



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 DSDL'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

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WALGREENS



MCDONALDS



Walk-in care for minor injury and illness



verizon



MARKETS



MARKETS



GULF COAST BANK



ESTABLISHED 1968



SONIC



WAFFLE HOUSE



Andy's Frozen Custard



EL PASO
MEXICAN GRILL



Community First
Bank



O'Reilly
AUTO PARTS



TACO BELL

LAFAYETTE, LA

11.8 MILES



ACADIANA
RENAISSANCE
CHARTER ACADEMY

SUGAR MILL POND MASTER
PLANNED COMMUNITY
1,500+ FAMILIES

WATERVIEW AT SUGAR MILL
164 UNITS

YOUNGSVILLE SPORTS
COMPLEX
1.2 MILLION VISITORS ANNUALLY

DETENTE ROAD



YOUNGSVILLE SPORTS
COMPLEX
EXPANSION AND APITHEATER

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

YOUNGSVILLE
CITY HALL

YOUNGSVILLE
MIDDLE SCHOOL

GREEN T. LINDON
ELEMENTARY



LAFAYETTE, LA
11.8 MILES

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

YOUNGSVILLE SPORTS COMPLEX
1.2 MILLION VISITORS ANNUALLY

DETENTE ROAD



YOUNGSVILLE SPORTS COMPLEX
EXPANSION AND AMPITHEATER

PRODIGY EARLY LEARNING AT ACADIANA

ACADIAN OASIS RV PARK

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FAIRHAVEN SINGLE-FAMILY

CHEMIN METAIRIE ROAD

ROSEWALK SINGLE-FAMILY
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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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