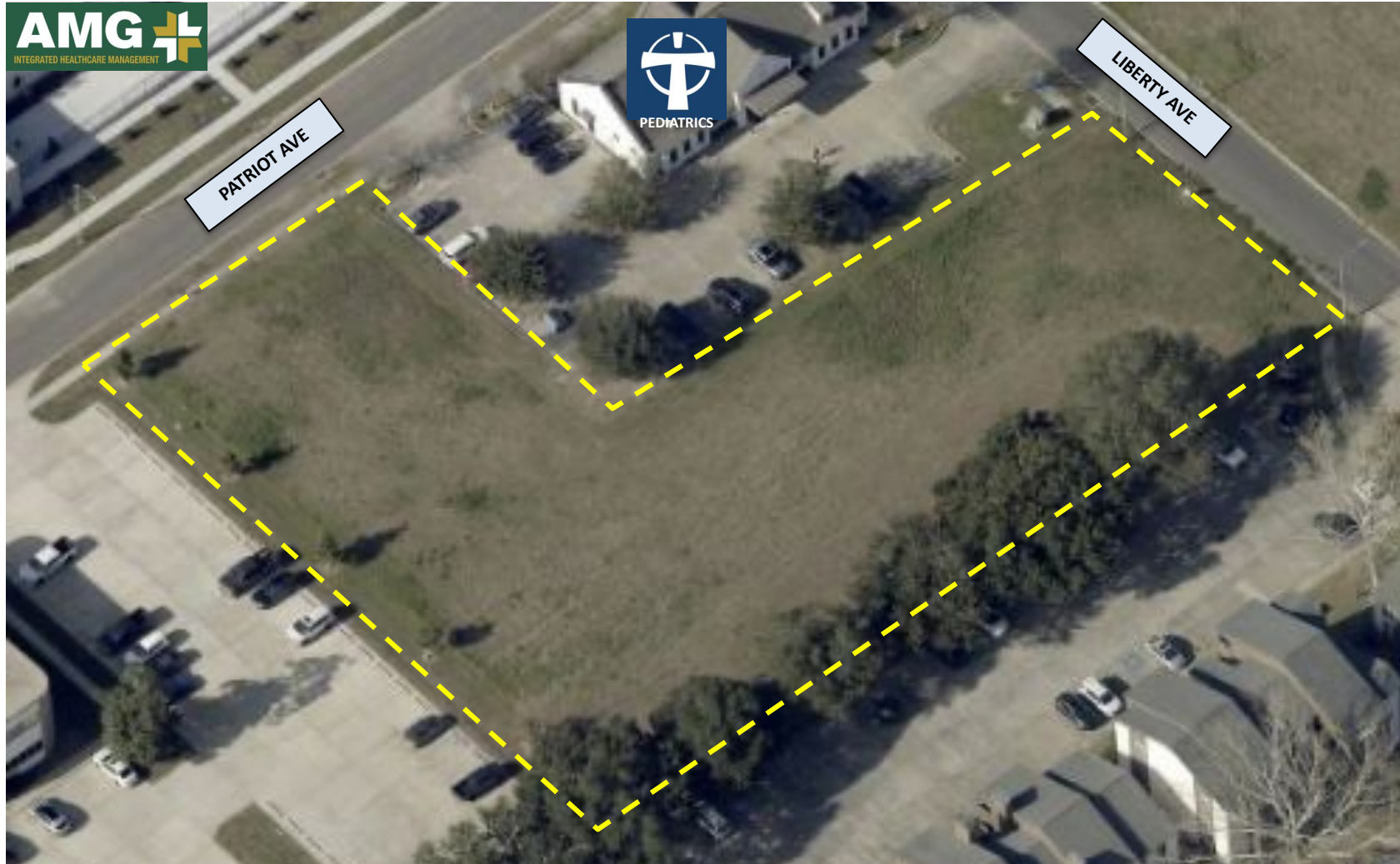




CENTRALLY LOCATED 1.096- ACRE LOT FOR SALE

202 Liberty Ave, Lafayette, LA 70508



617 S BUCHANAN ST., LAFAYETTE, LA 70501 | OFFICE: 337-443-0880 | CELL: 225-235-5755 | EMAIL: DIANA@SCOUTREC.COM | SCOUTREC.COM

Overview

AVAILABLE ACREAGE

1.096 Acres

PURCHASE PRICE

\$775,000.00 = \$16.23 PSF

2- STREET FRONTAGE

Liberty Ave & Patriot Ave

ADJOINING MEDICAL

- Patriot Multi-Tenant MOB
- AMG Physical Rehab Hospital
- Our Lady of Lourdes Pediatrics

DIRECT ACCESS

Kaliste Saloom Rd

INTERNAL ACCESS

Republic Ave -> Lake Farm Rd -> Frem
Boustany (Our Lady of Lourdes Hospital)

TOTAL POPULATION

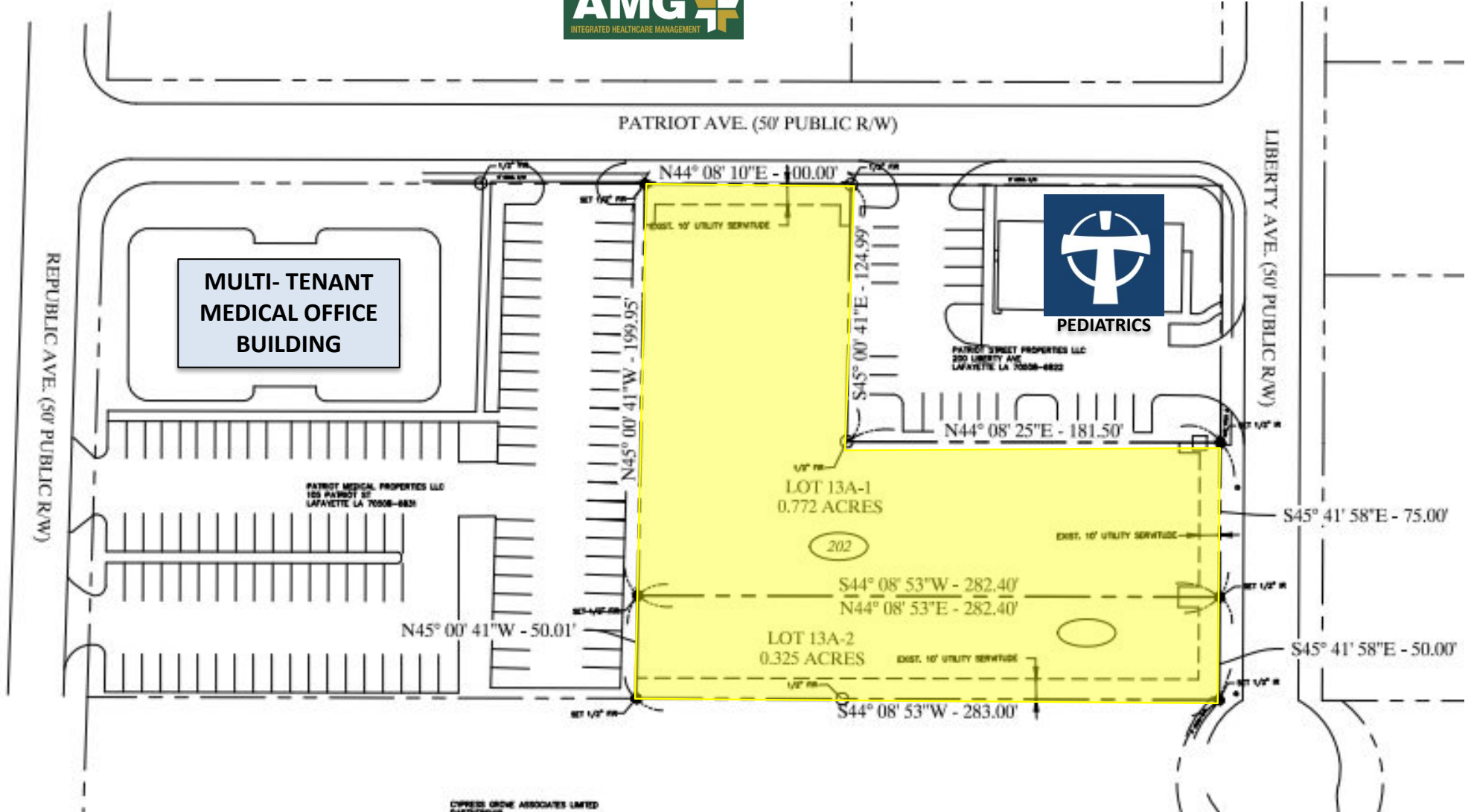
88,400 (within 3 miles)

MEDIAN HOUSEHOLD INCOME

\$85,600.00 (within 3 miles)



Site Plan

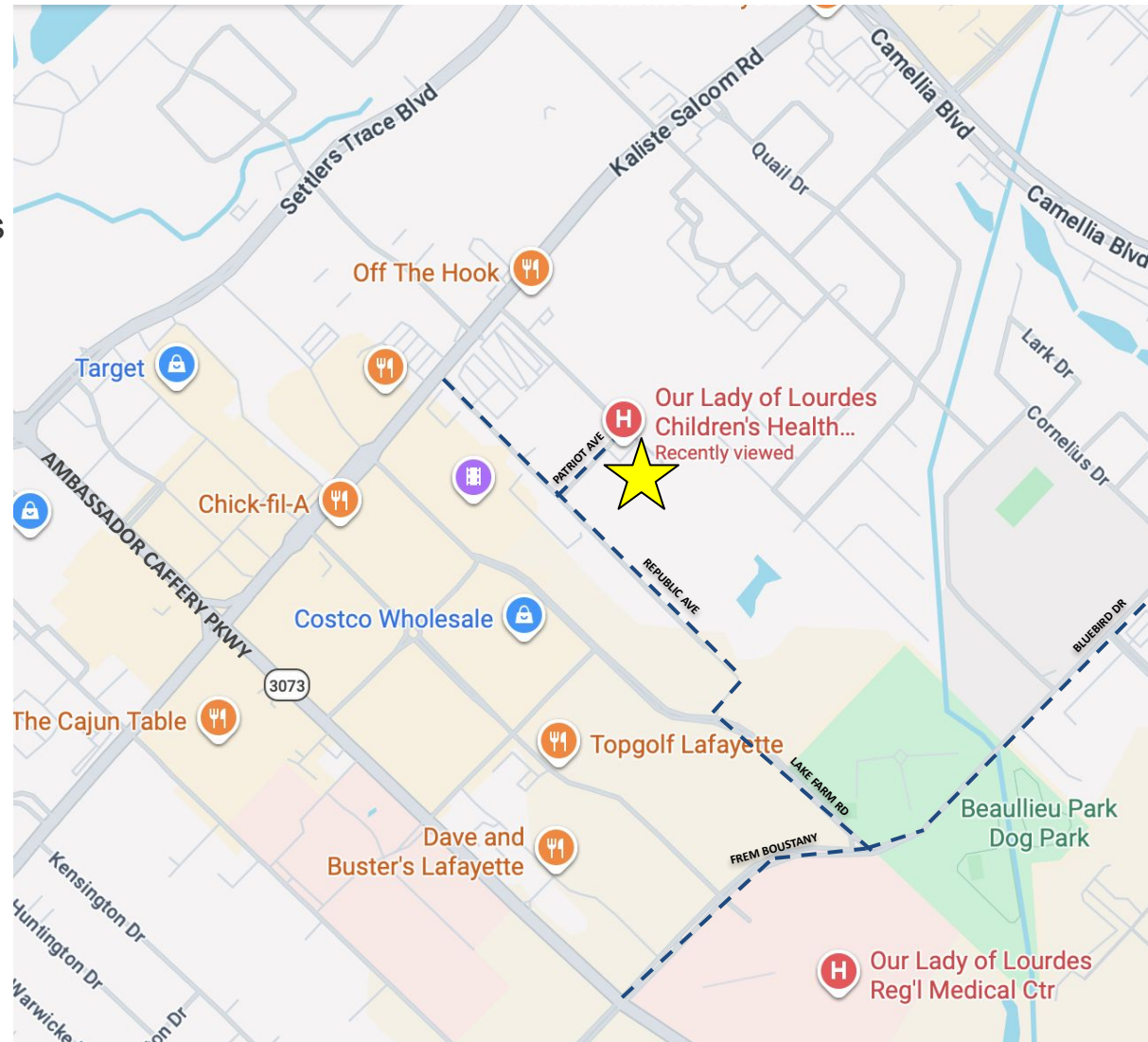


Property Highlights

Opportunity to purchase a lot strategically positioned right off of Kaliste Saloom Road, between Camellia Boulevard and Ambassador Caffery Parkway, providing convenient connectivity to River Ranch, Our lady of Lourdes Hospital and nearby retail.

Nearby developments include:

- Ambassador Town Center (430,000 SF regional retail development featuring Costco, Chuy's Mexican Restaurant, Dicks Sporting Goods, BJ's Restaurant & Brewhouse, PetSmart, Panda Express, Home Goods & many more popular restaurants & retailers)
- Our Lady of Lourdes Regional Medical Center & Our Lady of Lourdes Women's & Children's Hospital (3,000 total employees across campuses)
- +/-300 Unit Class A Luxury Apartment Complex (Currently in development)
- St Thomas Moore (Largest private school in Lafayette, with +/-1,000 students enrolled)





DIANA STEPHENS

COMMERCIAL SALES & LEASING

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