

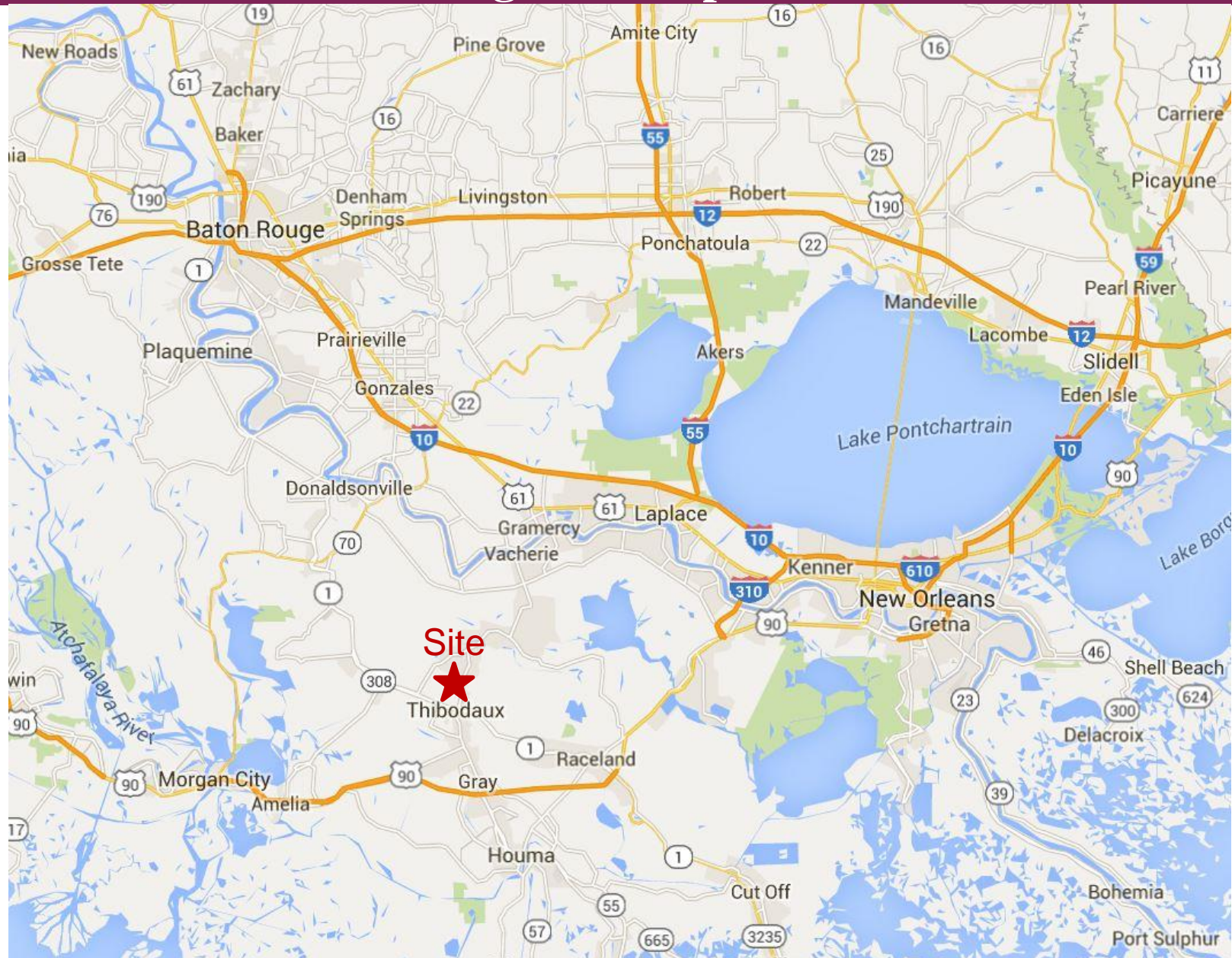


Thibodaux Crossing

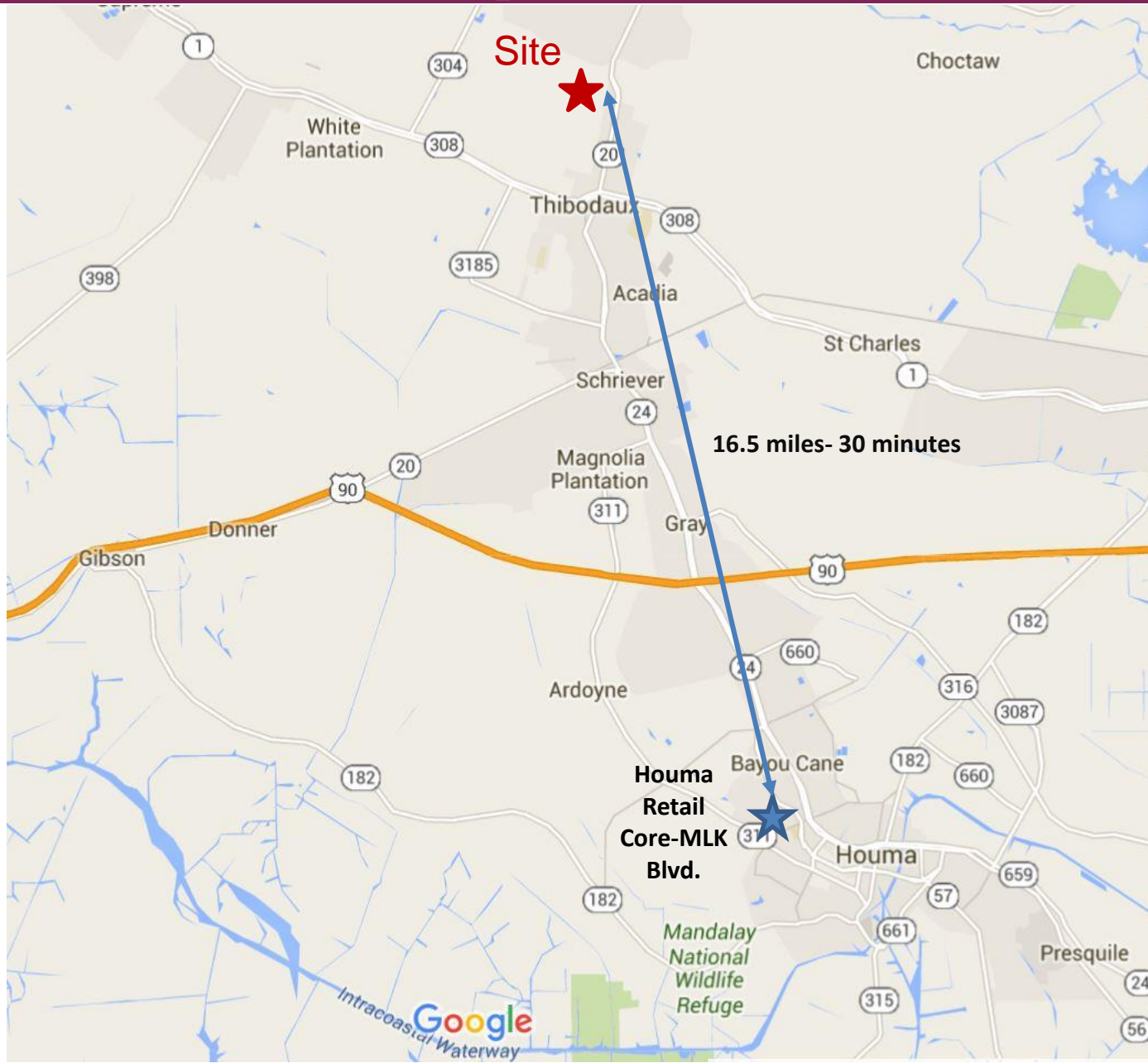
Thibodaux, LA

For information contact:
Morrison Companies
Jay Timon
EVP-Real Estate
504-418-4189
jay@orrison-usa.com

Regional Map



Area Map



Highlights

THIBODAUX CROSSING

Thibodaux Crossing is a proposed community shopping and entertainment center located on LA Hwy 20 (Canal Blvd.) in Thibodaux, Louisiana.

Phase I of Thibodaux Crossing will consist of a new 10 screen movie theater and approximately 129,175 SF of retail anchored by national box retailers covering a range categories.

Retailers including Academy Sports (opened in 2016), Wal-Mart, and Lowe's are located immediately south of the Thibodaux Crossing Site on LA Hwy 20.

The Thibodaux Crossing Primary Trade Area includes residents living north of Hwy 90 in Lafourche and neighboring parishes. The trade area (see next page) has an estimated population of 95,161 and an average household income of \$63,527.

REGION

Lafourche Parish had an estimated population of 98,325 in July 2015. The city of Thibodaux has a diverse economic base that includes manufacturing (John Deere and Bollinger Shipyard), regional medical (Thibodaux Regional Medical) and higher education (Nicholls State University).

Nicholls State University had an enrollment of 6,164 students in the fall of 2015. It is home to the renowned Chef John Folse Culinary Institute and the Manning Passing Academy.

The Louisiana Workforce Commission reported an unemployment rate of 5.8% for Lafourche Parish in February 2016.

MAJOR EMPLOYERS

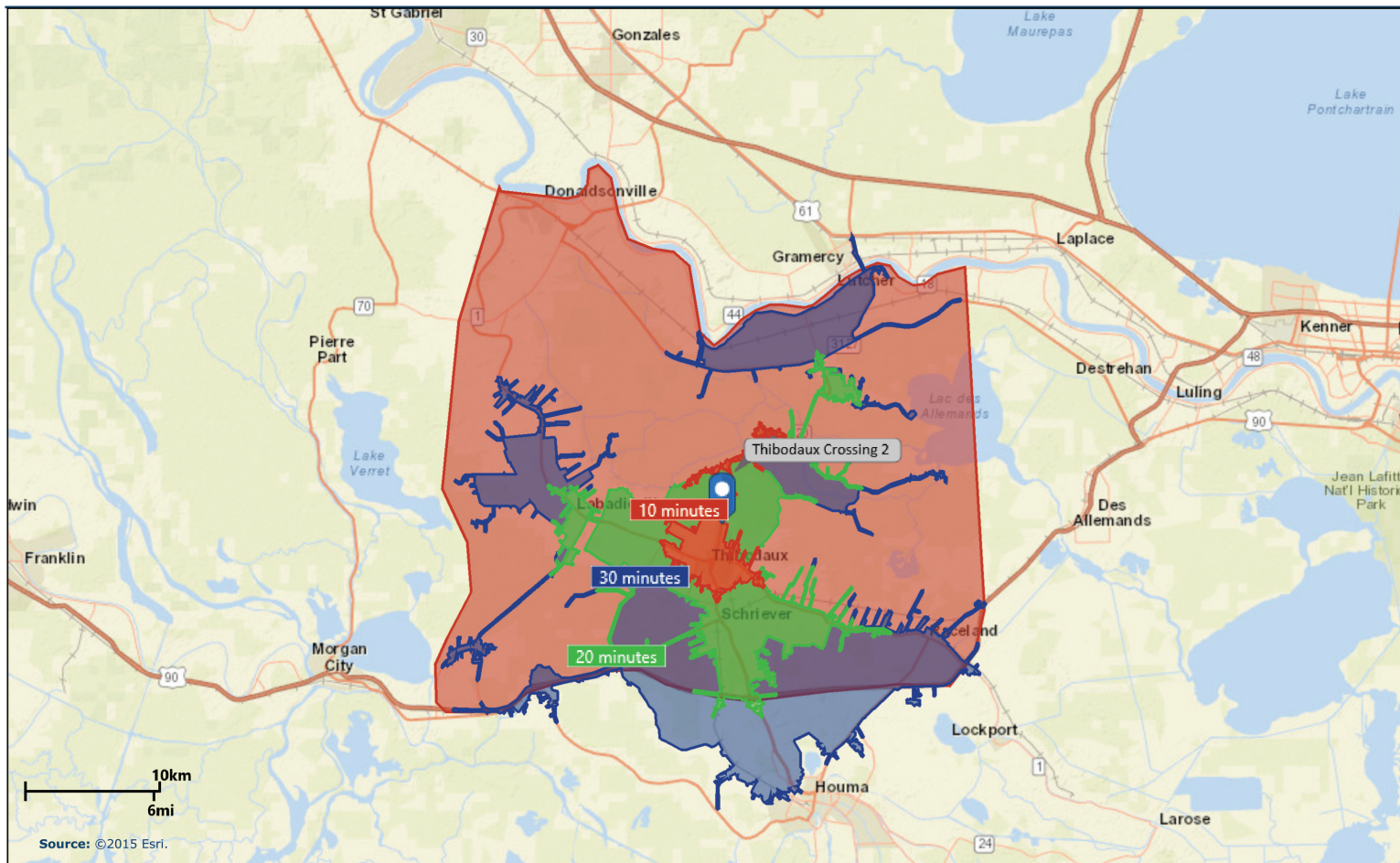
Bollinger Shipyard-2,100 employees
Thibodaux Regional Medical-951 employees
Nicholls State University: 715 employees
John Deere- 500+employees
Rouse's- 500+ employees

Trade Area Map



Thibodaux Primary Trade Area over Drive Times

Thibodaux, LA



September 10, 2016

Market Information

Other notable facts include:

- Ranked #16 Best Small Town to Visit in 2015 by Smithsonian Magazine.
- Hampton Inn and Days Inn hotels with a combined 210+ rooms are located less than ½ mile south of the proposed Thibodaux Crossing site on LA Hwy. 20.
- 2012 Lafourche Parish Taxable Retail Sales were \$947 million.
- 398 single family building permits were issued in Lafourche Parish in 2014.
- Chef John Folse Culinary Institute at Nicholls State University has an enrollment of approximately 300 students and operates out of a newly opened 33,000 SF facility.
- Hundreds of elite high school football athletes attend the Manning Passing Camp each summer at the Nicholls State University campus. The Manning family (Archie, Eli, Peyton and Cooper) and the camp staff are joined each year by a litany of former NFL players who participate in training sessions with the student athletes.

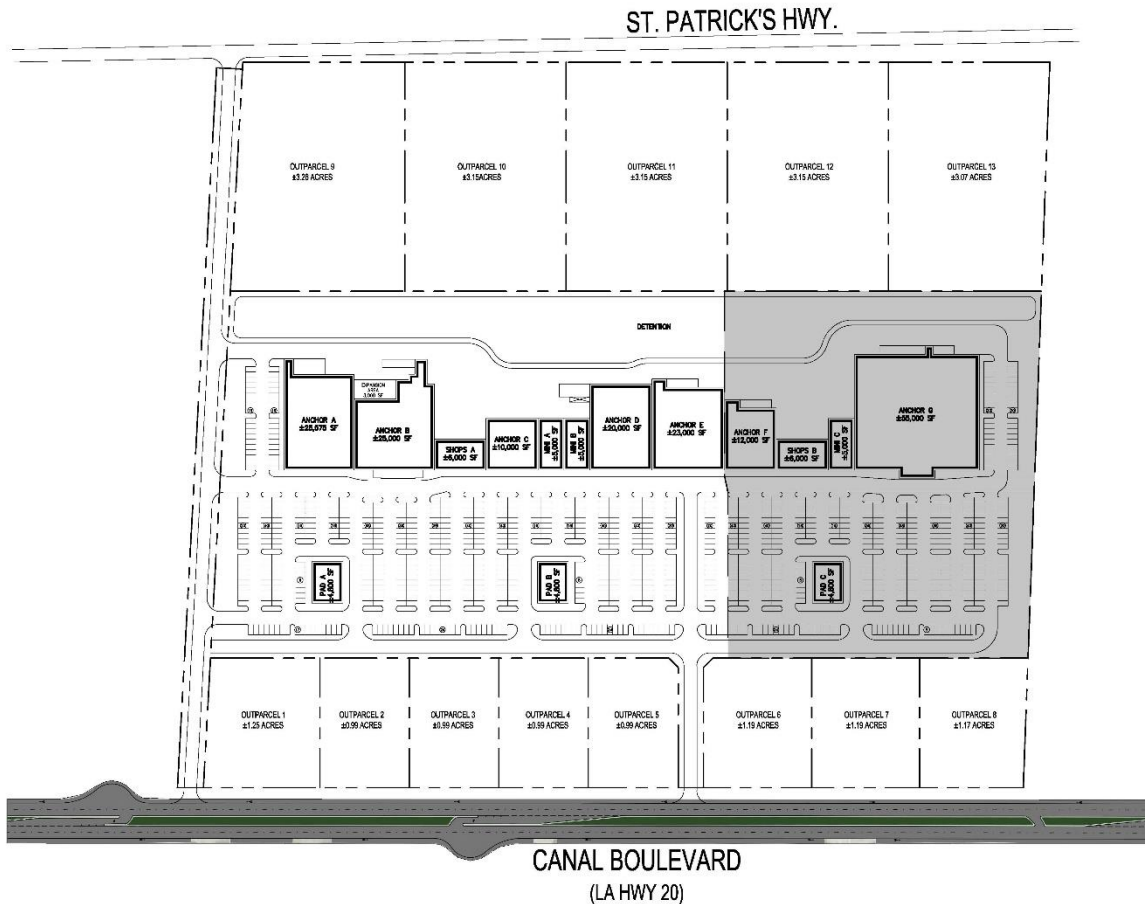
Market Retail Overview



Site Plan

MORRISON
COMPANIES

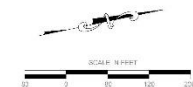
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PHASE 1 SITE DATA		
ANCHOR A	25,675 SF	
ANCHOR B	70,000 SF	
ANCHOR C	12,000 SF	
ANCHOR D	25,000 SF	
ANCHOR E	21,000 SF	
ANCHOR F	41,000 SF	
SHOPS A	5,000 SF	
SHOPS B	5,000 SF	
SHOPS C	5,000 SF	
PAD A	4,800 SF	
PAD B	4,800 SF	
TOTAL BUILDING AREA		125,175 SF
SHOPPING CENTER ACRES		4.16 ACRES
OUTPARCEL 1	41.25 ACRES	
OUTPARCEL 2	40.50 ACRES	
OUTPARCEL 3	40.50 ACRES	
OUTPARCEL 4	40.50 ACRES	
OUTPARCEL 5	40.50 ACRES	
OUTPARCEL 6	41.50 ACRES	
OUTPARCEL 7	41.50 ACRES	
OUTPARCEL 8	41.50 ACRES	
OUTPARCEL 9	41.50 ACRES	
OUTPARCEL 10	41.50 ACRES	
OUTPARCEL 11	41.50 ACRES	
OUTPARCEL 12	41.50 ACRES	
OUTPARCEL 13	41.50 ACRES	
TOTAL PHASE 1 ACRES		410.55 ACRES
ZONING	C-2 HEAVY COMMERCIAL DISTRICT	
PARKING SPACE DIMENSIONS REQUIRED	30'x60'	
PARKING REQUIRED	2,001,000 SF = 268 SPACES	
PARKING PROVIDED	4,301,000 SF RETAIL = 558 SPACES	

PHASE 2 SITE DATA		
ANCHOR B	70,000 SF	
ANCHOR C	12,000 SF	
ANCHOR D	25,000 SF	
SHOPS B	5,000 SF	
SHOPS C	5,000 SF	
PAD C	4,800 SF	
TOTAL BUILDING AREA		116,800 SF
SHOPPING CENTER ACRES		4.16 ACRES
ZONING	C-2 HEAVY COMMERCIAL DISTRICT	
PARKING SPACE DIMENSIONS REQUIRED	30'x60'	
PARKING REQUIRED	2,001,000 SF = 268 SPACES	
PARKING PROVIDED	4,301,000 SF RETAIL = 558 SPACES	

Phase II



THIBODAUX CROSSING

Thibodaux, Louisiana