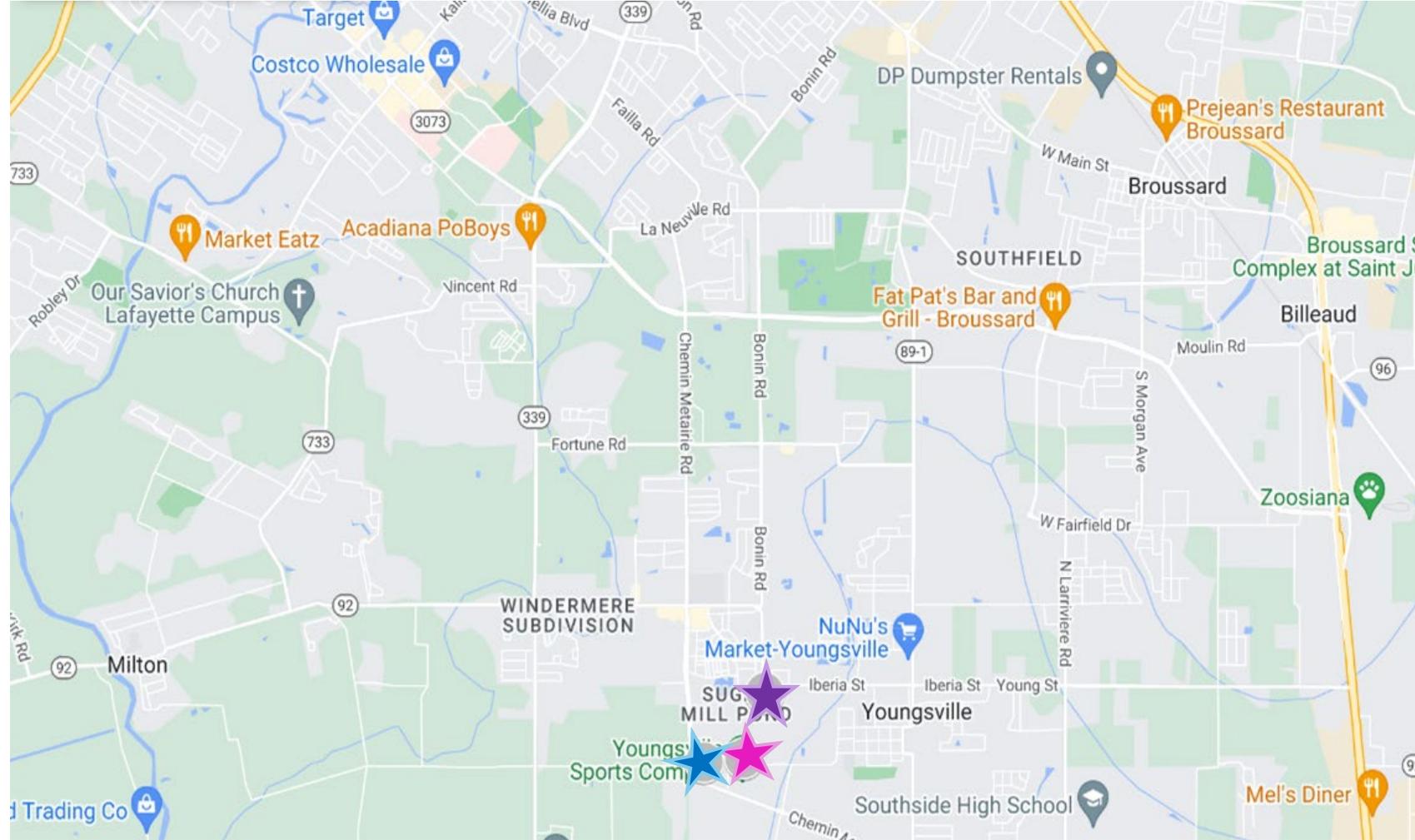


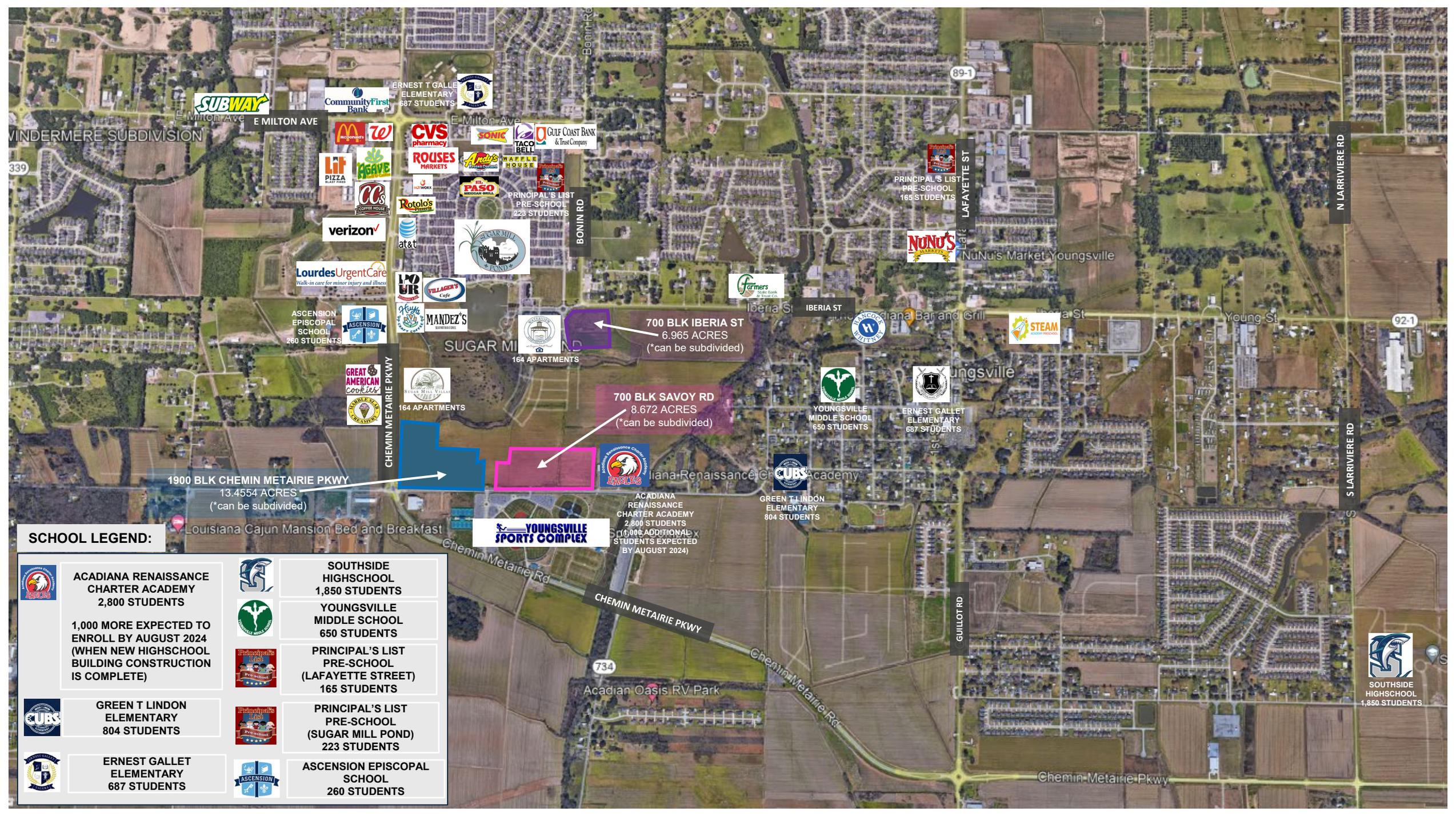
# SUGAR MILL POND SITES AVAILABLE FOR SALE

## YOUNGSVILLE, LA

- ★ 1900 BLK CHEMIN METAIRIE RD
- ★ 700 BLK SAVOY RD
- ★ 700 BLK IBERIA ST

- Located in the heart of Youngsville's rapidly growing Chemin Metairie Pkwy retail corridor
- Each site is situated across the street from Youngsville Sports Complex, Louisiana's premier sports and recreational facility:
  - Hosts on average 850k yearly visitors
  - Phase I currently spans 70-acres (5 baseball fields, 4 softball fields, 9 beach volleyball courts, 10 tennis courts, recreational center/basketball courts, 6 soccer fields, and a splash park)
  - Currently under construction on Phase II with 47-acre expansion (amphitheater, 8 outdoor pickleball courts, and 2 collegiate baseball fields), expected completion July 2024
- Near Rouses Supermarket, and Sugar Mill Pond (509-acre TND by the developers of River Ranch)
- Within 1.5-mile radius of (8) schools with approximately 7,500 students enrolled (Acadiana Renaissance Charter Academy is expected to add an additional 1,000 students by August 2024-2025 school year, upon completion of new high school building)





**SCHOOL LEGEND:**

|  |  |   |  |
|--|--|---|--|
|   | ACADIANA RENAISSANCE CHARTER ACADEMY<br>2,800 STUDENTS   |   | SOUTHSIDE HIGHSCHOOL<br>1,850 STUDENTS                         |
|  | 1,000 MORE EXPECTED TO ENROLL BY AUGUST 2024 (WHEN NEW HIGHSCHOOL BUILDING CONSTRUCTION IS COMPLETE) |  | YOUNGVILLE MIDDLE SCHOOL<br>650 STUDENTS                       |
|  | GREEN T LINDON ELEMENTARY<br>804 STUDENTS  |  | PRINCIPAL'S LIST PRE-SCHOOL (LAFAYETTE STREET)<br>165 STUDENTS |
|  | ERNEST GALLET ELEMENTARY<br>687 STUDENTS   |  | PRINCIPAL'S LIST PRE-SCHOOL (SUGAR MILL POND)<br>223 STUDENTS  |
|  |  |  | ASCENSION EPISCOPAL SCHOOL<br>260 STUDENTS                     |

1900 BLK CHEMIN METAIRIE PKWY  
13.4554 ACRES  
(\*can be subdivided)

700 BLK SAVOY RD  
8.672 ACRES  
(\*can be subdivided)

700 BLK IBERIA ST  
6.965 ACRES  
(\*can be subdivided)



SOUTHSIDE HIGHSCHOOL  
1,850 STUDENTS



**164 APARTMENTS**



**CHEMIN METAIRIE PKWY**

### 1900 BLK Chemin Metairie Pkwy

• Entire Tract (13.3554 acres): \$12/sf

#### Lot Subdivision & Pricing Options:

##### (Chemin Metairie Frontage)

- 1-2 acres: \$15-17/sf
- 2-4 acres: \$14/sf
- 4-6 acres: \$12/sf
- (Chemin Metairie/Savoy) Hard Corner (1.5-acre minimum): \$22-25/sf (\*depending on lot size & adjoining lot development status)

##### (Savoy Frontage)

- 1-2 acres: \$13-16/sf
- 2-4 acres: \$11/sf
- 4-6 acres: \$9/sf
- Savoy Corner: \$14-16/sf (\*depending on lot size)

### 700 BLK Savoy Rd

• Entire Tract (8.672 acres): \$8/sf

#### Lot Subdivision & Pricing Options:

- 1-2 acres: \$12-14/sf
- 2-4 acres: \$10/sf
- 4-6 acres: \$8/sf
- Savoy Corner: \$14-16/sf (\*depending on lot size)

**SAVOY RD**

Savoy Rd

Savoy Rd

Savoy Rd

**YOUNGSVILLE SPORTS COMPLEX**

IBERIA ST

Prescott Blvd

### 700 BLK Iberia St

- Entire Tract (6.965 acres): \$8/sf

#### Lot Subdivision & Pricing Options:

- 0.5-2 acres: \$12/sf
- 2-3.5 acres: \$10/sf
- 3.5-6.965 acres: \$8/sf
- Prescott Corner (1-2 acre minimum): \$15-16/sf (\*depending on lot size)

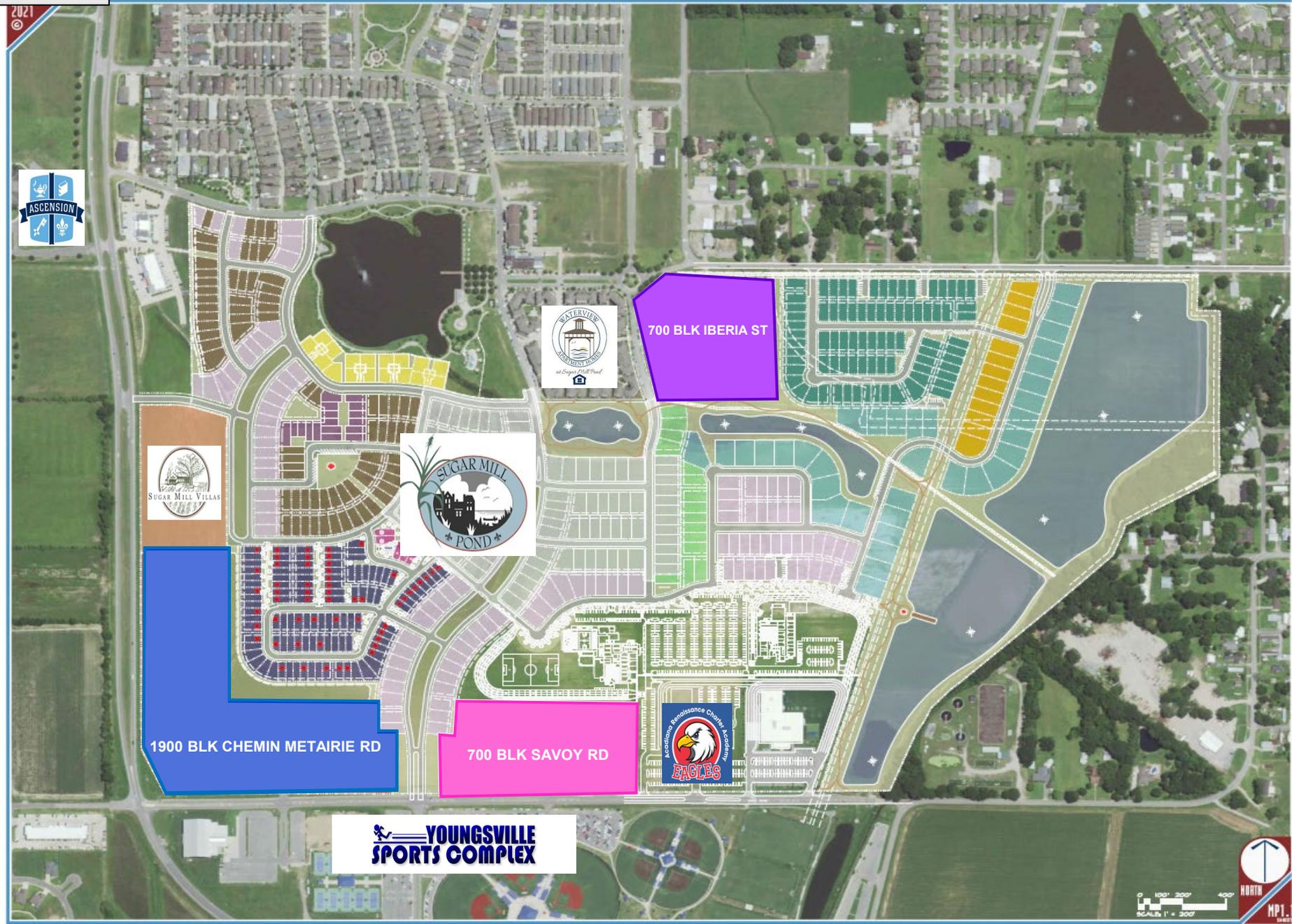
Waterview Rd



164 APARTMENTS

BROYLES LN

# MASTER SITE PLAN



**YOUNGVILLE SPORTS COMPLEX**

## GENERAL NOTES

- BARBARON COURT LOT - 1 35-37' X 80-49'
- RENTAL COTTAGE ALLEY - 1 33' X 45'
- RENTAL COTTAGE ALLEY - 1 30' X 45'
- RENTAL COTTAGE FRONT LOAD - 1 33' X 40'
- RENTAL COTTAGE FRONT LOAD - 1 30' X 45'
- COTTAGE LOT - 1 48' X 108'
- NEIGHBORHOOD LOT - 1 40-42' X 118'
- VILLAGE LOT - 1 48-54' X 89'
- VILLAGE EDGE LOT - 1 48' X 130'
- EDGE LOT - 1 80' X 120-140'
- WATER FRONT LOT - 1 80-100' X 120-140'
- GLOBE LOT - 1 70' X 10-88'
- MULTI-FAMILY
- COMMERCIAL



**COTTAGE DEVELOPERS, L.L.C.**  
 420 RICHLAND AVE, SUITE 100  
 LAFAYETTE, LA 70508  
 PROJECT # 2416226

## SUGAR MILL POND SOUTH CONCEPTUAL MASTER PLAN

**DRAFT**  
 06/17/21



**NOT FOR CONSTRUCTION**  
 REVISIONS: 07/01/21, 07/02/21, 07/06/21, 08/23/21  
 10/09/21, 10/09/21, 10/22/21





**DIANA STEPHENS**

---

Commercial Sales & Leasing

---

M: 225-235-5755

---

[diana@scoutrec.com](mailto:diana@scoutrec.com)

905 JEFFERSON ST #504, LAFAYETTE, LA 70501 | OFFICE: 337-443-0880 | CELL: 225-235-5755 | EMAIL: DIANA@SCOUTREC.COM | SCOUTREC.COM