



PRIME DEVELOPMENT LOT IN THE HEART OF DOWNTOWN

627 LAFAYETTE ST LAFAYETTE, LA 70501



FOR SALE

SALE PRICE: \$175,000 (\$22.31/SF)

0.18 ACRES

- Corner lot located in the heart of Downtown Lafayette
- Excellent visibility with ±13,041 daily traffic
- Commercial Mixed 2 – can accommodate retail, office, multifamily, or mixed-use

CONTACT:

MARK JOHNS
501.513.7394

800.895.9329 | <https://elifinrealty.com> | June 2026
640 Main St, Suite A, Baton Rouge, LA 70801

Broker of Record, Mathew Laborde; Licensed by the Louisiana, Mississippi, and Ohio Real Estate Commissions. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Interested parties must verify the information and bears all risk for any inaccuracies.

OFFERING SUMMARY



PROPERTY SUMMARY

- Now available for sale, 627 Lafayette St is a ± 0.18 acre corner lot located in the heart of Downtown Lafayette, offering excellent visibility with $\pm 13,041$ daily traffic.
- Zoned Commercial Mixed 2, this versatile property can accommodate a variety of uses, including retail, office, multifamily, or mixed-use space. The owner has site plans for a 28-unit apartment complex with retail on the first floor, which are available upon request.
- Situated directly across from the Main Lafayette Public Library, this property is one of the few remaining undeveloped tracts in the area.
- Potential for multiple points of ingress and egress.

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PROPERTY INFORMATION



LOCATION INFORMATION

Street Address	627 Lafayette St
City, State, Zip	Lafayette, LA 70501
County	Lafayette Parish
Market	LA - Lafayette MSA
Subdivision	Mills Addition
Nearest Intersection	Lafayette St at S Congress St
Location Description	Lot 185
Township	9S
Range	4E
Section	26, 67
Side Of The Street	East
Signal Intersection	Yes
Road Type	Paved
Nearest Highway	Hwy 90 (SE Evangeline Thwy)
Nearest Airport	Lafayette Regional Airport (LFT)

PROPERTY INFORMATION

Property Type	Land
Zoning	CM-2 – Commercial Mixed 2
Lot Size	±0.18 Acres
APN #	6038744
Corner Property	Yes
Traffic Count	±13,041

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ADDITIONAL PHOTOS



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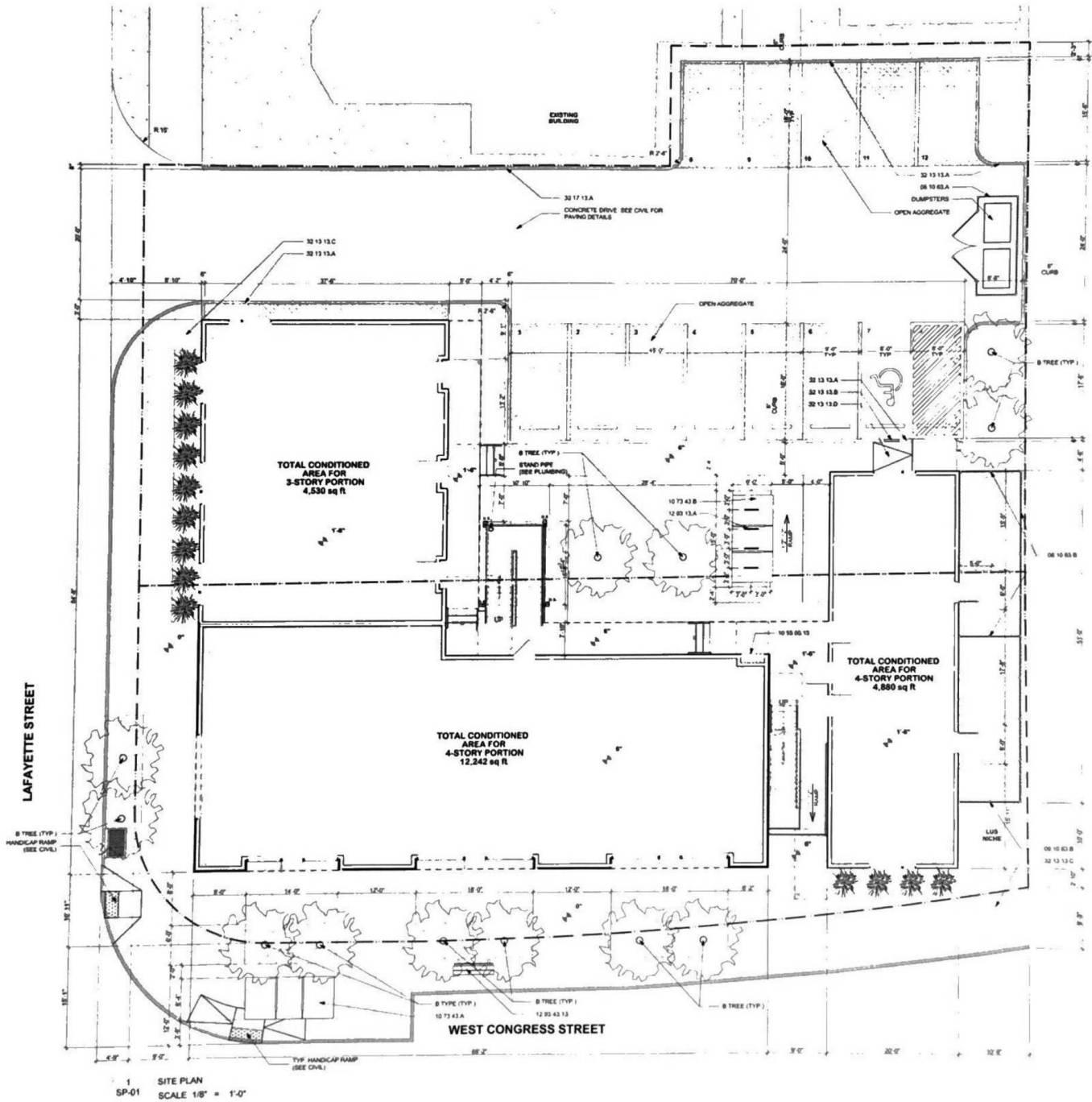
POTENTIAL SITE PLANS



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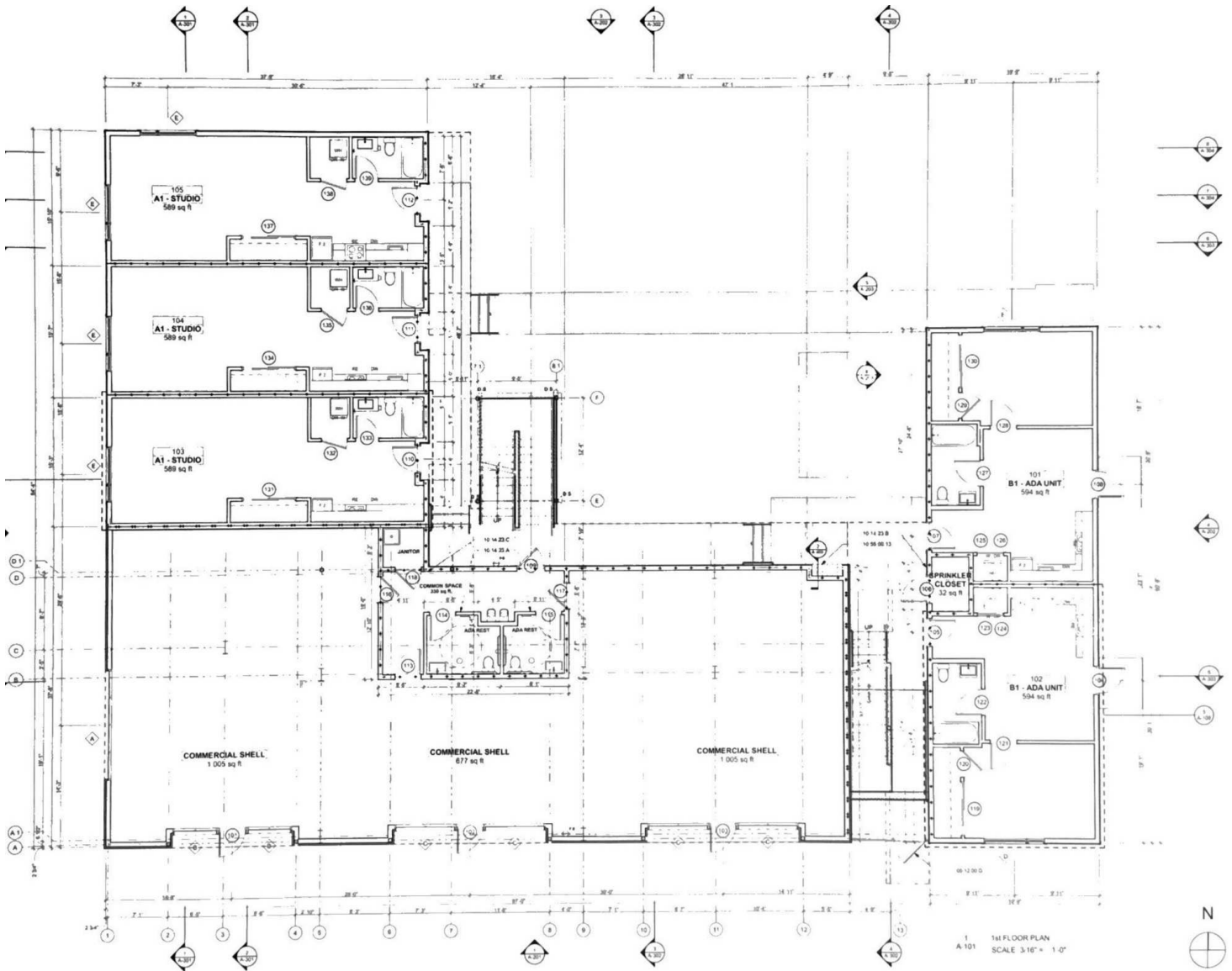
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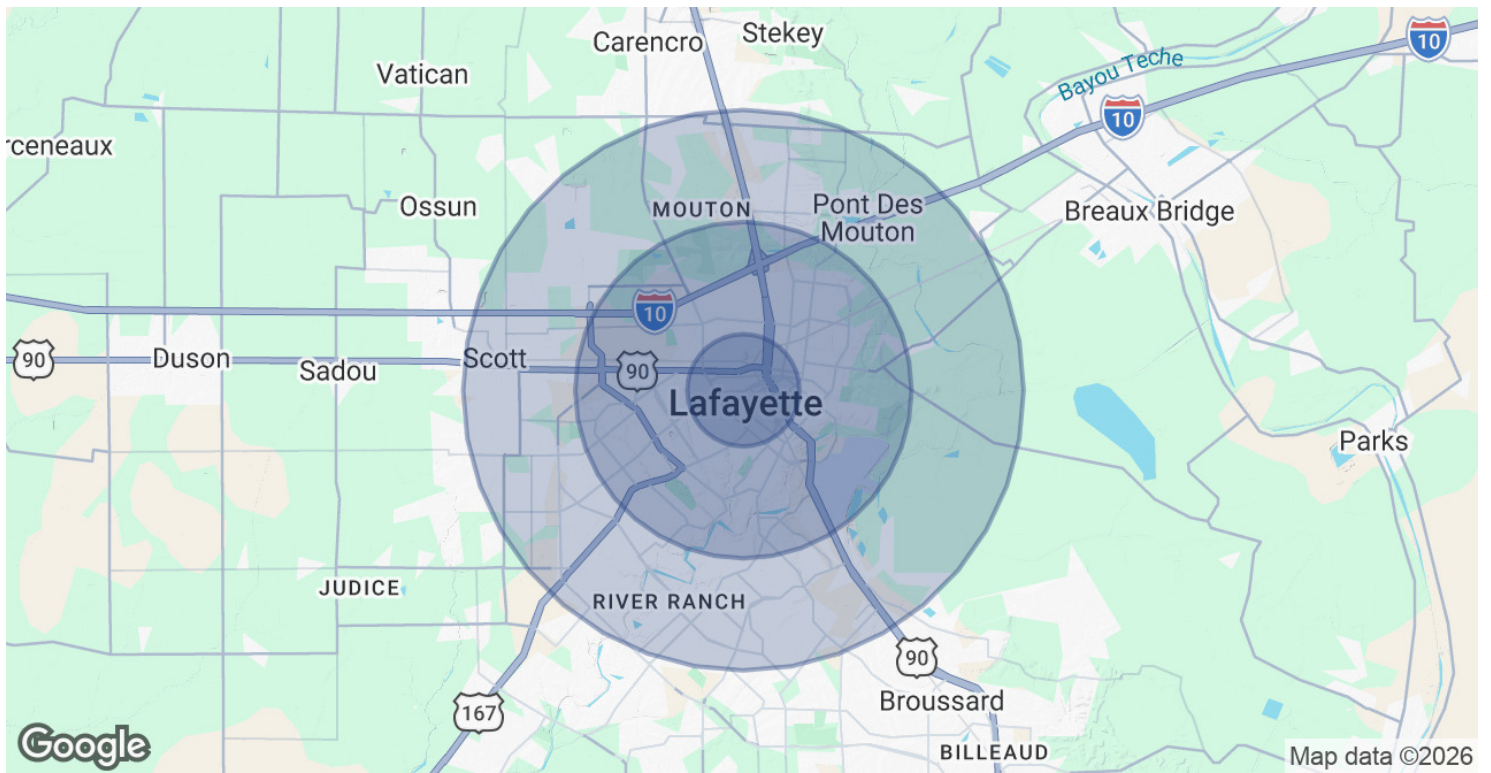
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	11,806	57,356	120,503
Average Age	39	40	40
Average Age (Male)	39	38	39
Average Age (Female)	40	41	41

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,873	24,613	52,231
# of Persons per HH	2.4	2.3	2.3
Average HH Income	\$54,079	\$66,114	\$80,478
Average House Value	\$203,338	\$242,917	\$259,504

2020 American Community Survey (ACS)

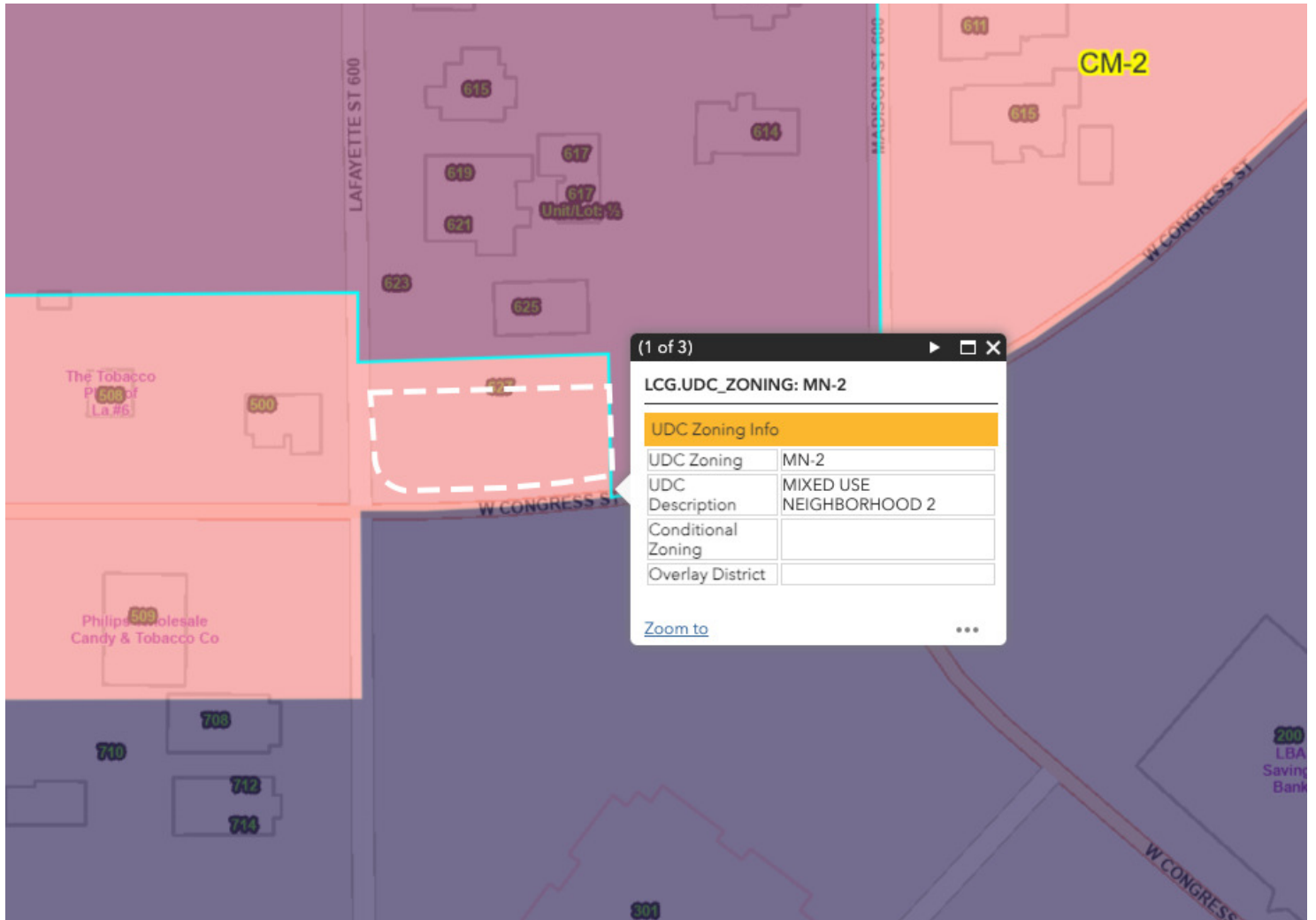
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ZONING MAP



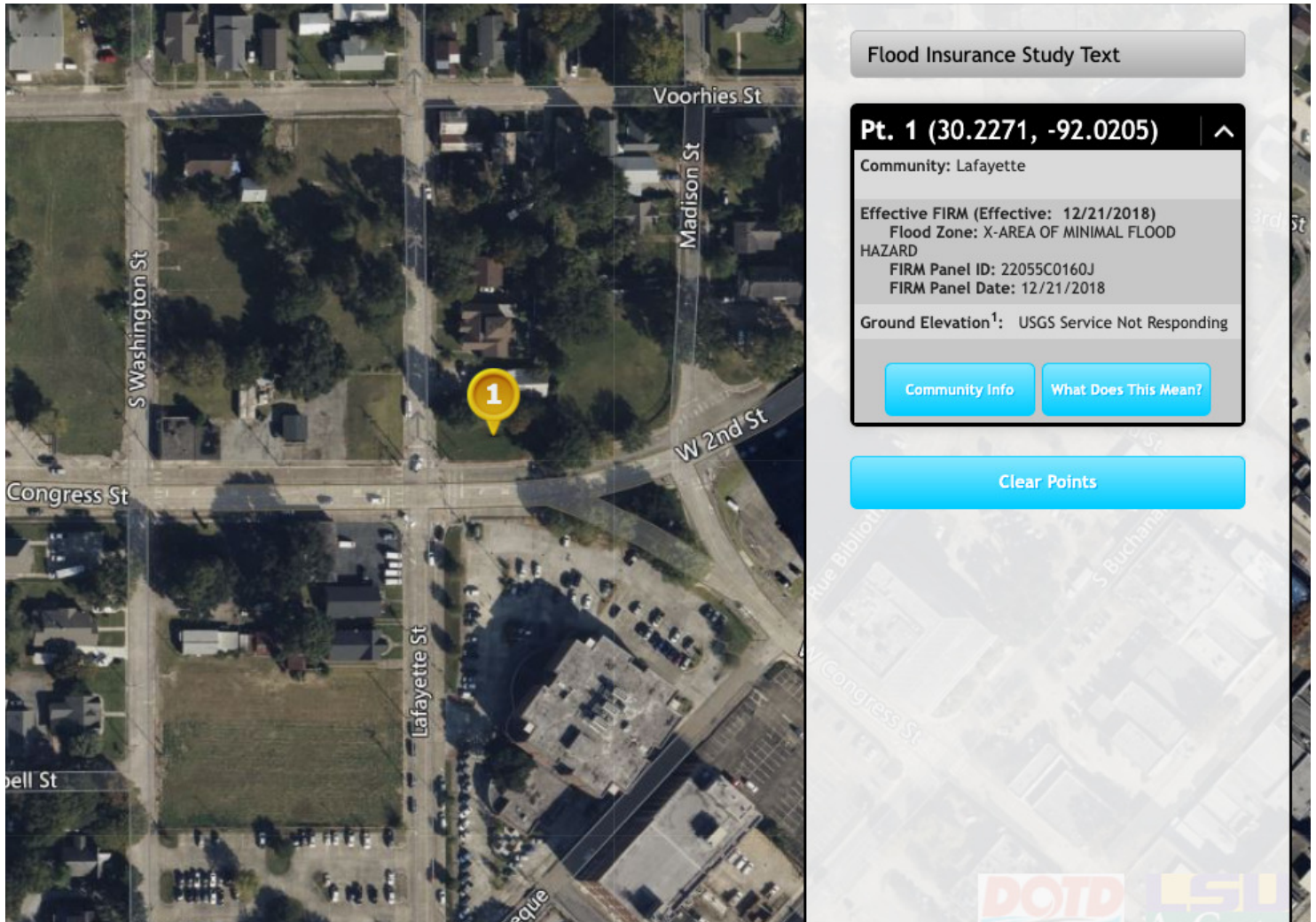
CM-2 – COMMERCIAL MIXED 2

Source: The municipality in which the property is located

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FLOOD ZONE MAP



FLOOD ZONE X

Source: maps.lsuagcenter.com/floodmaps

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