



# Blue Andrus Property

2257 I-49 Frontage Road  
Grand Coteau, LA 70570



## SITE INFORMATION

**ACRES AVAILABLE:**

45.8 Acres

**PROPERTY TYPE:**

Manufacturing - Light Industrial

**TERRAIN:**

Flat

**SUB DIVIDABLE:**

Yes

**PRIOR/CURRENT USE:**

Agricultural

**OWNER:**

Paulette Marie Andrus Alleman,  
Yvonne Marie Andrus Sonnier

**NEAREST MSA:**

Lafayette

Population: 491,558

Distance: 4.1 miles

Baton Rouge

Population: 834,159

Distance: 28.9 miles

**COORDINATES:**

30.430355, -92.060750

## UTILITIES

**ELECTRICITY:**

Entergy

**NATURAL GAS:**

CenterPoint; Grand Coteau  
Utility Department

**WATER:**

Grand Coteau Utility Department

**SEWER:**

Grand Coteau Utility Department

**TELECOM:**

CenturyLink

**FIBER OPTIC:**

CenturyLink



## TRANSPORTATION LOGISTICS

**INTERSTATE:**

I-49

Distance: 1.1 miles

**HIGHWAY:**

LA-93

Distance: 0.8 mile

**RAIL:**

BNSF Railroad

Distance: 27 miles

**AIRPORT:**

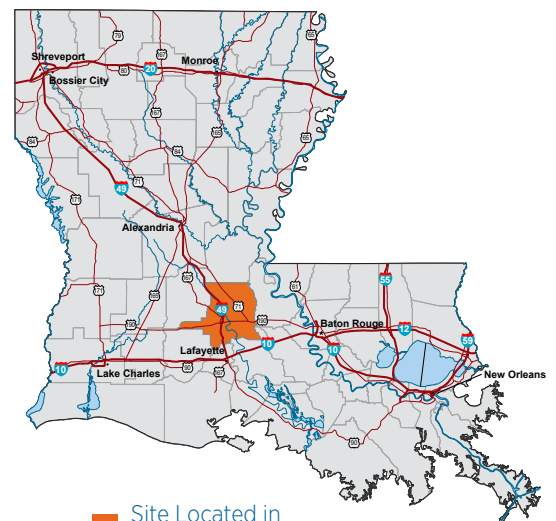
Lafayette Regional Airport (LFT)

Distance: 16.5 miles

**PORT:**

Port of Kutzt Springs

Distance: 26.7 miles



Site Located in  
St. Landry Parish

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