



TWO COMMERCIAL BUILDINGS WITH SURPLUS LAND ON I-49

2726 NE EVANGELINE THWY LAFAYETTE, LA 70507



FOR SALE

SALE PRICE: \$425,000

3,500 SF

- High visibility along Evangeline Thwy – ±63,484 daily traffic
- Includes acreage for potential development
- Zoned CH for Commercial Heavy

CONTACT:

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Broker of Record, Mathew Laborde; Licensed by the Louisiana, Mississippi, and Ohio Real Estate Commissions. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Interested parties must verify the information and bears all risk for any inaccuracies.

OFFERING SUMMARY



PROPERTY SUMMARY

- Now available for sale, 2726 NE Evangeline Thwy features two commercial buildings on ± 3.65 acres.
- One building comprises $\pm 2,200$ SF, while the second features $\pm 1,300$ SF.
- Located along a major interstate, the property benefits from high visibility ($\pm 63,484$ daily traffic) and accessibility.
- The extensive acreage offers potential for further development.
- Zoned CH (Commercial Heavy), the property is suited for automotive repair and sales, but can be utilized for numerous commercial pursuits.

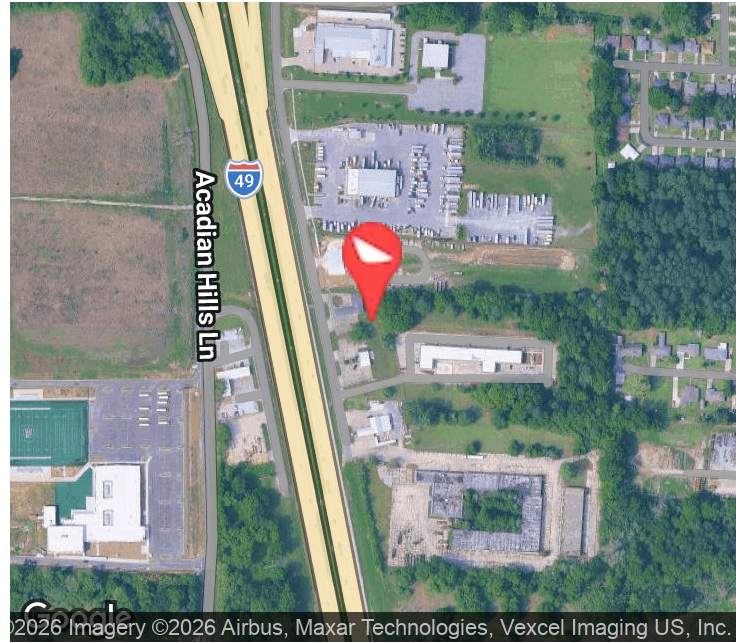
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PROPERTY INFORMATION



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LOCATION INFORMATION

| | |
|--------------------|-------------------------------|
| Street Address | 2724, 2726 NE Evangeline Thwy |
| City, State, Zip | Lafayette, LA 70507 |
| County | Lafayette Parish |
| Market | LA - Lafayette |
| Township | 09S |
| Range | 04E |
| Section | 050 |
| Side Of The Street | East |
| Road Type | Paved |
| Nearest Highway | NE Evangeline Thwy (I-49) |
| Nearest Airport | Lafayette Regional (LFT) |

PROPERTY INFORMATION

| | |
|------------------|-----------------------|
| Property Type | Industrial |
| Property Subtype | Flex Space |
| Zoning | CH - Commercial Heavy |
| APN # | 6058547 |
| Lot Size | ±3.65 Acres |
| Lot Frontage | ±376 ft |
| Lot Depth | ±931 ft |

BUILDING INFORMATION

| | |
|---------------|-----------------|
| Building Size | ±2,200 & ±1,300 |
|---------------|-----------------|

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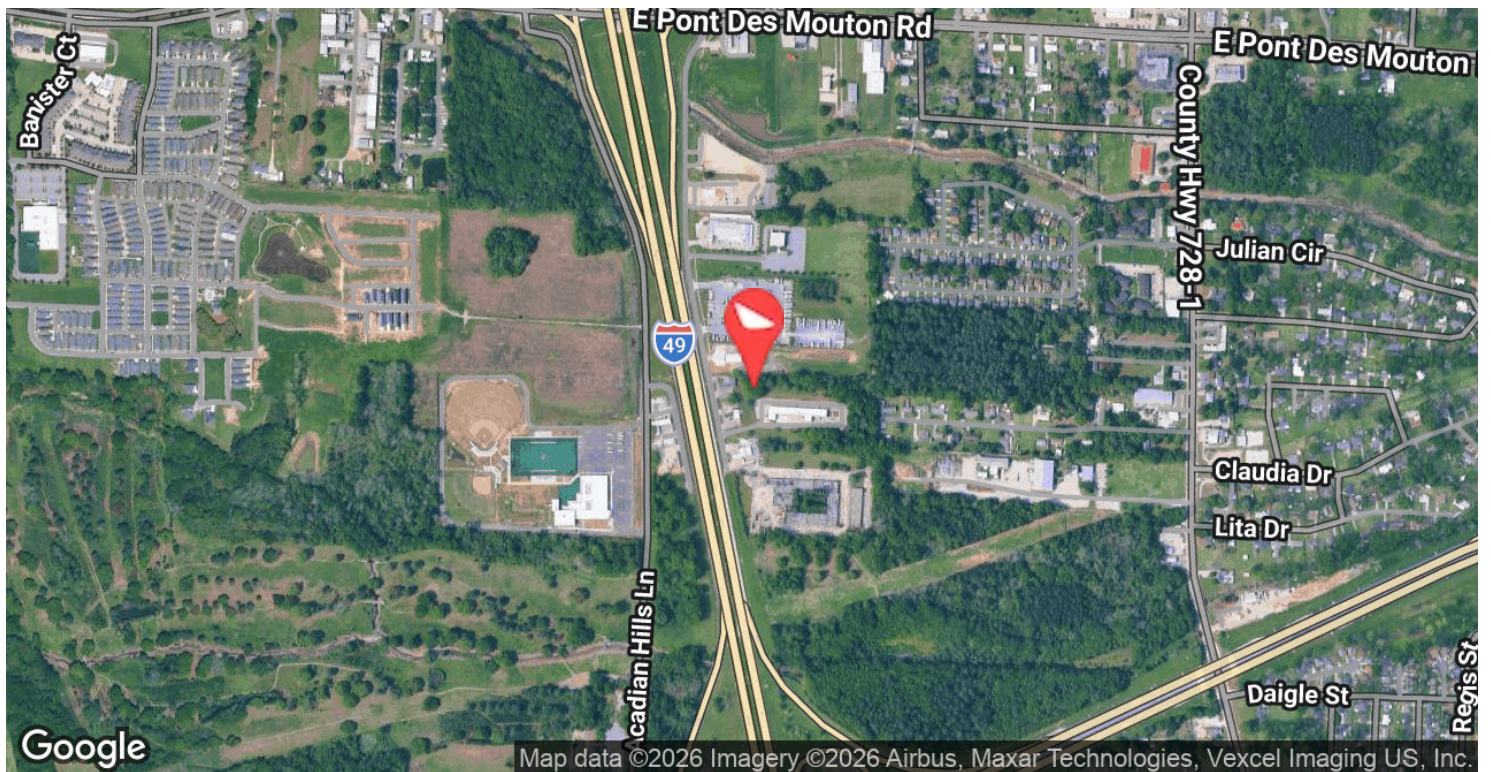
EXTERIOR PHOTOS



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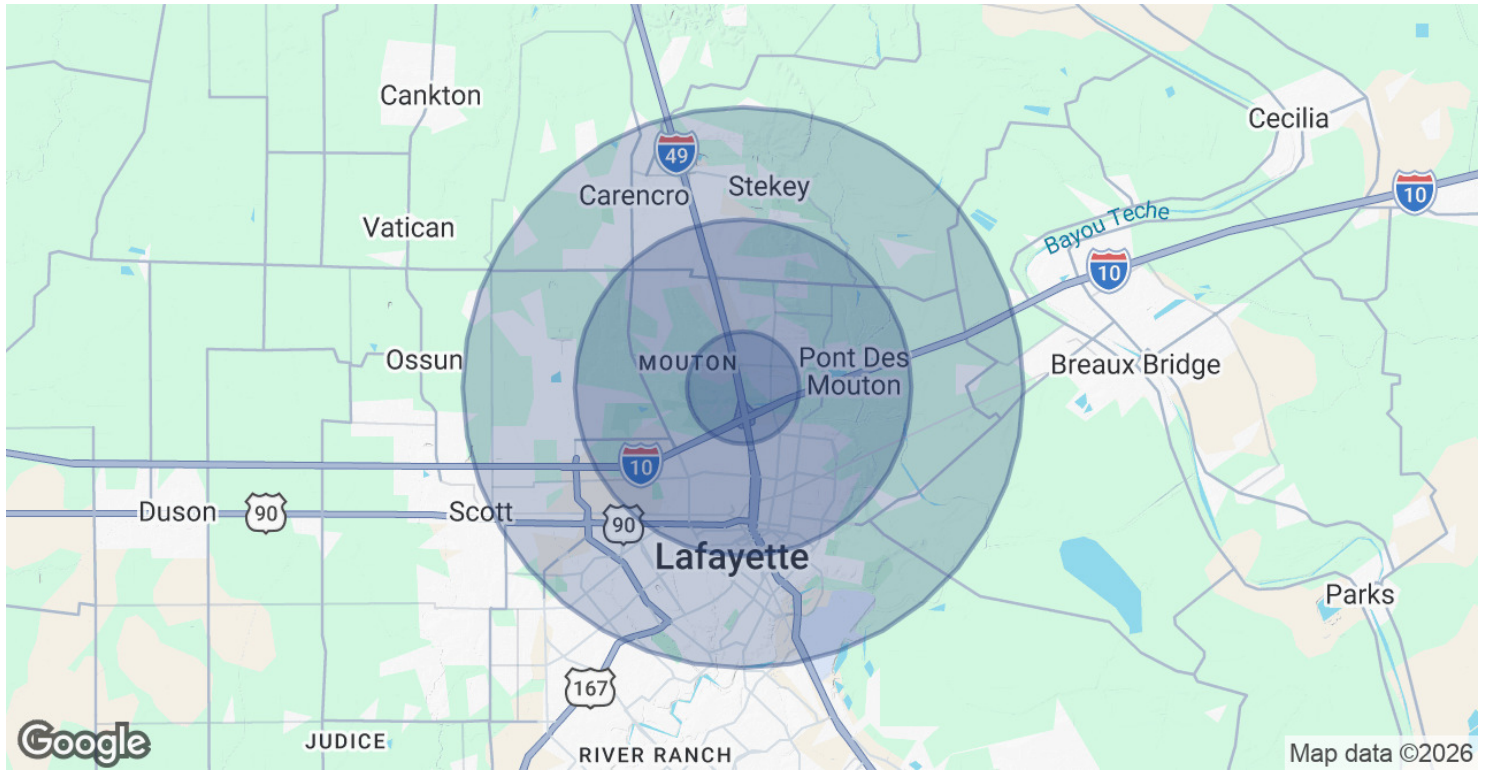
LOCATION MAPS'



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DEMOGRAPHICS MAP & REPORT



POPULATION

| | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 4,400 | 39,356 | 90,207 |
| Average Age | 40 | 40 | 39 |
| Average Age (Male) | 39 | 38 | 38 |
| Average Age (Female) | 42 | 41 | 40 |

HOUSEHOLDS & INCOME

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 1,877 | 15,865 | 37,529 |
| # of Persons per HH | 2.3 | 2.5 | 2.4 |
| Average HH Income | \$58,157 | \$59,893 | \$65,646 |
| Average House Value | \$177,317 | \$183,723 | \$223,561 |

2020 American Community Survey (ACS)

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ZONING MAP



CH - COMMERCIAL HEAVY

Source: The municipality in which the property is located

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FLOOD ZONE MAP



Flood Insurance Study Text

Pt. 1 (30.2674, -92.0165)

Community: Lafayette

Effective FIRM (Effective: 12/21/2018)
Flood Zone: X-AREA OF MINIMAL FLOOD
HAZARD
FIRM Panel ID: 22055C0070J
FIRM Panel Date: 12/21/2018

Ground Elevation¹: 40.4 ft

[Community Info](#) [What Does This Mean?](#)

[Clear Points](#)

FLOOD ZONE: X-AREA OF MINIMAL FLOOD HAZARD

Source: maps.lsuagcenter.com/floodmaps

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