

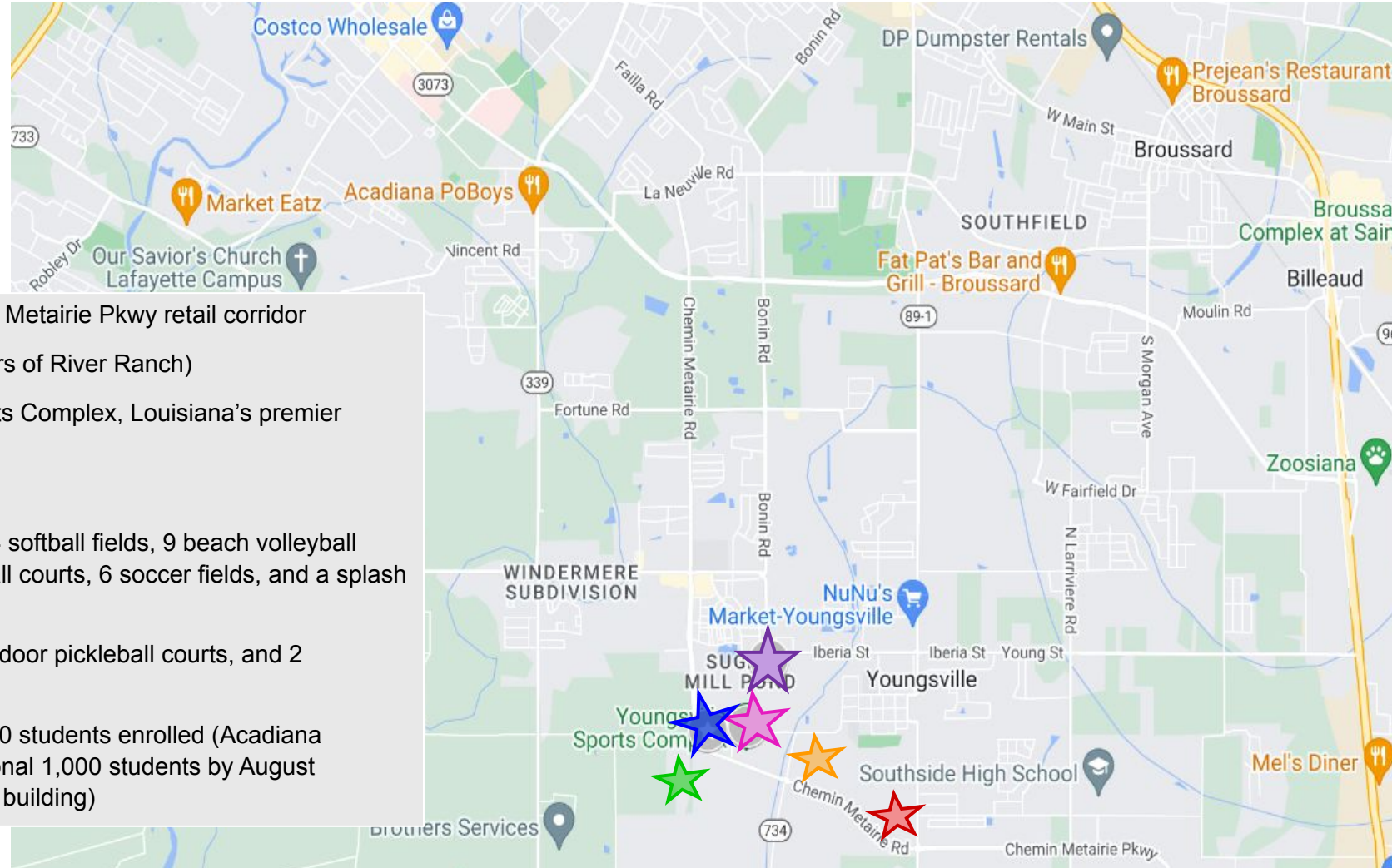


YOUNGSVILLE COMMERCIAL SITES AVAILABLE

YOUNGSVILLE, LA

- ★ 1900 BLK CHEMIN METAIRIE RD
- ★ 700 BLK SAVOY RD
- ★ 700 BLK IBERIA ST
- ★ 2800 BLK CHEMIN METAIRIE PKWY
- ★ 2800 BLK CHEMIN METAIRIE PKWY
- ★ 1700 BLK DETENTE RD

- Located in the heart of Youngsville's rapidly growing Chemin Metairie Pkwy retail corridor
- Adjacent to Sugar Mill Pond (509-acre TND by the developers of River Ranch)
- Each site is situated across the street from Youngsville Sports Complex, Louisiana's premier sports and recreational facility:
 - Hosts on average 850k yearly visitors
 - Phase I currently spans 70-acres (5 baseball fields, 4 softball fields, 9 beach volleyball courts, 10 tennis courts, recreational center/basketball courts, 6 soccer fields, and a splash park) *Completed
 - Phase II with 47-acre expansion (amphitheater, 8 outdoor pickleball courts, and 2 collegiate baseball fields) *Almost complete
- Within 1.5-mile radius of (8) schools with approximately 7,500 students enrolled (Acadiana Renaissance Charter Academy is expected to add an additional 1,000 students by August 2024-2025 school year, upon completion of new high school building)

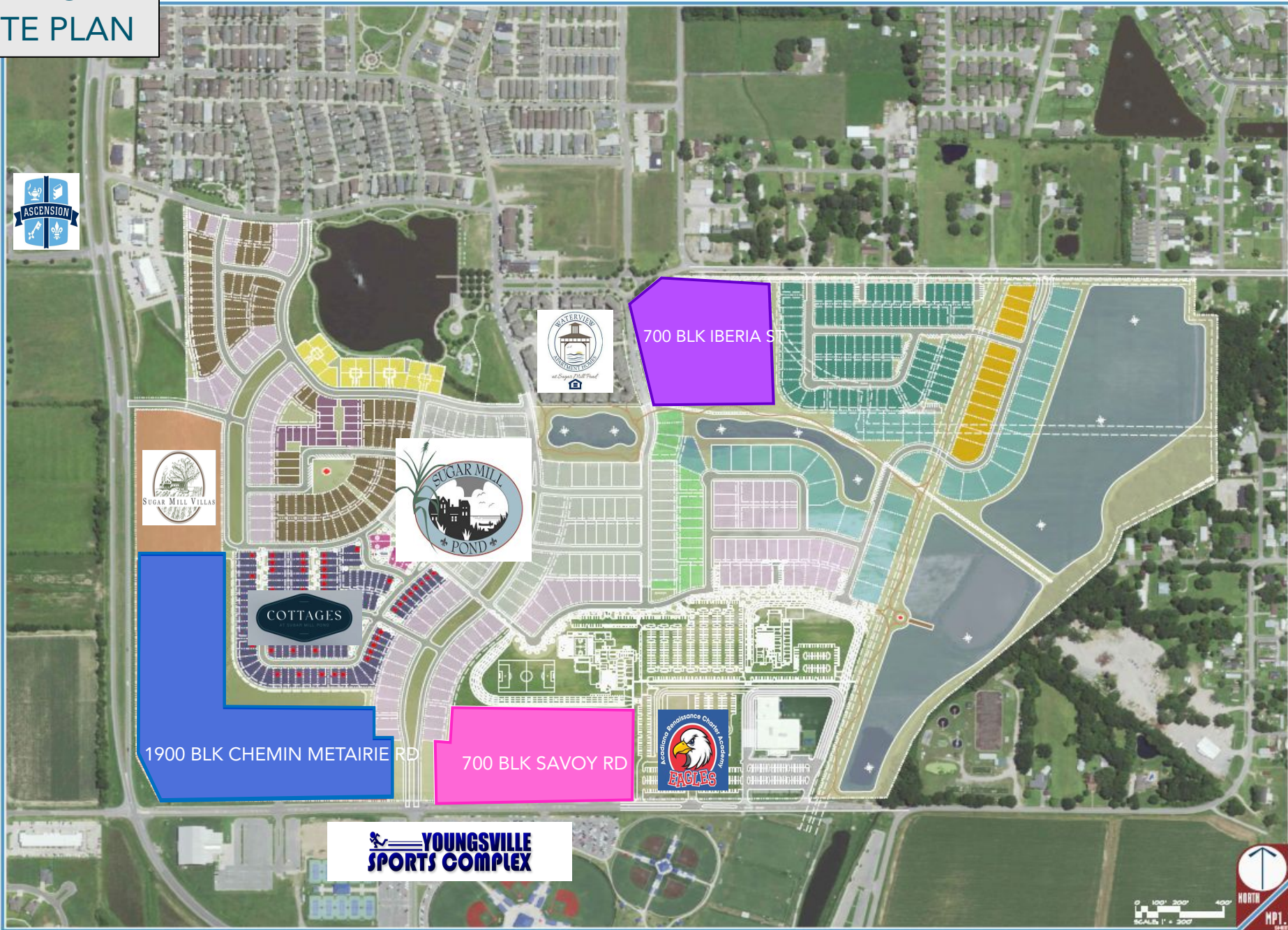




SCHOOL LEGEND:

	ACADIANA RENAISSANCE CHARTER ACADEMY 2,800 STUDENTS 1,000 MORE EXPECTED TO ENROLL BY AUGUST 2024 (WHEN NEW HIGH SCHOOL BUILDING CONSTRUCTION IS COMPLETE)		SOUTHSIDE HIGH SCHOOL 1,850 STUDENTS
	GREEN T LINDON ELEMENTARY 804 STUDENTS		YOUNGVILLE MIDDLE SCHOOL 650 STUDENTS
	ERNEST GALLET ELEMENTARY 687 STUDENTS		PRINCIPAL'S LIST PRE-SCHOOL (LAFAYETTE STREET) 165 STUDENTS
			PRINCIPAL'S LIST PRE-SCHOOL (SUGAR MILL POND) 223 STUDENTS
			ASCENSION EPISCOPAL SCHOOL 260 STUDENTS

SUGAR MILL POND MASTER SITE PLAN



- GENERAL NOTES**
- BANALON COURT LOT - ± 35-57' X 80-45'
 - RENTAL COTTAGE ALLEY - ± 33' X 45'
 - RENTAL COTTAGE ALLEY - ± 33' X 45'
 - RENTAL COTTAGE FRONT LOAD - ± 33' X 10'
 - RENTAL COTTAGE FRONT LOAD - ± 33' X 10'
 - COTTAGE LOT - ± 45' X 105'
 - NEIGHBORHOOD LOT - ± 45-47' X 115'
 - VILLAGE LOT - ± 45-54' X 85'
 - VILLAGE EDGE LOT - ± 45' X 120'
 - EDGE LOT - ± 80' X 120-140'
 - WATER FRONT LOT - ± 80-100' X 150-140'
 - CLOSE LOT - ± 70' X 70-85'
 - MULTI-FAMILY
 - COMMERCIAL



COTTAGE DEVELOPERS, L.L.C.
480 RICHLAND AVE, SUITE 100
LAFAYETTE, LA 70508
PROJECT # 04182.00

**SUGAR MILL POND SOUTH
CONCEPTUAL MASTER PLAN**

DRAFT
06/17/21



NOT FOR CONSTRUCTION
REVISIONS: 07/21/21, 07/28/21, 07/28/21, 08/23/21
10/04/21, 10/04/21, 10/22/21

LAND
ARCHITECTURE
100 ST. JULIEN AVE.
LAFAYETTE, LA 70506
PHONE 337.285.2033
FAX 337.285.2044



CHEMIN METAIRIE PKWY

1900 BLK CHEMIN METAIRIE PKWY

Lot Subdivision & Pricing Options:

- Entire Tract (9.8854 acres): \$14/sf
- (Chemin Metairie Frontage)
- 1-2 acres: \$16-18/sf
- 2-4 acres: \$15-16/sf
- 4-6 acres: \$13-15/sf
- (Chemin/Savoy) Hard Corner (1.5-acre minimum): \$22-25/sf (*depending on lot size)

OCEANS BLVD

700 BLK SAVOY RD

Lot Subdivision & Pricing Options:

- Entire Tract (8.672 acres): \$10/sf
- 1-2 acres: \$14-16/sf
- 2-4 acres: \$12-14/sf
- 4-6 acres: \$10-12/sf
- Savoy Corner: \$14-16/sf (*depending on lot size)

SAVOY RD

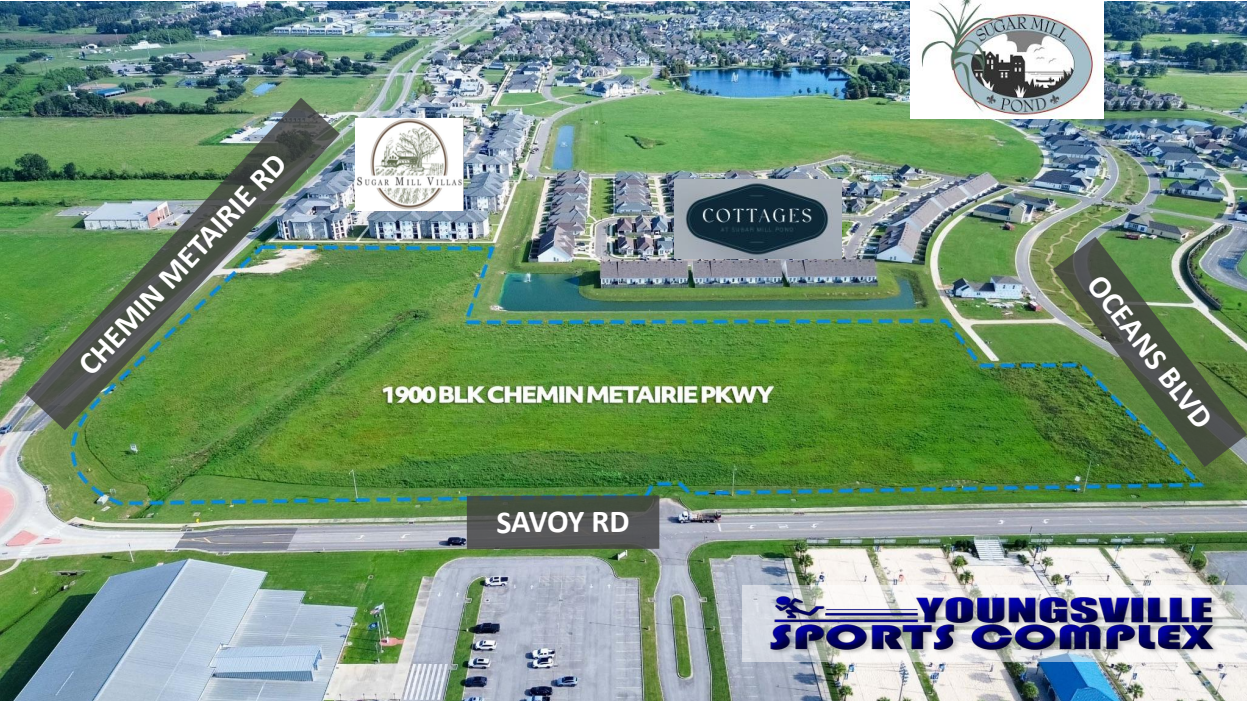
(Savoy Frontage)

- 1-2 acres: \$13-15/sf
- 2-4 acres: \$12-13/sf
- 4-6 acres: \$10-12/sf
- Savoy Corner: \$14-16/sf (*depending on lot size)

 **YOUNGSVILLE
SPORTS COMPLEX**

BAILEY GROVE
AN UPCOMING MIXED-USE DEVELOPMENT





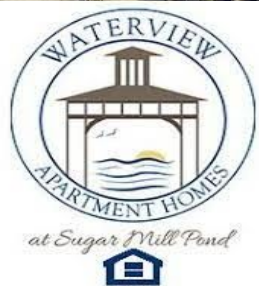


PRESCOTT BLVD

BROYLES LN

BONIN RD

IBERIA ST



700 BLK IBERIA ST

Lot Subdivision & Pricing Options:

- Entire Tract (6.965 acres): \$8/sf
- 1-2 acres: \$12-14/sf
- 2-4 acres: \$10-12/sf
- 4-6 acres: \$8-10/sf
- Prescott Corner (1-2 acre minimum): \$14-16/sf
(*depending on lot size)



SAVOY RD

 **YOUNGSVILLE
SPORTS COMPLEX**

CHEMIN METAIRIE RD

BAILEY GROVE
AN UPCOMING MIXED-USE DEVELOPMENT

+/- 2.5 ACRES

2800 BLK CHEMIN METAIRIE PKWY

26.95 ACRES
*Can be subdivided
*See agent for pricing

DETENTE RD

GUILLOT RD

800 BLK CHEMIN METAIRIE PKWY

(+/- 30 ACRES REMAINING)
*see agent for pricing

+/- 21 ACRES
(PENDING)

CHEMIN METAIRIE RD

DETENTE RD

BAILEY GROVE
AN UPCOMING MIXED-USE DEVELOPMENT
700 BLK DETENTE RD
716.713 ACRES
(*can be subdivided)



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