



OFFERING MEMORANDUM

14.45 ACRES - 2024 CHEMIN METAIRIE PKWY

YOUNGSVILLE, LOUISIANA 70592

Marcus & Millichap

OVERVIEW AND HIGHLIGHTS

2024 CHEMIN METAIRIE PKWY

A 14.45-acre property located in the rapidly developing Youngsville, Louisiana on the corner of Chemin Metairie Road and Savoy Road. This property is well laid out for mixed-use, hospitality, retail, multi-family, or general commercial development. The site sits catacorner to the Youngsville Sports Complex, across Chemin Metairie Road from Sugar Mill Pond master-planned community, and across Savoy Road from Cypress Gardens single-family development with retail frontage.



PROPERTY SIZE	14.45 acres
PRICE	\$5,488,560
SCHOOL	Lafayette Parish School District
FLOODPLAIN	100-Year
UTILITIES	Access to Water and Sewer
FRONTAGE	+/- 515 feet on Savoy Road and +/- 880 feet on Chemin Metairie
DETENTION	TBD
EASEMENTS	None

DEMOGRAPHICS	2	5	10
Residential Count	18,145	71,018	203,255
Avg HH Income	\$106,139	\$106,398	\$93,280
2023-2028 Projected Growth	20,731	77,043	214,233

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**ASCENSION EPISCOPAL
HIGH SCHOOL**

SUGAR MILL VILLAS
PHASE 1: 164 UNITS
PHASE 2: 94 UNITS

WATERVIEW AT SUGAR MILL
164 UNITS

**SUGAR MILL POND MASTER
PLANNED COMMUNITY**
1,500+ FAMILIES

SUBJECT SITE

SAVOY RD

CHEMIN METAIRIE RD

**PYROS
BURGERS & WINGS**

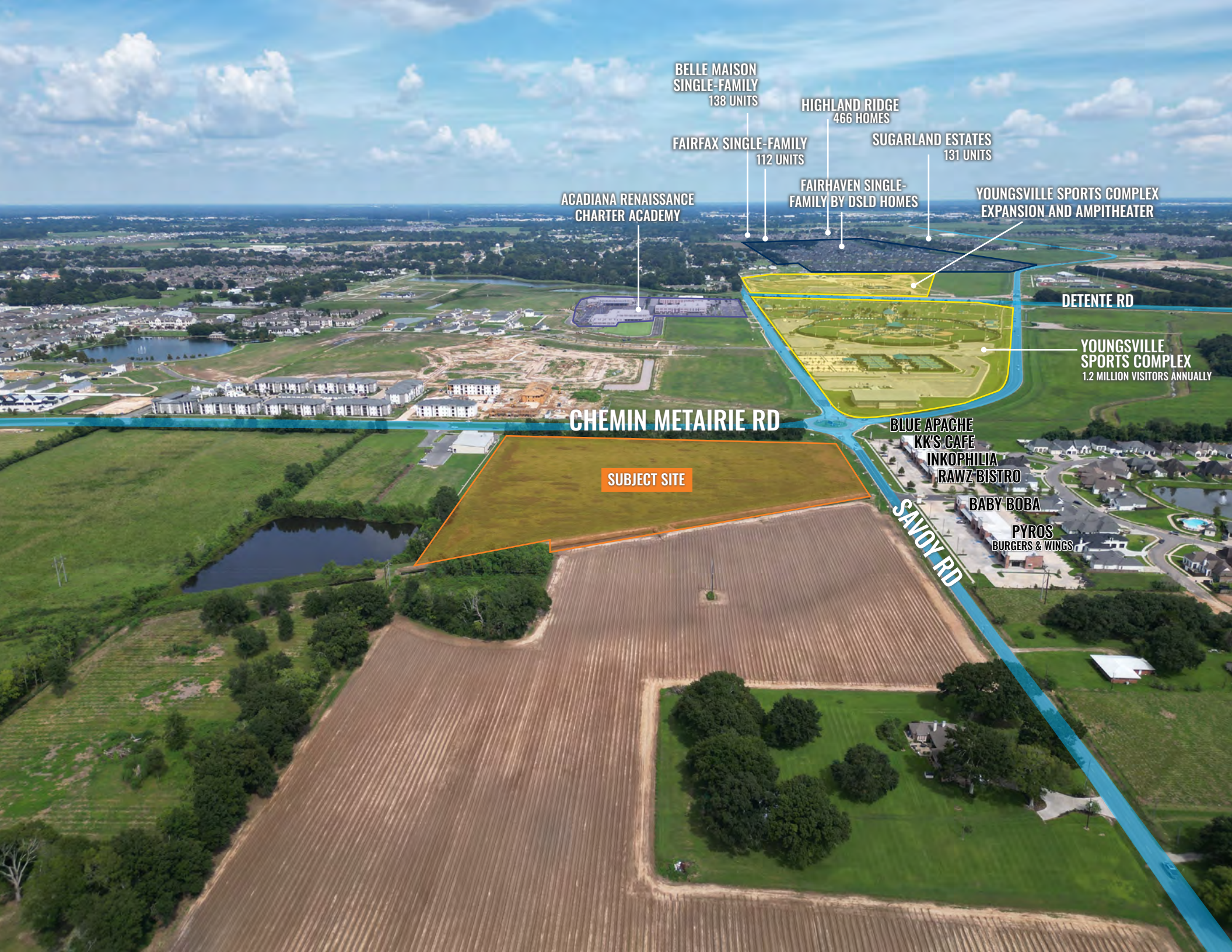
BABY BOBA

RAWZ BISTRO

KK'S CAFE

BLUE APACHE





BELLE MAISON
SINGLE-FAMILY
138 UNITS

HIGHLAND RIDGE
466 HOMES

FAIRFAX SINGLE-FAMILY
112 UNITS

SUGARLAND ESTATES
131 UNITS

ACADIANA RENAISSANCE
CHARTER ACADEMY

FAIRHAVEN SINGLE-FAMILY
BY DSLD HOMES

YOUNGVILLE SPORTS COMPLEX
EXPANSION AND AMPITHEATER

DETENTE RD

YOUNGVILLE
SPORTS COMPLEX
1.2 MILLION VISITORS ANNUALLY

CHEMIN METAIRIE RD

SUBJECT SITE

BLUE APACHE
KK'S CAFE
INKOPHILIA
RAWZ BISTRO

BABY BOBA

PYROS
BURGERS & WINGS

SAVOY RD

CommunityFirst Bank

Lit PIZZA
BLAST FIRED

CC's
COFFEE HOUSE

ROUSES
MARKETS

GULF COAST BANK

WAFFLE HOUSE

TACO BELL

SUBWAY

LA GYM CLUB

WALGREENS

MCDONALDS

ROTOLO'S
PIZZERIA
ESTABLISHED 1916

O'Reilly
AUTO PARTS

SONIC

DOLLAR GENERAL

Domino's

LOURDES PHYSICIAN GROUP

CVS

EL PASO
MEXICAN GRILL

Andy's
Frozen Custard
SINCE 1947

Lourdes Urgent Care
Walk-in care for minor injury and illness

ANYTIME FITNESS

BREAST CENTER OF ACADIANA

verizon

pbt

FAMILY HEALTH PHYSICIANS

Y
YOUNGVILLE DENTAL CARE

SMOOTHIE KING CENTER

SUBJECT SITE

SAVOY RD

CEDAR LAKE DR

CYPRESS GARDENS LN

CHEMIN METAIRIE RD

CYPRESS GARDENS SINGLE-FAMILY

PHASE 1: 160 UNITS
PHASE 2: 150 UNITS

RETAIL

SAVOY RD

SUBJECT SITE

CHEMIN METAIRIE RD



MARKET OVERVIEW

2024 CHEMIN METAIRIE PKWY

LAFAYETTE, LA

Lafayette is situated in southwestern Louisiana and is considered the epicenter of Cajun culture. The largest and most populous portion of French Louisiana's Acadiana region, the metro is known for its Cajun and Creole cuisine, entertainment and Zydeco music. A hub for in-state trade, Lafayette lies an hour west of Baton Rouge and roughly 130 miles from New Orleans. Metro population growth of 19,000 residents is expected in the next five years, spread between the Acadia, Iberia, Lafayette, St. Martin and Vermilion areas.



METRO HIGHLIGHTS



FRENCH CONNECTION

Lafayette maintains a Cajun population — descendants of French colonists expelled from Eastern Canada's Maritime Provinces during the 18th century.



RAGIN' CAJUNS

The metro is home to the University of Louisiana at Lafayette. The college is the state's second largest, with a student population of around 16,200.



ENERGY INDUSTRY

The region's oil fields are a primary economic driver, underscored by the prolonged conflict in Eastern Europe.

ECONOMY

- Oil field service companies maintain a sizable local presence. Frank's International, Island Operating Co., WHC, Schlumberger and Baker Hughes all maintain payrolls of up to 1,000 workers each.
- Lafayette is home to Stuller, the world's largest jewelry and setting manufacturer. The company employs more than 1,600 people.
- Education and health care employment supported the metro's economy, while the oil industry struggled in the past. Lafayette General Health and Lafayette Parish School System account for a large portion of the jobs in this sector.

DEMOGRAPHICS



POPULATION

487K

Growth 2023-2028*
3.1%



HOUSEHOLDS

194K

Growth 2023-2028*
3.6%



MEDIAN AGE

37.3

U.S. Median
38.7



MEDIAN
HOUSEHOLD
INCOME

\$53,300

U.S. Median
\$68,500

* Forecast

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S.

Census Bureau

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Activity ID ZAF0040456

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