DUAL AGENT

- Treat all clients honestly.
- Provide information about the property to the buyer (or lessee).
- Disclose all latent material defects in the property that are known to the licensee(s).
- Disclose financial qualifications of the buyer (or lessee) to the seller (or lessor).
- Explain real estate terms.
- Help the buyer (or lessee) to arrange for property inspections.
- Explain closing costs and procedures.
- Help the buyer compare financing alternatives.
- Provide information about comparable properties that have sold so that both clients may make educated decisions on what price to accept or offer.

WHAT A LICENSEE CANNOT DISCLOSE TO CLIENTS WHEN ACTING AS A DUAL AGENT

- Confidential information that the licensee may know about the clients, without that client's permission.
- The price the seller (or lessor) will take other than the listing price without permission of the seller (or lessor).
- The price the buyer (or lessee) is willing to pay without permission of the buyer (or lessee).

You are not required to sign this document unless you want to allow the licensee(s) to proceed as a dual agent(s), representing BOTH the buyer (or lessee) and the seller (or lessor) in this transaction. If you do not want the licensee(s) to proceed as a dual agent(s) and do not want to sign this document, please inform the licensee(s).

By signing below, you acknowledge that you have read and understand this form and voluntarily consent to the licensee(s) acting as a dual agent(s), representing BOTH the buyer (or lessee) and the seller (or lessor) should that become necessary.

_____ Buyer or Lessee	_____ Seller or Lessor
_____ Date	_____ Date
_____ Buyer or Lessee	_____ Seller or Lessor
_____ Date	_____ Date
_____ Licensee	_____ Licensee
_____ Date	_____ Date

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

