



OFFERING MEMORANDUM

15.57 ACRES - US HIGHWAY 90 AND WALL ROAD

Broussard, Louisiana 70518

Marcus & Millichap

OVERVIEW AND HIGHLIGHTS

US HIGHWAY 90 AND WALL ROAD

The site contains +/- 15.57 acres of development-ready land at the corner of the US Highway 90 and Wall Road in Broussard, Louisiana. Uniquely, this property has road frontage on three sides and is located at a signalized intersection on Highway 90, a heavily trafficked artery connecting New Orleans to Lafayette. The property is zoned I-2 Industrial Enterprise Zone which provides a wide range of development opportunities (Zoning District I-1 Light Industrial and Zoning District C-3 Central Business Commercial also apply). Surrounded by industrial parks, corporate offices, and general commercial development, this site presents a prime opportunity to capitalize on this strategic location with immediate ingress and egress into Lafayette (+/- 10 miles) and Youngsville (+/- two miles). There are no easements encumbering the site, and water and sewer are very close by.



PROPERTY SIZE	+/- 15.57 Acres
PRICE	Call Broker for Pricing
SCHOOL	St. Martin Parish School District
FLOODPLAIN	None
UTILITIES	Water and Sewer Nearby
FRONTAGE	+/- 1,300 feet on Highway 90 +/- 520 feet on Wall Road +/- 1,160 on Bertrand Parkway
DETENTION	To Be Determined
EASEMENTS	None
ZONING	I-2 Industrial Enterprise Zone (I-1 Light Industrial and C-3 Central Business Commercial also apply)

DEMOGRAPHICS	2	5	10
Residential Count	3,933	37,537	162,812
Avg HH Income	\$100,136	\$95,702	\$93,090
2024-2029 Projected Growth	3%	5.5%	3.6%

FOR MORE INFORMATION CONTACT:

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YOUNGSVILLE, LA
5.5 MILES

LAFAYETTE, LA
13.3 MILES

LAFAYETTE REGIONAL AIRPORT
12.2 MILES

Dilfield INSTRUMENTATION
Domino's Pizza
M&M INTL
THE BEST CAJUN MARKET EST. 1986
Trinity INDUSTRIAL
Weatherford
TOTAL SAFETY
HB Rentals
Onsite Accommodation and Operating Essentials

LE TRIOMPHE
GOLF & COUNTRY CLUB

St. Martin TRUCK STOP
And Casino

CHEVROLET
COURTESY
CHEVROLET CADILLAC

POPEYES

REAGAN
POWER & COMPRESSION

MOODY PRICE

GETCO
ENERGY SERVICES

KNIGHT
ENERGY SERVICES

PARKER
WELLBORE

Baker Hughes



CHEMIN METAIRIE PARKWAY

WALL ROAD

BERTRAND PARKWAY

SITE

90 US HWY 90 +/- 35,000 VPD

YOUNGSVILLE, LA
5.5 MILES

PATTERSON SERVICES INC

Baker Hughes

KNIGHT ENERGY SERVICES

PARKER WELLBORE

90 US HWY 90 +/- 35,000 VPD

CHEMIN METAIRIE PARKWAY

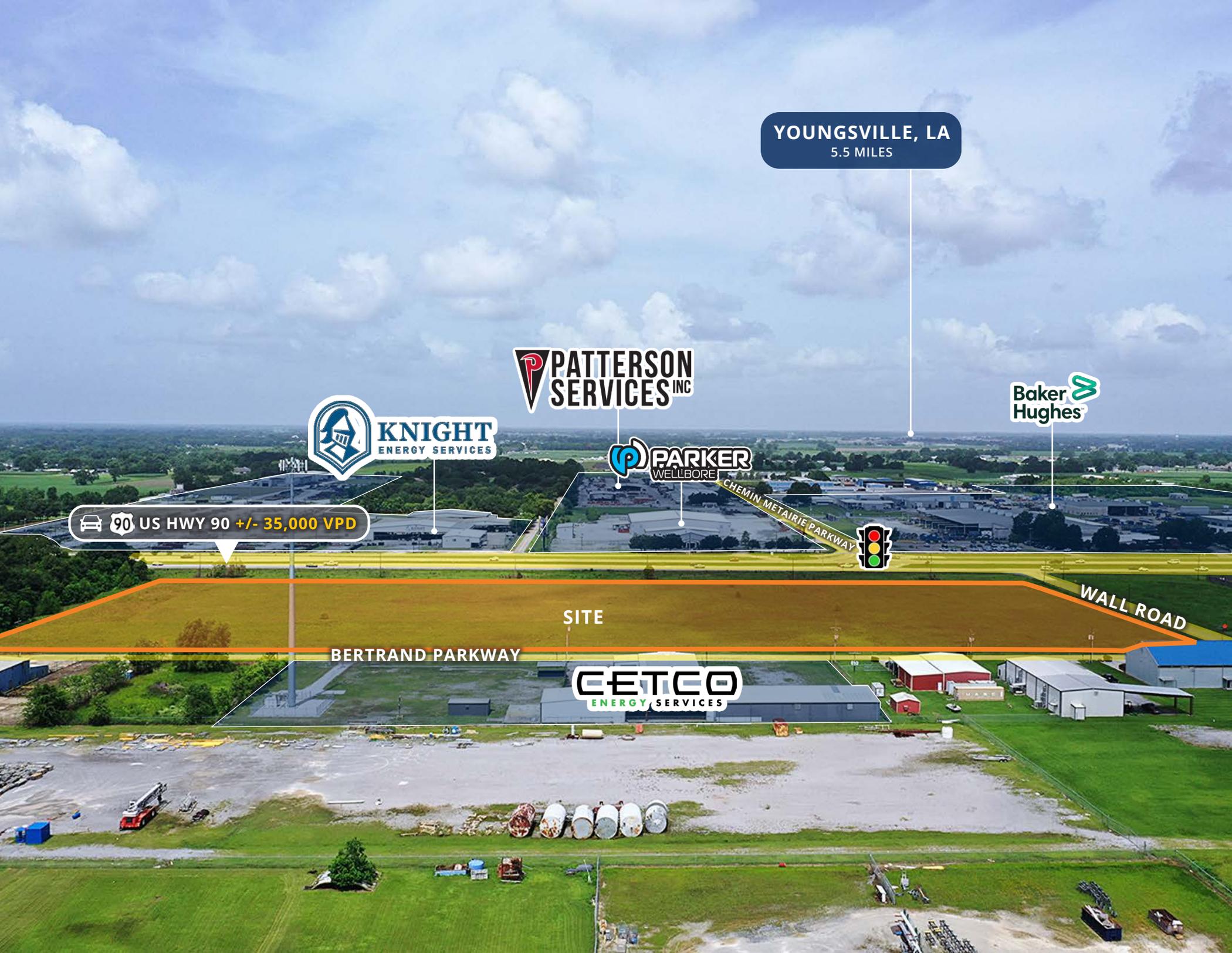


WALL ROAD

SITE

BERTRAND PARKWAY

GETCO ENERGY SERVICES



NEW IBERIA, LA

10.9 MILES



CHARLOTTE, LA

6.8 MILES



BERTRAND PARKWAY

SITE



CHEMIN METAIRIE PARKWAY

WALL ROAD



90 US HWY 90 +/- 35,000 VPD

REAGAN



90 US HWY 90 +/- 35,000 VPD



BERTRAND PARKWAY

SITE



CHEMIN METAIRIE PARKWAY

WALL ROAD



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Activity ID ZAG0040292

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