



OFFERING MEMORANDUM

# 2.39 ACRES - 2540 CHEMIN METAIRIE PARKWAY

YOUNGSVILLE, LOUISIANA 70592

Marcus & Millichap



# OVERVIEW AND HIGHLIGHTS

2540 CHEMIN METAIRIE PARKWAY

A 2.39-acre property located in the rapidly developing Youngsville, Louisiana on Chemin Metairie Parkway – directly adjacent to the Youngsville Sports Complex and DSLD’s “Fairhaven” single-family community. This property is well laid out for retail, hospitality, or general commercial development. The site has City of Youngsville utilities available and is free of any floodplain, floodway, wetlands, and pipelines.



PROPERTY SIZE	2.39 Acres
PRICE	Call Broker for Pricing
SCHOOL	Lafayette Parish School District
FLOODPLAIN	None
UTILITIES	City of Youngsville
FRONTAGE	+/- 400 Feet
DETENTION	To Be Determined
EASEMENTS	None

DEMOGRAPHICS	2	5	10
Residential Count	15,409	64,681	197,434
Avg HH Income	\$102,186	\$104,745	\$94,944
2023-2028 Projected Growth	17,987	70,356	208,196

## FOR MORE INFORMATION CONTACT:

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**WATERVIEW AT SUGAR MILL**  
164 UNITS

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



**RETAIL**  
KK'S CAFE  
BOBA BABY

**YOUNGSVILLE SPORTS COMPLEX**  
1.2 MILLION VISITORS ANNUALLY

**ACADIANA RENAISSANCE CHARTER ACADEMY**

**CYPRESS GARDENS SINGLE-FAMILY**  
PHASE 1: 160 UNITS | PHASE 2: 150 UNITS

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

**ACADIAN OASIS EVENT ROOM**

**FOOTBALL FIELD**

**DETENTE ROAD**

**YOUNGSVILLE SPORTS COMPLEX**  
EXPANSION AND APITHEATER

**PRODIGY EARLY LEARNING AT ACADIANA**

**SITE**

**OAK SHADOW DRIVE**

**ACADIAN OASIS RV PARK**

**DSLD HOMES**  
**FAIRHAVEN SINGLE-FAMILY**

**CHEMIN METAIRIE ROAD**

**ROSEWALK SINGLE-FAMILY**  
FUTURE DEVELOPMENT | +/- 166 LOTS



YOUNGSVILLE CITY HALL

YOUNGSVILLE MIDDLE SCHOOL

GREEN T. LINDON ELEMENTARY

YOUNGSVILLE SPORTS COMPLEX  
EXPANSION AND APITHEATER

FOOTBALL FIELD

PRODIGY EARLY LEARNING  
AT ACADIANA

ACADIAN OASIS RV PARK

FAIRFAX SINGLE-FAMILY  
112 UNITS

BELLE MAISON SINGLE-FAMILY  
138 UNITS

HIGHLAND RIDGE  
466 UNITS

SUGARLAND ESTATES  
131 UNITS



FAIRHAVEN SINGLE-FAMILY

SITE

CHEMIN METAIRIE ROAD

ROSEWALK SINGLE-FAMILY  
FUTURE DEVELOPMENT | +/- 166 LOTS

OAK SHADOW DRIVE





WALGREENS



MCDONALDS



ACADIANA  
RENAISSANCE  
CHARTER ACADEMY

SUGAR MILL POND MASTER  
PLANNED COMMUNITY  
1,500+ FAMILIES

WATERVIEW AT SUGAR MILL  
164 UNITS

LAFAYETTE, LA  
11.8 MILES

YOUNGVILLE  
CITY HALL

YOUNGVILLE  
MIDDLE SCHOOL

GREEN T. LINDON  
ELEMENTARY

YOUNGVILLE SPORTS  
COMPLEX  
1.2 MILLION VISITORS ANNUALLY

DETENTE ROAD

YOUNGVILLE SPORTS  
COMPLEX  
EXPANSION AND APITHEATER



FOOTBALL  
FIELD

PRODIGY EARLY LEARNING  
AT ACADIANA

SITE

ACADIAN OASIS RV PARK

OAK SHADOW DRIVE



FAIRHAVEN SINGLE-FAMILY

CHEMIN METAIRIE ROAD

ROSEWALK SINGLE-FAMILY  
FUTURE DEVELOPMENT | +/- 166 LOTS



LAFAYETTE, LA  
11.8 MILES

CommunityFirst Bank

LiPZA

CC's COFFEE HOUSE

SHOWING ROOM CENTER

ROUSES MARKETS

GULF COAST BANK

Waffle House

TACO BELL

CVS

ROTOLOS PIZZERIA

O'Reilly AUTO PARTS

SONIC

PASO MEXICAN GRILL

Andy's FROZEN CUSTARD

MCDONALDS

WALGREENS

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FOOTBALL  
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DSLID  
HOMES

FAIRHAVEN SINGLE-FAMILY

CHEMIN METAIRIE ROAD

ROSEWALK SINGLE-FAMILY  
FUTURE DEVELOPMENT | +/- 166 LOTS

DETENTE ROAD

ACADIAN OASIS RV PARK

OAK SHADOW DRIVE

YOUNGVILLE USA

BR boskin

Marble SLAB CREAMERY

GREAT & AMERICAN cookies



# MARKET OVERVIEW

2540 CHEMIN METAIRIE PARKWAY

## 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.



\* Forecast

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

## 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



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