

# Development Ready Land For Sale – 5.31 Acres

233 E BROUSSARD RD, LAFAYETTE, 70503



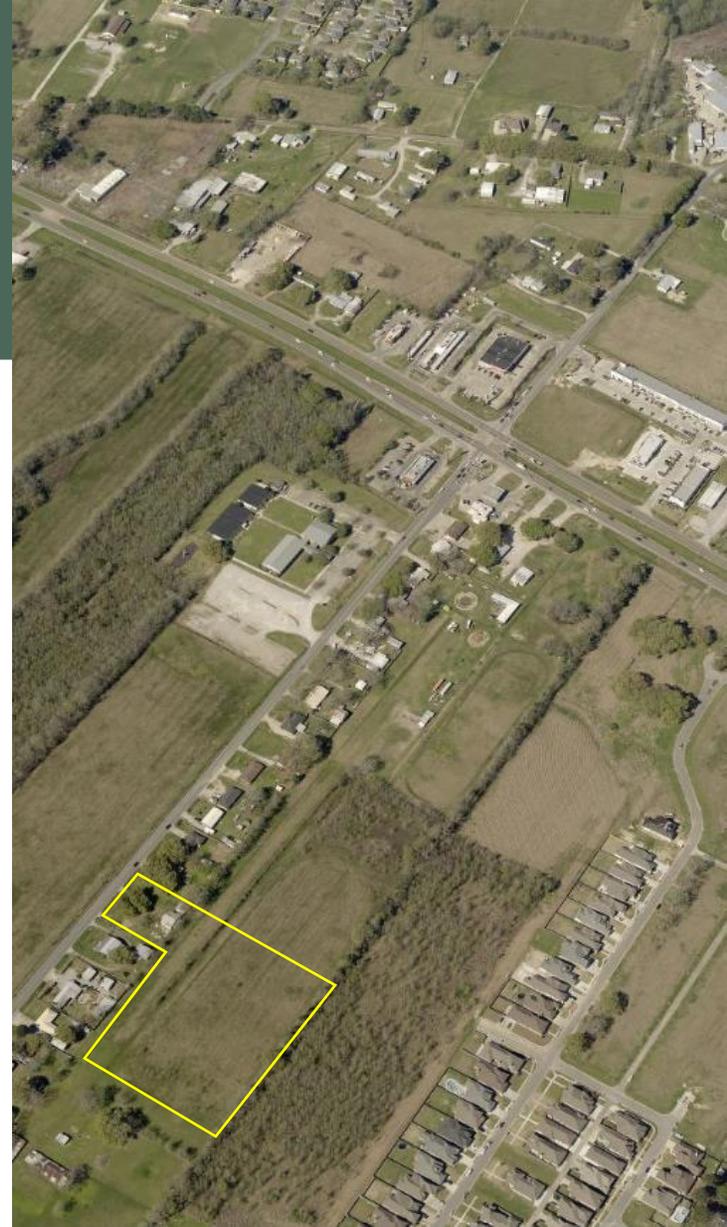
# PROPERTY HIGHLIGHTS

- Approximately 5.31 Acres Available for Sale on E Broussard Rd
- Excellent location in the fastest growing parish in Louisiana, Lafayette. 10-mile radius **population expected to grow by 10,000 residents by 2030**
- Excellent demographics with 10-mile radius **population of 233,712** and 10-mile radius **HH income of \$93,291**
- Property has **access to ALL utilities** (sewer, water, gas an electric)
- 170' of Frontage along E Broussard Rd
- New multi-lane roundabout currently under construction less than 1 mile from the property at E. Broussard Rd. and Robley Dr.
- Within 15 minutes of major retail areas including River Ranch, Acadiana Mall and the intersection of Kaliste Saloom Rd and Ambassador Caffery Pkwy
- Located within 15 minutes of the New Lafayette High School that opened in August of 2025
- Property is zoned RM-1, allows for all types of residential **(25 units/acre)**, schools, churches, and various other commercial uses
- Located in Flood Zone X
- 10,158 AADT (2024) along E Broussard and 35,989 AADT (2024) along Johnston St
- **Owner Financing Available for Qualified Buyer**

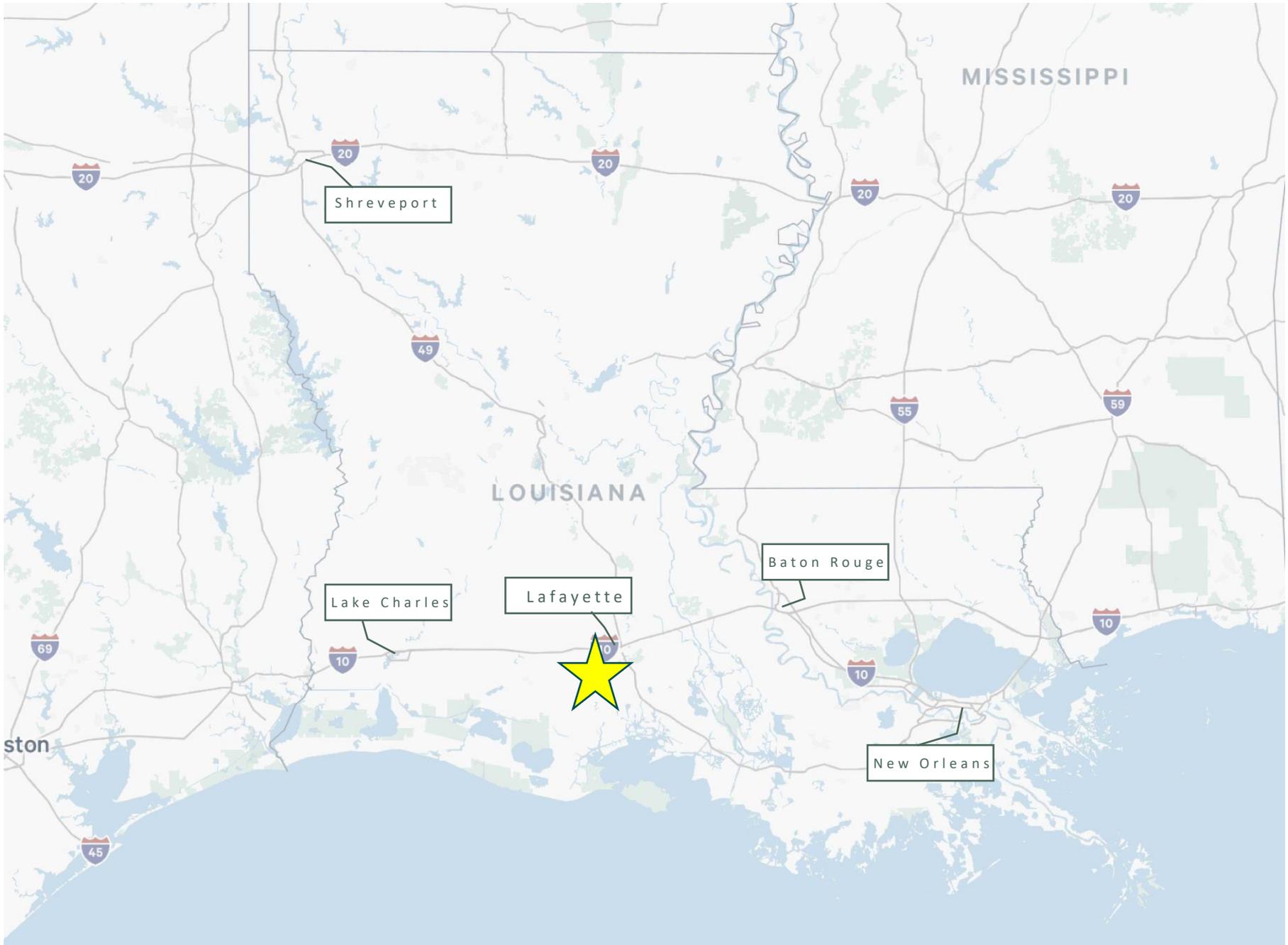
**Purchase Price**            \$750,000 (\$141,242/acre and \$3.24/sf)

**Acres**                            5.31

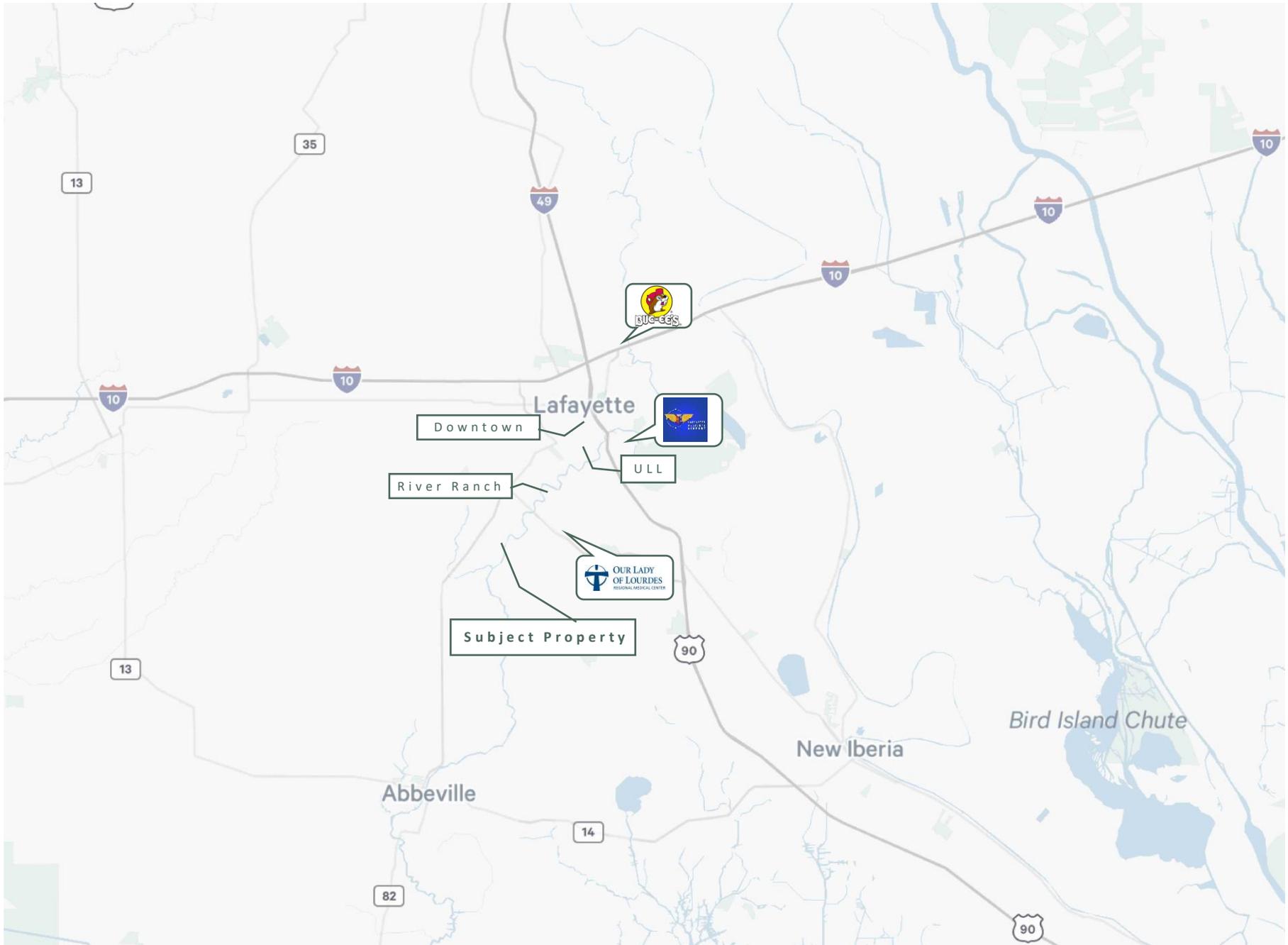
*Owner/Agent*



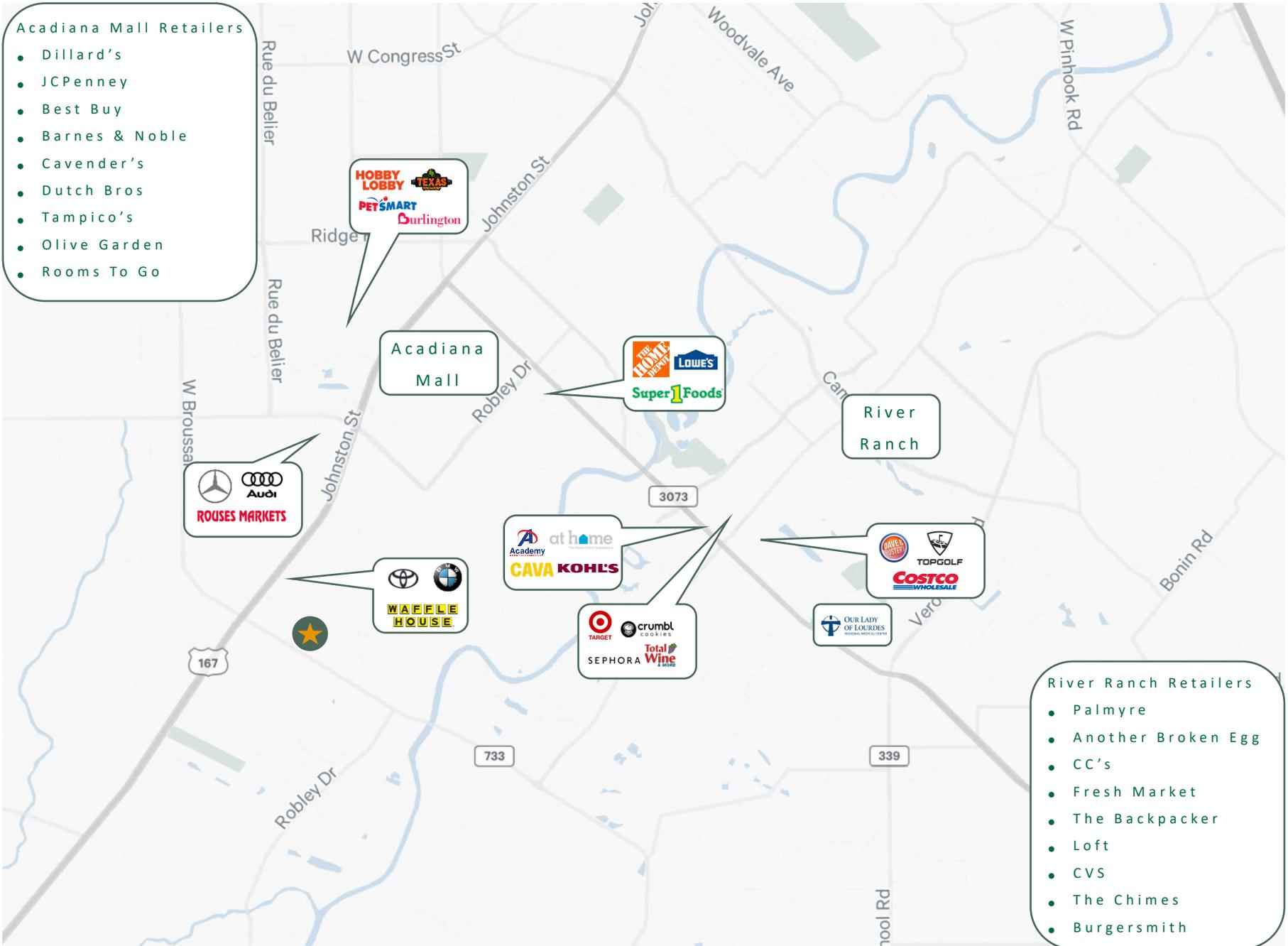
# LOCATION MAP



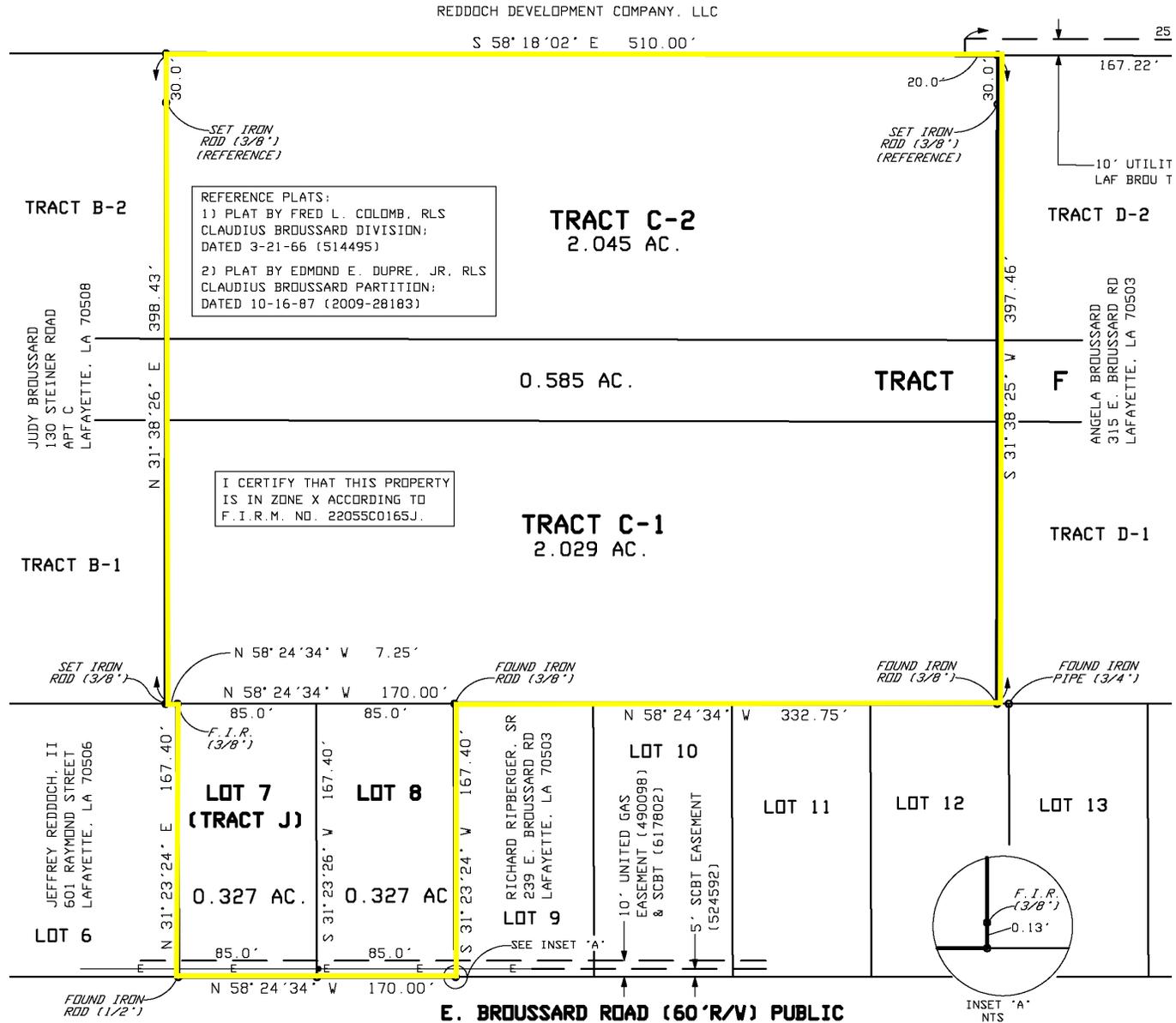
# LOCATION MAP



# LOCATION MAP



# SURVEY



# Residential Density Allowed Per the RM Zoning

Article 2 Districts | | 89-10 "RM" Residential Mixed



## 89-10 "RM" Residential Mixed

Purpose: the "RM" districts implement the Mixed Residential and Residential future land use categories of Plan Lafayette by providing for a wide range of housing types, from single-family detached units to apartments. The dimensional standards accommodate a variety of densities and lot sizes.



(a) Permitted Uses. See § 89-21.

### (b) Dimensional Standards

Lot Requirements	RM-1	RM-2
1 Lot size (min)	n/a	n/a
2 Open space (min)	20%	15%
Setbacks (principal buildings)		
3 Front / corner street (min)	5'	5'
4 Side (min)	n/a	n/a
5 Rear (min-common lot line)	10'	10'
6 Rear-alley (min)	3'	3'
Bulk Plane (See 89-27)		
7 From RS district boundary	3 stories for the first 50' from the front, side or rear lot line, then 1 additional story for each additional 50 feet from the setback line. This requirement does not apply beyond 200' from any lot line bordering the RS district.	

(1) Maximum Density for attached or zero lot line (dwelling units per gross acre) is as follows:

District	Density (max)
RM-1	25
RM-2	42

- (2) Notwithstanding that there is no minimum lot size in the RM zoning district, each detached Single-Family Residence in the RM zoning district shall be subject to a minimum lot size of 3,000 square feet, and each detached Single-Family Residence in the RM-2 zoning district shall be subject to the same alley requirements as the RS-2 zoning district
- (3) Building entrances shall face the street or an interior courtyard, except for interior units that are screened from the street by street facing buildings. The rear of buildings shall not face the street.



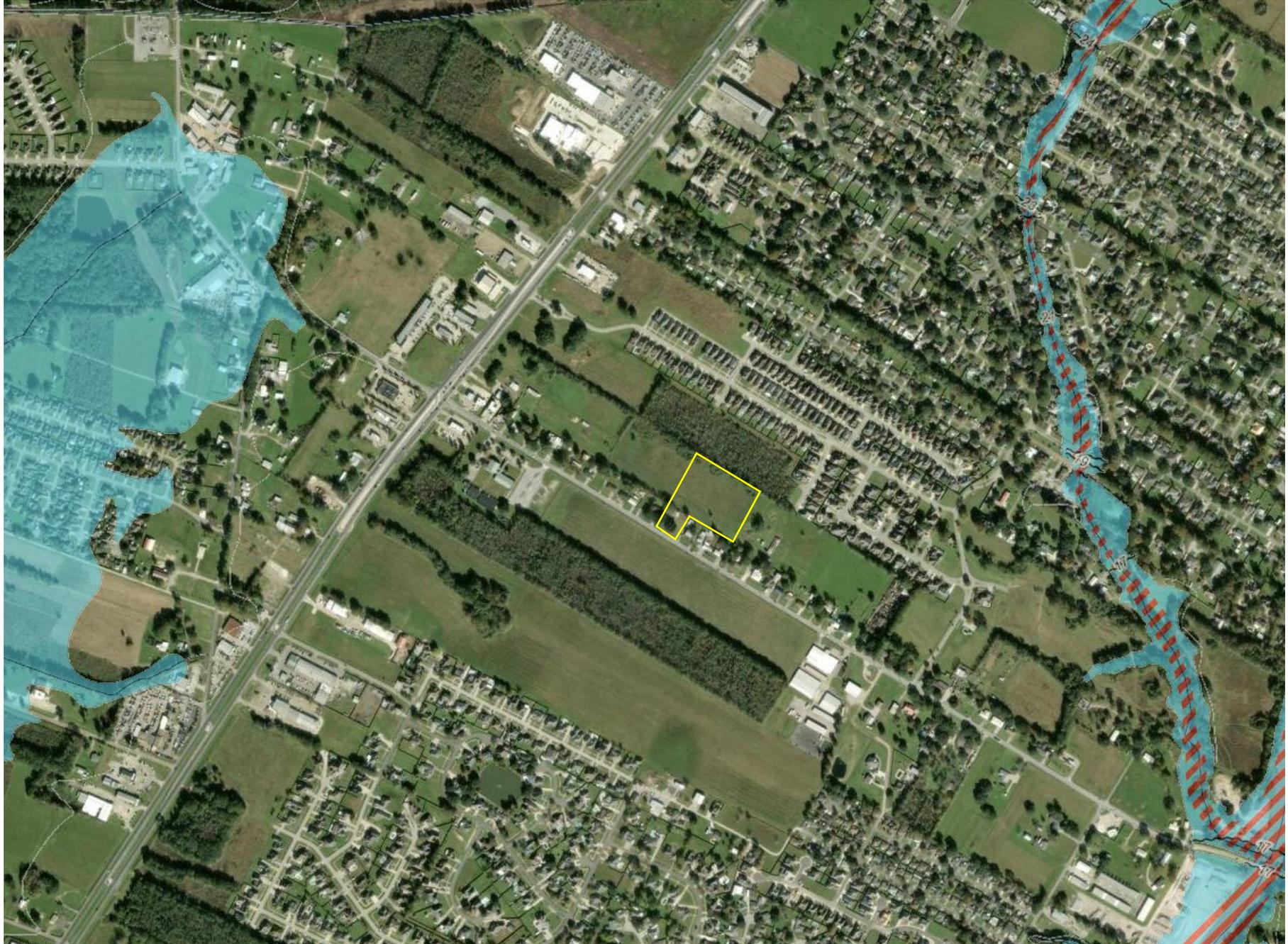
# PERMITTED USES

Use Category	"A" Agricultural	"RS-1" Residential Single-Family	"RS-2" Residential Single-Family	"RM" Residential Mixed	"MN" Mixed-Use Neighborhood	"MX" Mixed-Use Center	"D" Downtown	"CM" Commercial Mixed	"CH" Commercial Heavy	"PI-L" Public/Institutional-Light	"PI-H" Public/Institutional-Heavy	"IL" Industrial Light	"IH" Industrial Heavy
<b>Residential</b>													
<b>Residences:</b>													
Dwelling, single-family detached	P	P		P	P								
Accessory apartment	P	P		P	P	P	P	C	C				
Cottage Courts		C	P	P	P		C	P					
Dwelling, two-family (duplex)		C	P	P	P			P					
Multi-family				P	P	P	P	P	P				
Live/Work Dwelling				P	P	P	P	P					
Manufactured home				P	P								
Manufactured Housing Land Lease Community	P		C	C									
Apartment House				P	P	P	P	P					
Apartment Hotel				P	P	P	P	P	P				
Townhouse / Row house		C	P	P	P	P	P	P					
<b>Group Living:</b>													
Boarding House				P	P	P	P						
Community living				P	P	P	P	P	P				
Community home	P	P		P	P	P	P	P				P	
Life care or continuing care services				P	P	P	P	P	P				
<b>Lodging</b>													
Bed and breakfast		C		C	C	C	C	C					
<b>Public/Civic/Institutional</b>													
<b>Day Care:</b>													
Adult day care					C	P	P	P	P				
Child care facility, commercial				C	P	P	P	P	P	A	A	P	
Child care facility, residential	P	P		P	P	P	P	P					
<b>Assembly:</b>													
Cemetery/mausoleum/columbarium	P			P	P		P	P	P	P	P	P	P
Church or worship center	P	P		P	P	P	P	P	P	P	P	P	P
Exhibition, convention, or conference facility						P	P	P	P		P	P	
Banquet, reception, or event hall						P	P	P	P	P	P	P	
Club or lodge (private)				C	P	P	P	P	P	P			
<b>Government / Non-Profit:</b>													
Armory											P	P	P
Detention or penal institution							P				P	P	P
Vehicle / equipment maintenance facility										A	P	P	P
Public Safety Facility	P	P		P	P	P	P	P	P	P	P	P	P



25 units per acre permitted

# FLOOD MAP

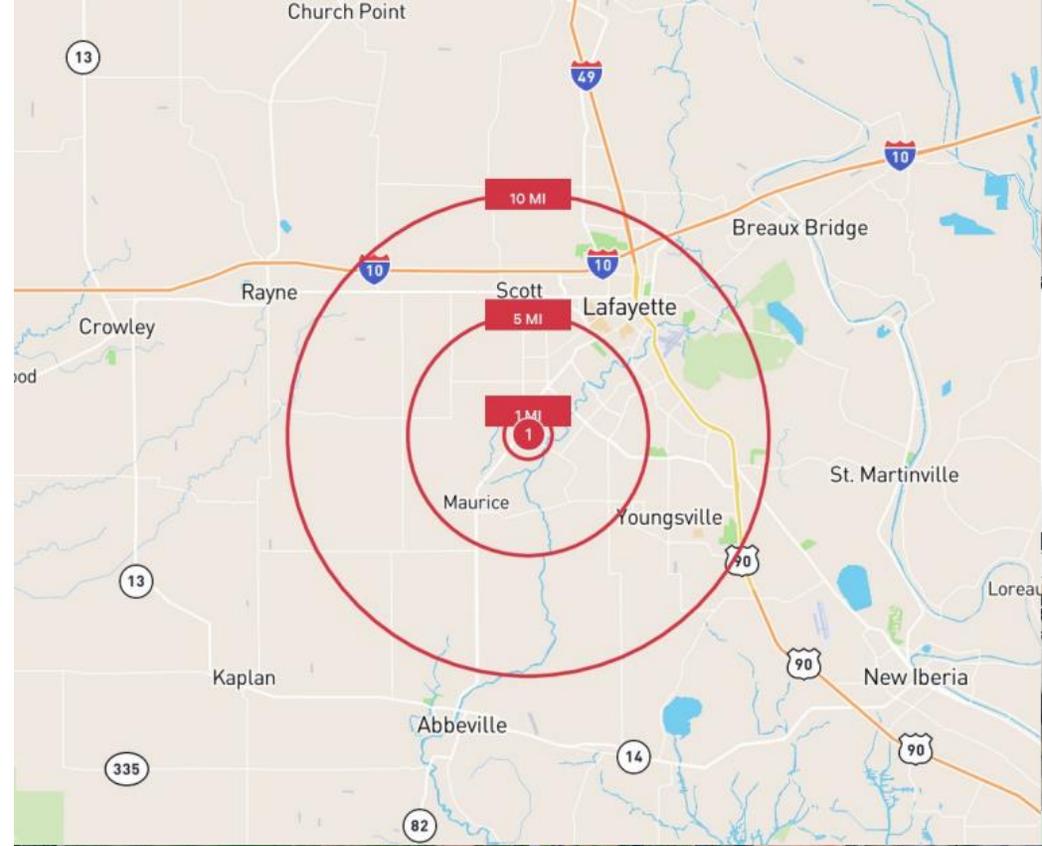


# E. Broussard Rd & Robley Dr. Roundabout



# DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
<b>POPULATION</b>			
2025 Population - Current Year Estimate	5,022	106,296	233,712
2030 Population - Five Year Projection	5,260	111,074	243,139
2020 Population - Census	5,220	102,550	224,913
2010 Population - Census	4,444	94,874	205,688
2020-2025 Annual Population Growth Rate	-0.73%	0.69%	0.73%
2025-2030 Annual Population Growth Rate	0.93%	0.88%	0.79%
<b>HOUSEHOLDS</b>			
2025 Households - Current Year Estimate	1,997	46,097	97,177
2030 Households - Five Year Projection	2,118	49,029	102,988
2020 Households - Census	1,873	42,891	90,758
2010 Households - Census	1,582	38,772	80,888
2020-2025 Compound Annual Household Growth Rate	1.23%	1.38%	1.31%
2025-2030 Annual Household Growth Rate	1.18%	1.24%	1.17%
2025 Average Household Size	2.51	2.29	2.38
<b>HOUSEHOLD INCOME</b>			
2025 Average Household Income	\$133,945	\$104,680	\$93,291
2030 Average Household Income	\$148,695	\$115,304	\$102,104
2025 Median Household Income	\$105,925	\$76,743	\$67,093
2030 Median Household Income	\$115,455	\$83,328	\$74,584
2025 Per Capita Income	\$52,921	\$45,391	\$38,872
2030 Per Capita Income	\$59,458	\$50,888	\$43,329
<b>HOUSING UNITS</b>			
2025 Housing Units	2,136	51,610	109,168
2025 Vacant Housing Units	139 6.5%	5,513 10.7%	11,991 11.0%
2025 Occupied Housing Units	1,997 93.5%	46,097 89.3%	97,177 89.0%
2025 Owner Occupied Housing Units	1,723 80.7%	30,372 58.8%	64,562 59.1%
2025 Renter Occupied Housing Units	274 12.8%	15,725 30.5%	32,615 29.9%
<b>EDUCATION</b>			
2025 Population 25 and Over	3,403	73,511	159,146
HS and Associates Degrees	1,692 49.7%	36,615 49.8%	87,692 55.1%
Bachelor's Degree or Higher	1,563 45.9%	32,651 44.4%	57,732 36.3%
<b>PLACE OF WORK</b>			
2025 Businesses	203	5,316	14,137
2025 Employees	1,686	52,134	159,564



# DEVELOPMENT READY LAND FOR SALE

233 E BROUSSARD, LAFAYETTE, 70503

E Broussard Rd

5.31  
Acres

## Contacts

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**CBRE**

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