



PRICE REDUCED
Sale / Leaseback Hancock Whitney Bank
7910 Main Street | Houma, LA 70360

TALBOT
REALTY GROUP

FOR INFORMATION, CONTACT:
Michael P Pou | mpou@talbot-realty.com
(504) 525-9763 Work | (504) 915-5082 Mobile

Property Offering

Hancock Whitney Bank is offering a sale/leaseback of its regional headquarters building in Houma, Louisiana. Upon the sale of the property Hancock Whitney bank will execute an approximate 9,100 square foot lease of a portion of the ground floor for a period of 10 years, with two (5-year) renewed options. Along with the Hancock Whitney Bank space, an additional approximate 14,000 square feet is leased to other tenants for a total of approximately 21,700 square feet of leased space. See attached floor plans with area calculations. Terms of the Hancock Whitney lease, rent roll and operating expenses can be supplied to qualified purchasers upon execution of a confidentiality agreement.

Property Description

The Hancock Whitney Bank Building located at 7910 Main Street, Houma, LA 70360 is a four-story office building in the heart of the central business district of Houma, Louisiana. The building contains approximately 93,703 square feet of rentable area. A portion of the first-floor space houses Hancock Whitney Bank's regional headquarters. The property consists of three lots with surface parking of 162 spaces. The building was significantly renovated in 2021 and 2022. Improvements included roof and exterior façade repairs and replacements, mechanical and elevator upgrades. Also, interior renovations were made to the 1st, 3rd and 4th floor tenant spaces as well as the common areas and restrooms.

PRICE REDUCED

Location: SEC of Main St & Roussell St in Houma, LA

Property Highlights:

- 97,901 Total Rentable Square Feet
- ±9,143 SF Hancock Whitney Bank leaseback area
- ±13,600 SF of additional leases
- Mechanical upgrades completed in 2021 and Q1 2022
- Elevator upgrades completed in Q1 2022
- Bank and Building lobby renovations completed in Q1 2022
- Restroom renovations completed in Q1 2022
- Leasable areas on the 3rd and 4th floors were renovated in 2021 and Q1 2022
- All roofs repaired or replaced in 2021
- Building facade and windows repaired and water-proofed in 2021

Price: ~~\$3,900,000~~ **\$2,950,000**

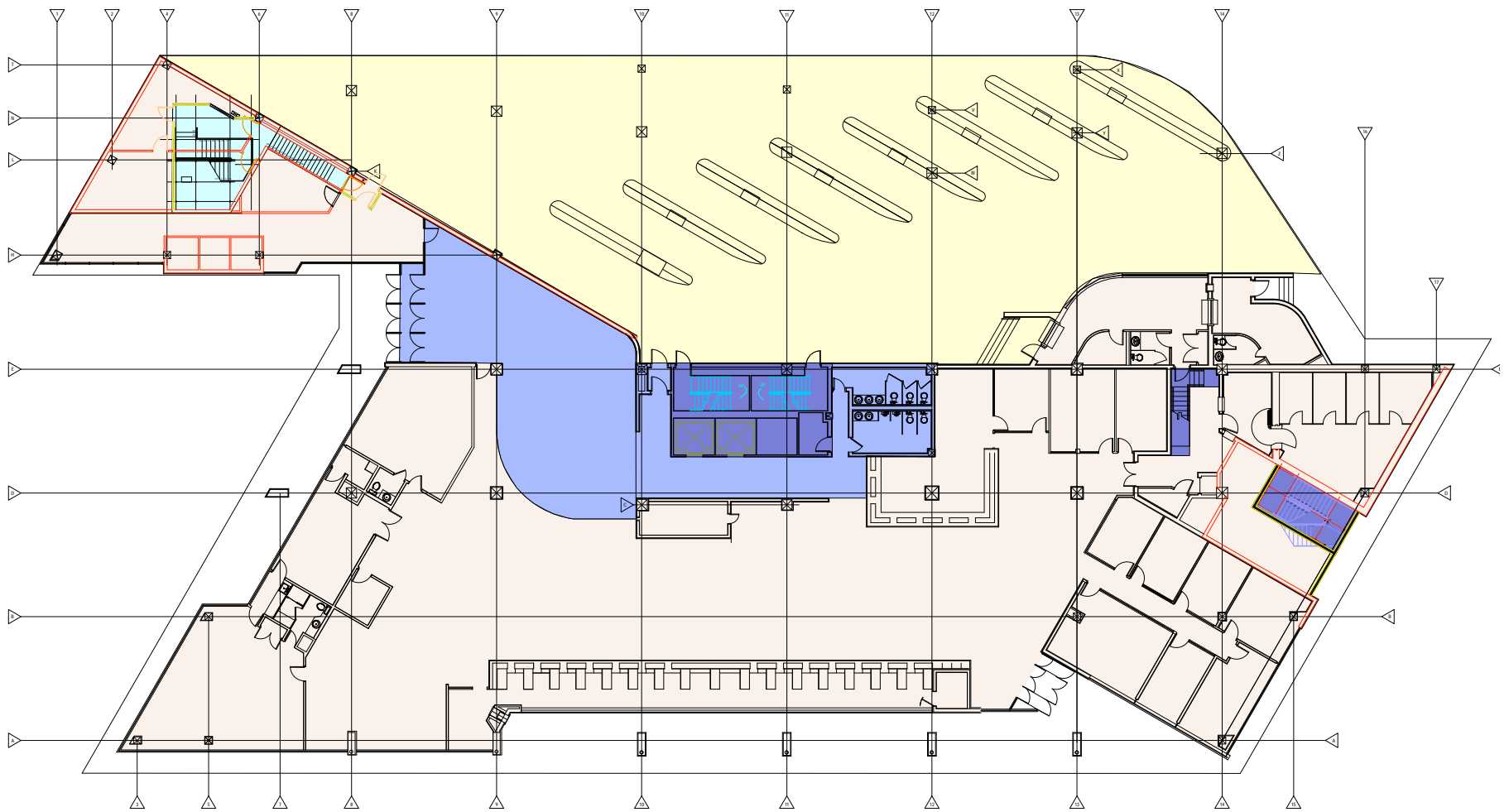
Traffic Counts:

W Main St: 29,869 VPD west of site
W Main St: 27,074 VPD east of site
(Kalibrate 2021)

Demographics

	1 Mile	3 Miles	5 Miles
2021 Population	12,115	50,194	71,308
Daytime Population	16,627	49,487	70,481
Average HH Income	\$58,663	\$73,686	\$74,637





First Floor Plan 1/16" = 1'-0"

April 5, 2022

First Floor Plan - Area Summary

Construction Gross Area (Including Exterior Walls)	21,304	S.F.	
Gross Area (Excluding Exterior Walls)	20,514	S.F.	
Vertical Penetrations	824	S.F.	
Rentable Area	19,690	S.F.	
Common Area	3,584	S.F.	
Usable Area	16,106	S.F.	
R/U Ratio	1.22		
Usable X R/U = Rentable			
Tenant #1 (Whitney Bank)	16,106	1.22	19,649 S.F.

Drive Up Lanes and Canopy - Area Summary

Drive Up Lanes / Canopy Area	10,454	S.F.
------------------------------	--------	------

Building - Area Summary

	Construction (Gross Area)	Usable Area	Rentable
1st Floor (Including Exterior Walls)	21,304	16,106	19,649
Mezzanine	5,148	3,290	3,882
2nd Floor	34,389	32,314	33,283
Third Floor	19,770	16,875	18,898
Fourth Floor	19,770	14,971	18,501
Penthouse	3,688	3,124	3,688
TOTAL AREA	104,069 SF	86,680 SF	97,901 SF
R/U Ratio			89.0%

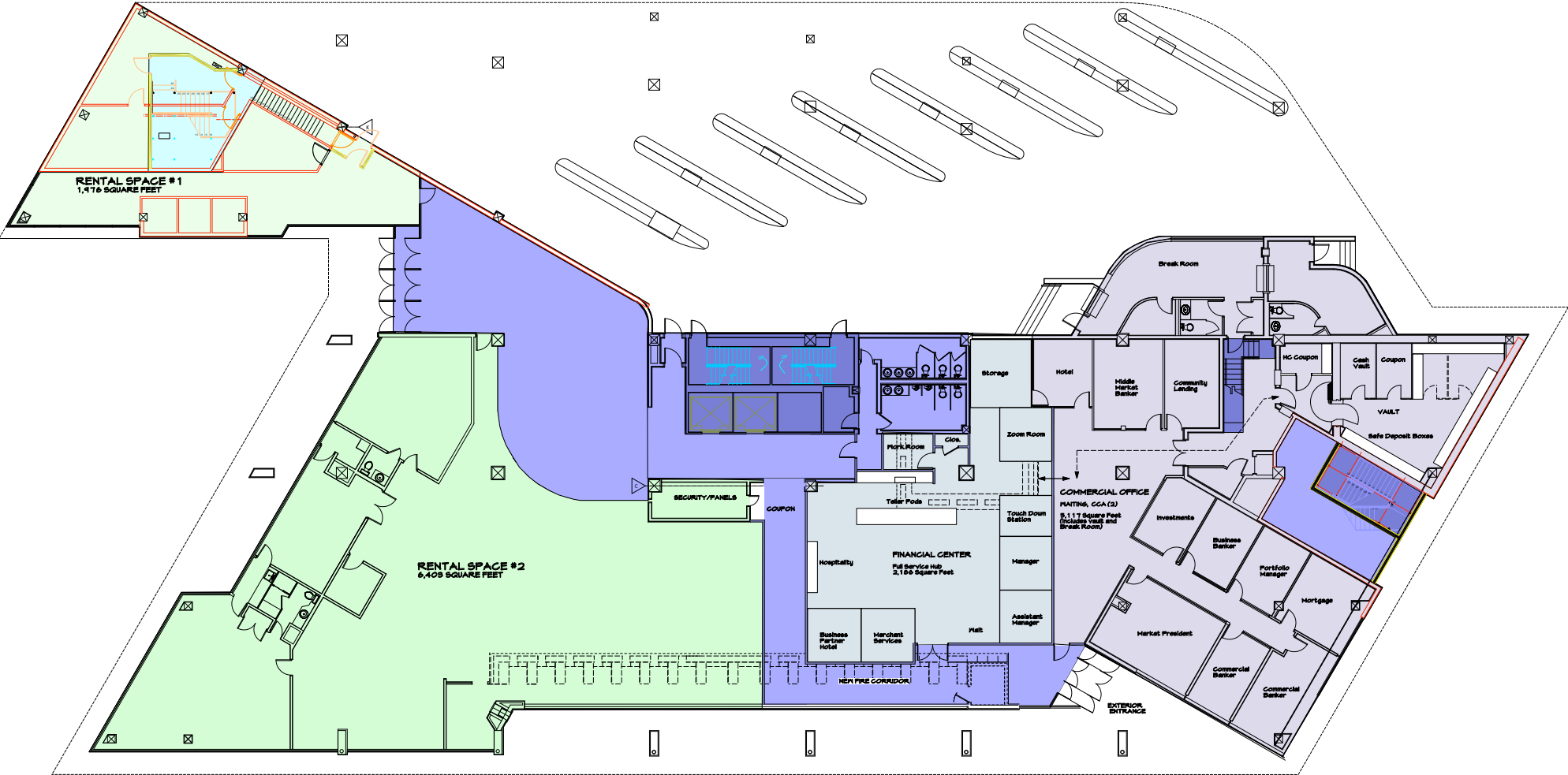
SALE / LEASEBACK HANCOCK WHITNEY BANK - HOUMA, LA



Hancock Whitney Bank Houma Main Office First Floor Proposed Renovation

First Floor Plan - Revised Area Summary

Construction Gross Area (Including Exterior Walls)	21,304	S.F.
Gross Area (Excluding Exterior Walls)	20,514	S.F.
Vertical Penetrations	880	S.F.
Rentable Area	19,634	S.F.
Common Area	3,964	S.F.
Usable Area	15,670	S.F.
R/U Ratio	1.252	
Usable X R/U = Rentable		
Tenant #1 (Hancock Whitney Bank)	7,303	1.25 9,143 S.F.
Remaining Tenant Space	8,379	1.25 10,491 S.F.

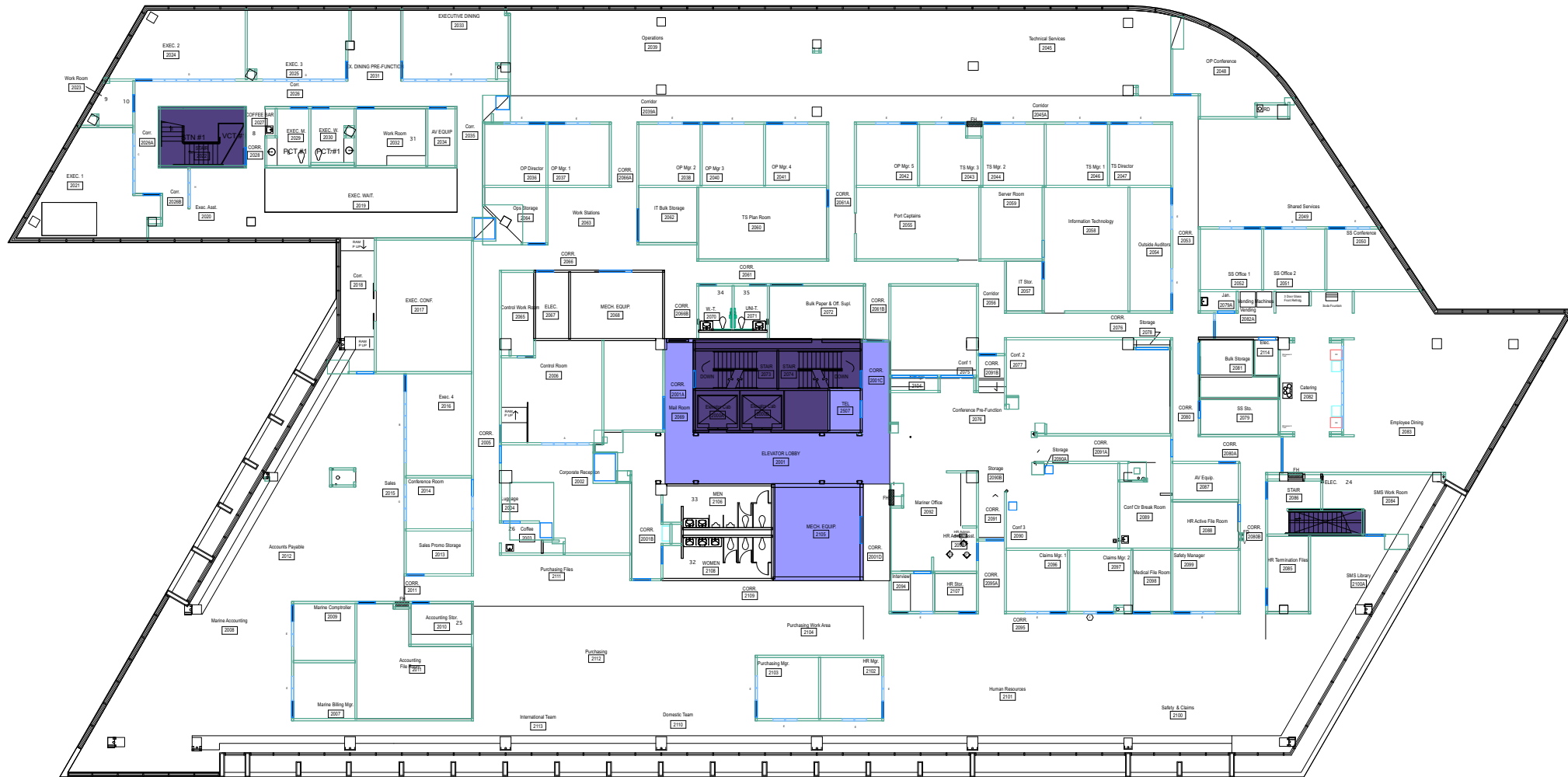


First Floor Plan SCALE 1/8"=1'-0"

HANCOCK WHITNEY FINANCIAL CENTER
2,186 SQUARE FEET

HANCOCK WHITNEY
REGIONAL OFFICE
5,117 SQUARE FEET

Carl P. Blum AIA, Architect
P.O. Box 2386
Houma, LA 70301
855-355-3246
cblum@talbot.com
March 30, 2022



Second Floor Plan 1/16" = 1'-0"

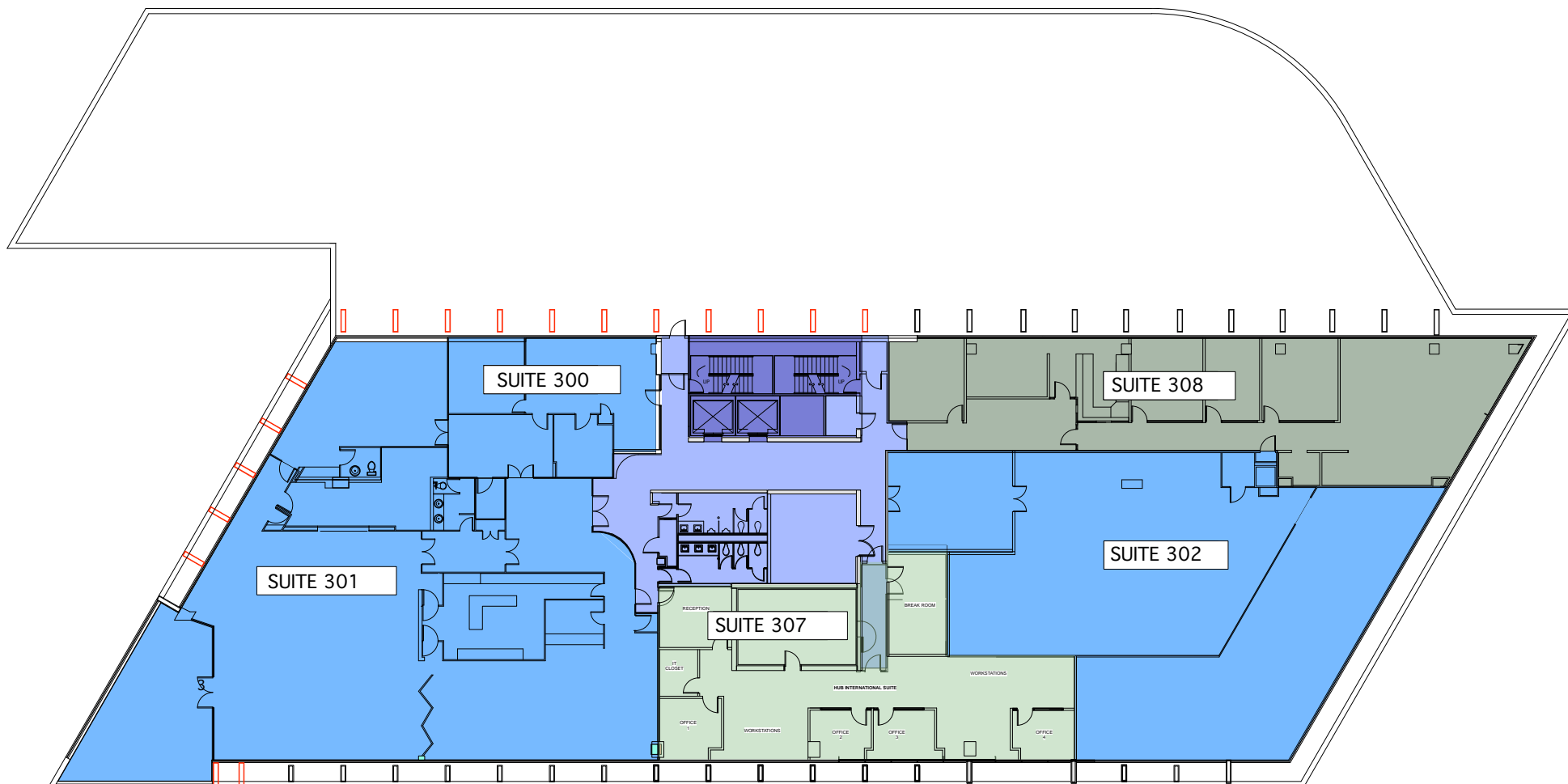
April 5, 2022

Second Floor Plan - Area Summary

Construction Gross Area (Including Exterior Walls)	34,896	S.F.
Gross Area (Excluding Exterior Walls)	34,191	S.F.
Vertical Penetrations	832	S.F.
Rentable Area	33,359	S.F.
Common Area	1,045	S.F.
Usable Area	32,314	S.F.
R/U Ratio	1.03	

Usable X R/U = Rentable

Tenant #1 (Seacor) 32,314 1.03 33,283 S.F.



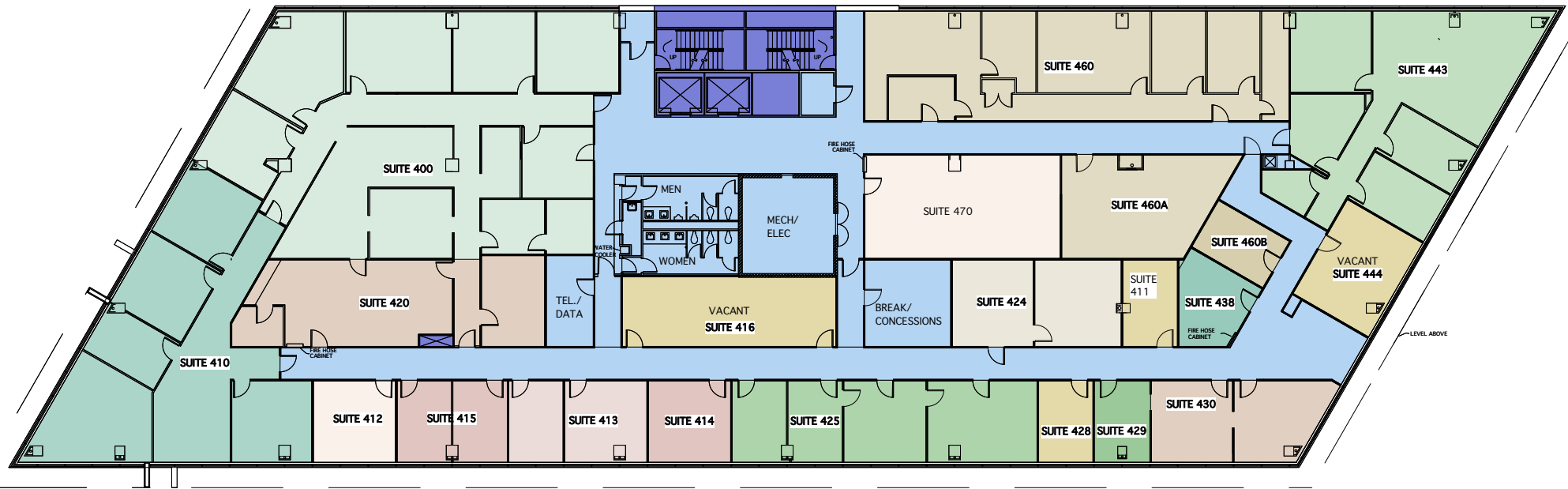
Third Floor Plan $1/16" = 1'-0"$

APRIL 5, 2022

Third Floor Plan - Area Summary

Construction Gross Area (Including Exterior Walls)	19,760	S.F.
Gross Area (Excluding Exterior Walls)	19,435	S.F.
Vertical Penetrations	537	S.F.
Rentable Area	18,898	S.F.
Common Area	2,023	S.F.
Usable Area	16,875	S.F.
R/U Ratio	1.12	(AVG)

	Usable	X	R/U	=	Rentable
Suite 300 (Vacant)	1,139		1.12		1,276 S.F.
Suite 301 (Vacant)	5,931		1.12		6,642 S.F.
Suite 302 (Vacant)	4,560		1.12		5,107 S.F.
Suite 307 (Hub International)	2,623		1.12		2,938 S.F.
Suite 308 (Transamerica)	2,833		1.12		3,173 S.F.
TOTAL	17,086				19,136 S.F.



Fourth Floor Plan 1/16" = 1'-0"

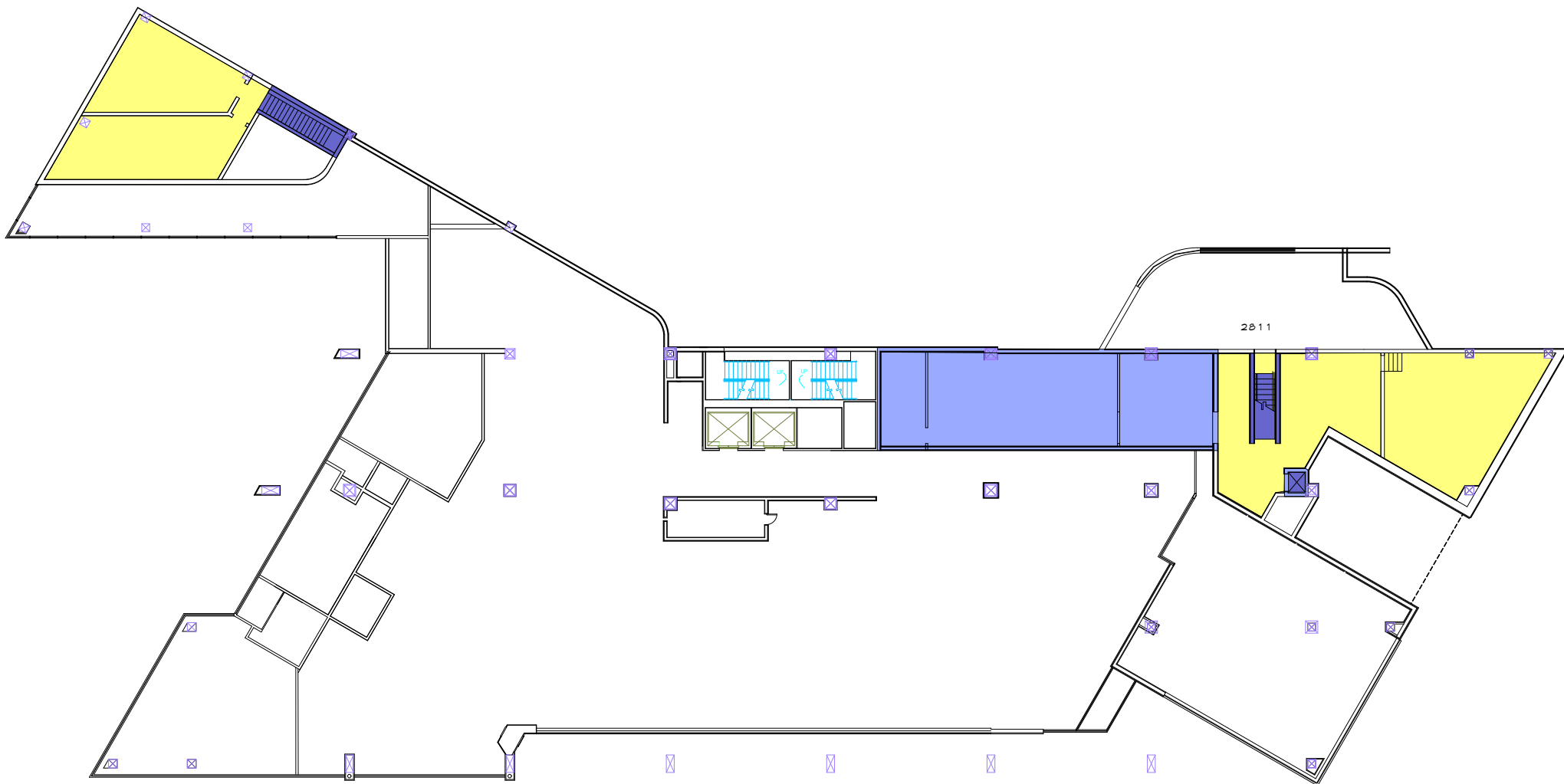
APRIL 5, 2022

Fourth Floor Plan - Area Summary

Construction Gross Area (Including Exterior Walls)	19,468	S.F.
Gross Area (Excluding Exterior Walls)	19,132	S.F.
Vertical Penetrations	631	S.F.
Rentable Area	18,501	S.F.
Common Area	3,530	S.F.
Usable Area	14,971	S.F.
R/U Ratio	1.18	

Fourth Floor Plan - Area Summary

Description	Usable	X	R/U =	Rentable
Suite #400 - Kopfler & Herman	2,943 S.F.	1.18		3,472 S.F.
Suite #410 - First Circuit Court of Appeal	1,658 S.F.	1.18		1,956 S.F.
Suite #411 - Vacant	163 S.F.	1.18		192 S.F.
Suite #412 - Vacant	220 S.F.	1.18		260 S.F.
Suite #413 - Vacant	381 S.F.	1.18		414 S.F.
Suite #414 - Vacant	228 S.F.	1.18		269 S.F.
Suite #415 - Vacant	313 S.F.	1.18		369 S.F.
Suite #416 - Vacant	511 S.F.	1.18		603 S.F.
Suite #420 - Vacant	870 S.F.	1.18		1,027 S.F.
Suite #424 - Vacant	497 S.F.	1.18		586 S.F.
Suite #425 - Objective Medical	836 S.F.	1.18		986 S.F.
Suite #428 - Vacant	152 S.F.	1.18		179 S.F.
Suite #429 - William Billiot	155 S.F.	1.18		183 S.F.
Suite #430 - Vacant	461 S.F.	1.18		544 S.F.
Suite #438 - Terrebonne Center for Academic Excellence	195 S.F.	1.18		230 S.F.
Suite #443 - Jani King	1,780 S.F.	1.18		2,100 S.F.
Suite #444 - Vacant	321 S.F.	1.18		379 S.F.
Suite #460 - Vacant	1,554 S.F.	1.18		1,833 S.F.
Suite #460A - Vacant	532 S.F.	1.18		628 S.F.
Suite #460B - Vacant	152 S.F.	1.18		179 S.F.
Suite #470 - Vacant	684 S.F.	1.18		807 S.F.



Mezzanine Floor Plan

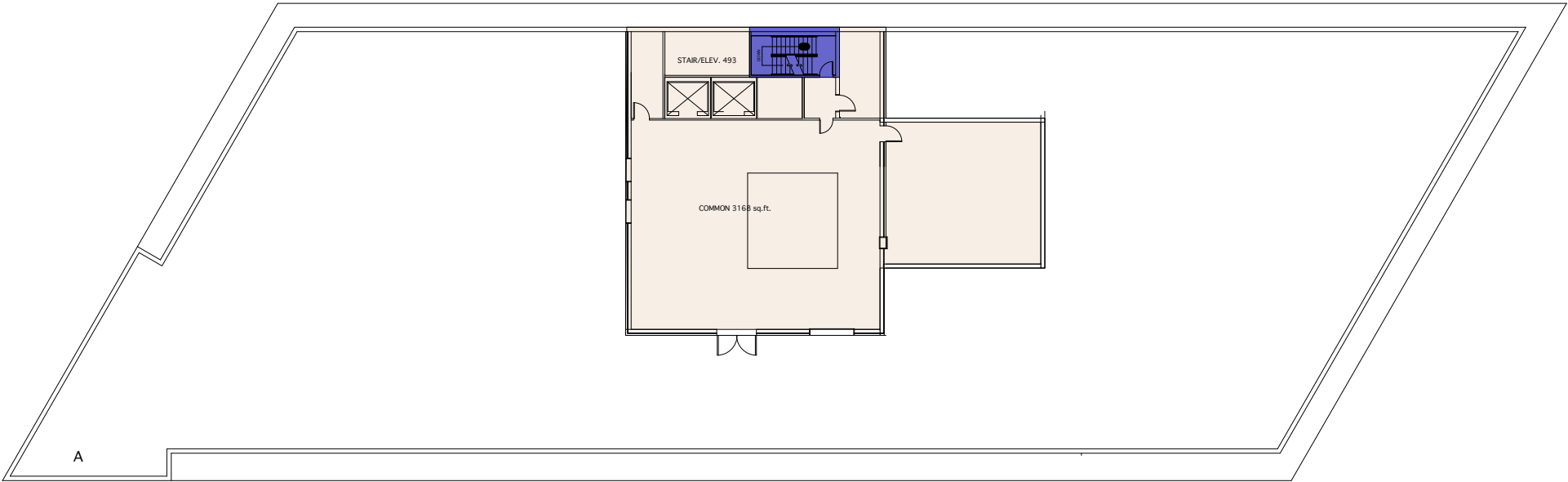
April 5, 2022

Mezzanine Floor Plan - Area Summary

Construction Gross Area (Including Exterior Walls)	4,004	S.F.
Gross Area (Excluding Exterior Walls)	3,545	S.F.
Vertical Penetrations	230	S.F.
Rentable Area	3,315	S.F.
Common Area	25	S.F.
Usable Area	3,290	S.F.
R/U Ratio	1.18	

Usable X R/U = Rentable

Tenant #1 (Whitney Bank)	3,290	1.8	3,882 S.F.
--------------------------	-------	-----	------------



Penthouse Floor Plan 1/16" = 1'-0"

December 10, 2009

Penthouse Floor Plan - Area Summary

Construction Gross Area (Including Exterior Walls)	3,688	S.F.
Gross Area (Excluding Exterior Walls)	3,448	S.F.
Vertical Penetrations	160	S.F.
Rentable Area	3,288	S.F.
Common Area	0	S.F.
Usable Area	3,288	S.F.
R/U Ratio	1.0	
Usable X R/U = Rentable		
Tenant #1 (Whitney Bank) -----	3,288	1.0 3,288 S.F.

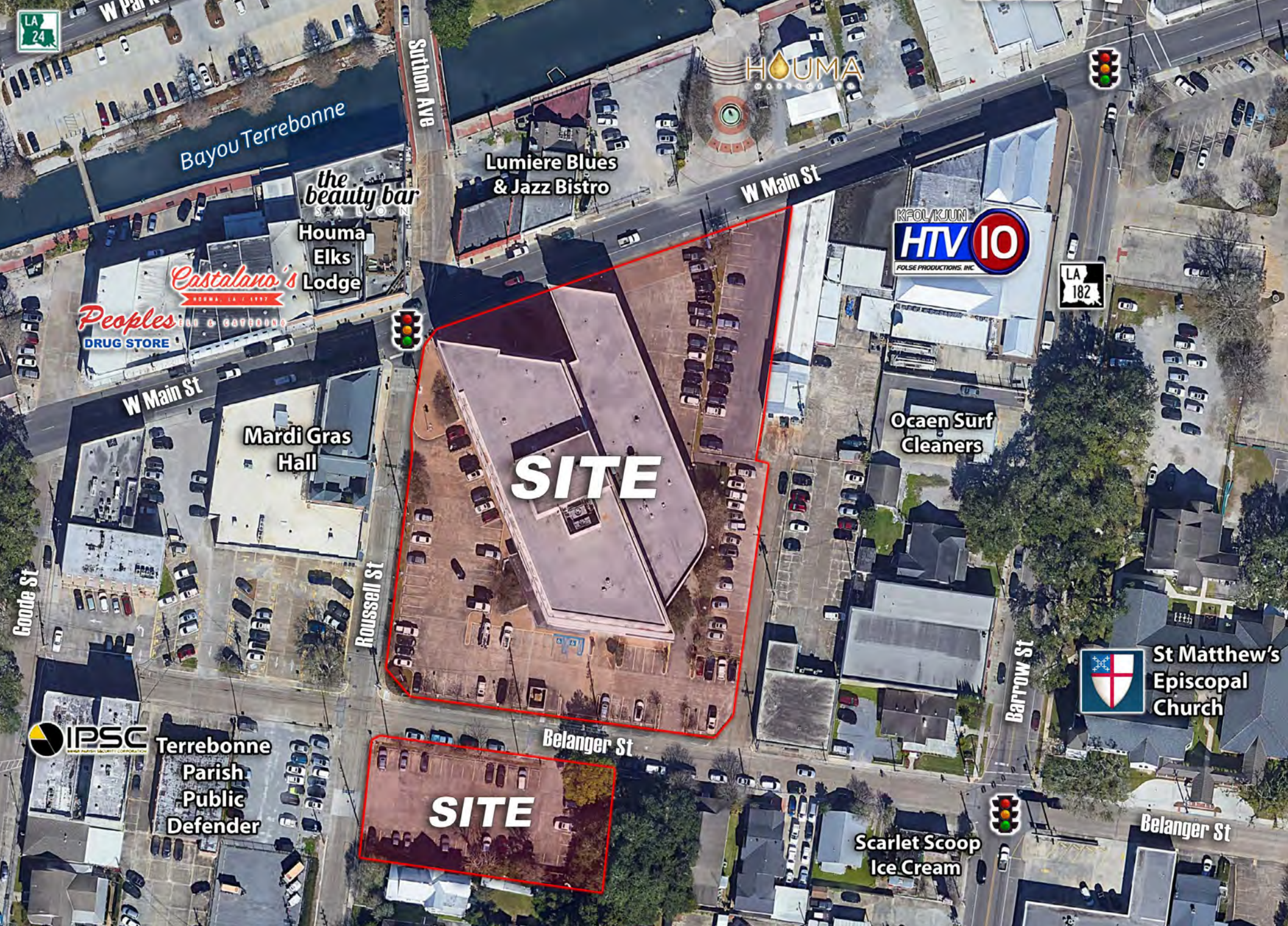
MAIN STREET

Parking Analysis

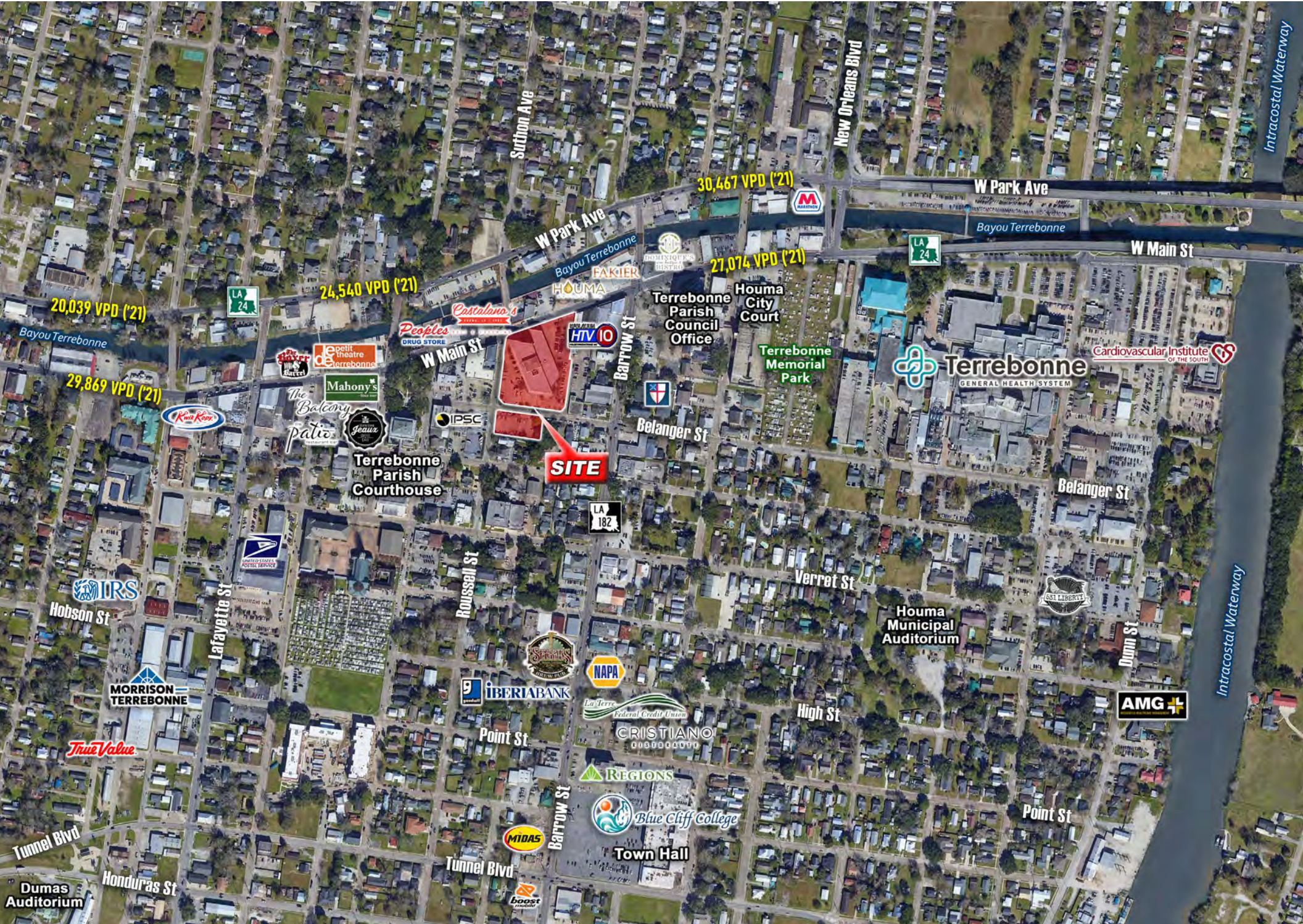
USER	TOTAL PARKING SPACES
Customer	27 (2-H.C.)
Tenant	97
Employee	37
Grand Total	162 PARKING SPACES

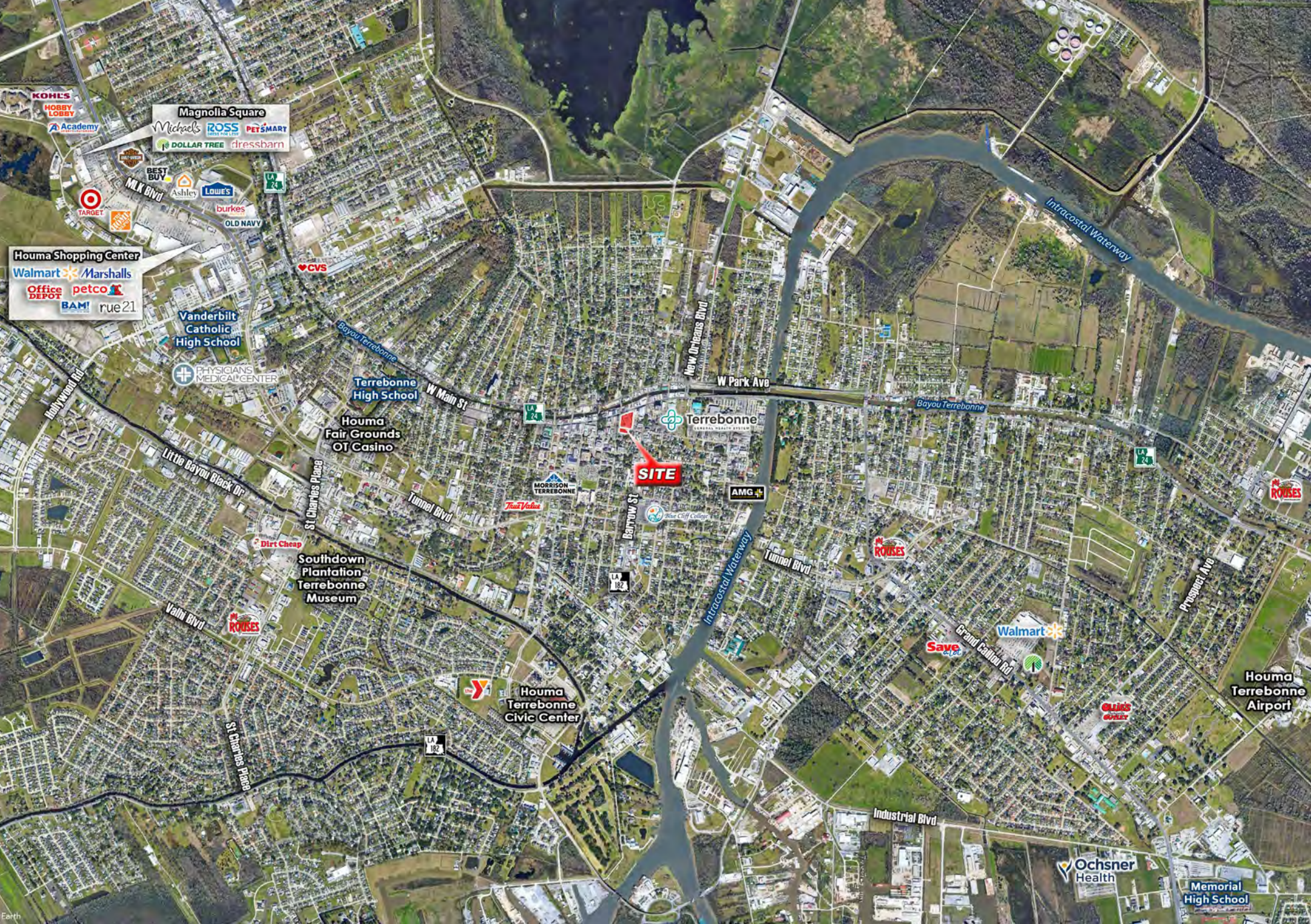
Site Parking

April 5, 2022









About Hancock Whitney Bank



Nasdaq:	HWC
Website:	http://www.hancockwhitney.com/
Headquarters:	Gulfport, MS
# of Branches:	237 branches in Mississippi, Alabama, Florida, Louisiana, and Texas
Total Assets:	30.6 billion USD (2019)
Revenue:	1.442 billion USD (2019)
# of Employees:	3,887 (2017)

In the late 1800s, the Gulf Coast and two new banks were booming. South Mississippians looked to Hancock Bank to help manage prosperity created by agriculture, seafood, timber and tourism. Sixty miles to the west, New Orleans and Whitney Bank thrived in the wake of the World Cotton Expo.

For more than 100 years, Hancock and Whitney grew with and because of the people and places of the Gulf South. As the banks expanded into new towns and cities, they quickly became trusted, reliable business and community partners. Many smaller regional banks became part of Hancock and Whitney over the years.

Hancock and Whitney came together in 2011; but that merger simply brought historical and community connections between the two banks full-circle—the consummation of a relationship which started 100 years earlier.

The two banks were neighbors, sharing similar history, geography and values. Early Hancock and Whitney leaders were business and social contemporaries. The first business transaction between the two banks occurred in 1918, when Hancock sold the Bank of Orleans to Whitney.

In the 1930s, Hancock and Whitney pledged mutual support between their banks, vowing to help each other in times of need and never allow either organization to suffer the fate of hundreds of other banks which closed during the Depression, leaving depositors in despair.

About Houma:

Houma is the largest city in, and the parish seat of, Terrebonne Parish in the state of Louisiana. It is also the largest principal city of the Houma-Bayou Cane-Thibodaux metropolitan statistical area. Just 55 miles from New Orleans, Louisiana's Bayou Country contains over 2500 sq. miles of mysterious swamps and vast wetlands.

Downtown Houma has been designated as an historic district and is listed on the National Register of Historic Places. It offers a downtown walking tour and attractions such as the Bayou Terrebonne Waterlife Museum, the Folklife Culture Center, the Regional Military Museum, Southdown Plantation, the Houma-Terrebonne Civic Center, monuments to local armed forces, and local eateries. Although Houma is quickly changing, many residents in the surrounding communities continue to make their living from the Gulf as their ancestors did. They harvest shrimp, oyster, crab, fish, and engage in trapping, although more have shifted to work in occupations of the oil industry and shipbuilding. According to the United States Government Patent and Trademark Office, Houma, Louisiana was the site of the deepest oil well in Terrebonne Parish.



ECONOMIC DEVELOPMENT

The economy of Houma-Terrebonne and this region is strong and poised for continued expansion. We are recognized as a great place to do business and to find a job. From oil service to retail and from shipyards to seafood, Terrebonne has tremendous opportunities for those ready to work and prosper in our growing economy.

Houma, Louisiana is strategically located centrally to New Orleans, Baton Rouge, and Lafayette. Within an hour's drive, our residents can rendezvous in the historic French Quarter for dinner, spend the weekend entertaining business prospects on an offshore charter excursion or enjoy one of many airboats, swamp, or plantation tours.

The Parish of Terrebonne consists of approximately 108,690 people but also draws its highly skilled workforce and business from a four-parish region which consists of approximately 276,417 people. The City of Houma, the hub for the parishes' consolidated government and financial epicenter.

Houma-Terrebonne is also located at the intersections of the Gulf Intracoastal Waterway and the Houma Navigation Canal, which is a straight twenty-six-mile voyage to the Gulf of Mexico. The convergence of these two water superhighways is adjacent to the medium draft Port of Terrebonne, which is currently leasing land with channel access.

The Houma-Terrebonne Airport and Industrial Park have over 1,812 total acres, including 800 acres for aircraft servicing and operation, and 1,000 leasable acres within its industrial park. With its four FBO's, NAV aids, AWOS system, two concrete, intersecting runways, a tower which operates seven days a week, and the southern-most latitude general aviation facility in the country, Houma-Terrebonne Airport provides easy access to the Gulf and booming Central and South American markets.

<https://www.tpeda.org/>