



CORPORATE REALTY

201 St. Charles Ave., Suite 4411, New Orleans, LA 70170
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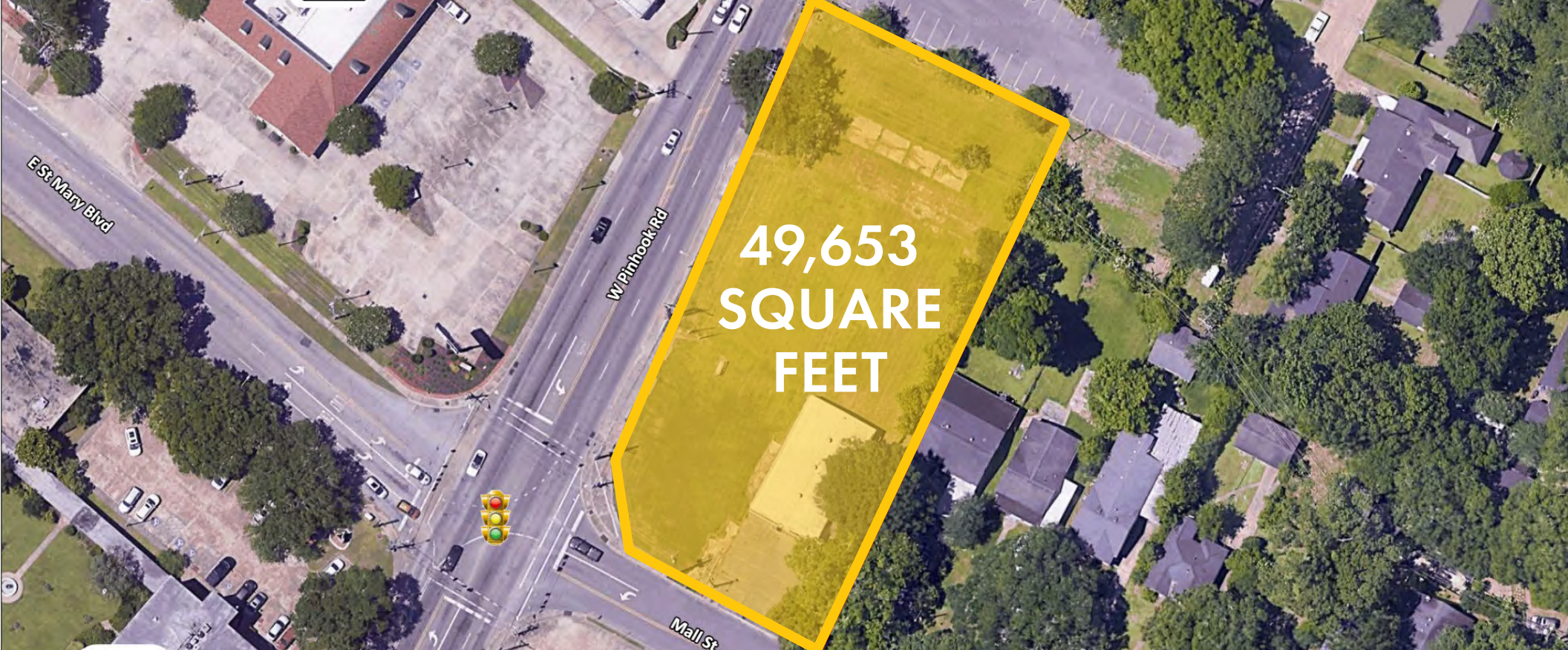
DEVELOPMENT OPPORTUNITY | FOR SALE

Land on Prime Commercial Corridor

623 & 633 W Pinhook Road and 101 Mall Street

LAFAYETTE, LA 70508

Jonathan Fawer
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HIGHLY VISIBLE LOCATION ON MAJOR CORNER

623 & 633 W Pinhook Road and 101 Mall Street, Lafayette, LA 70508

PROPERTY DESCRIPTION

This almost 50,000-sf parcel is located at the signalized intersection of West Pinhook Street and Mall Street. Pinhook is a four-lane artery with a center turning lane. The site is in close proximity to Ochsner Lafayette General Medical Center and open to a variety of development options.

This site is being sold for value of land.

PROPERTY OVERVIEW

SIZE	approx. 49,653 sf land (3 contiguous lots)
SALE PRICE	\$1,241,325
ZONING	CM-1 Commercial Mixed
TRAFFIC COUNT	25,745 vpd on W Pinhook Road



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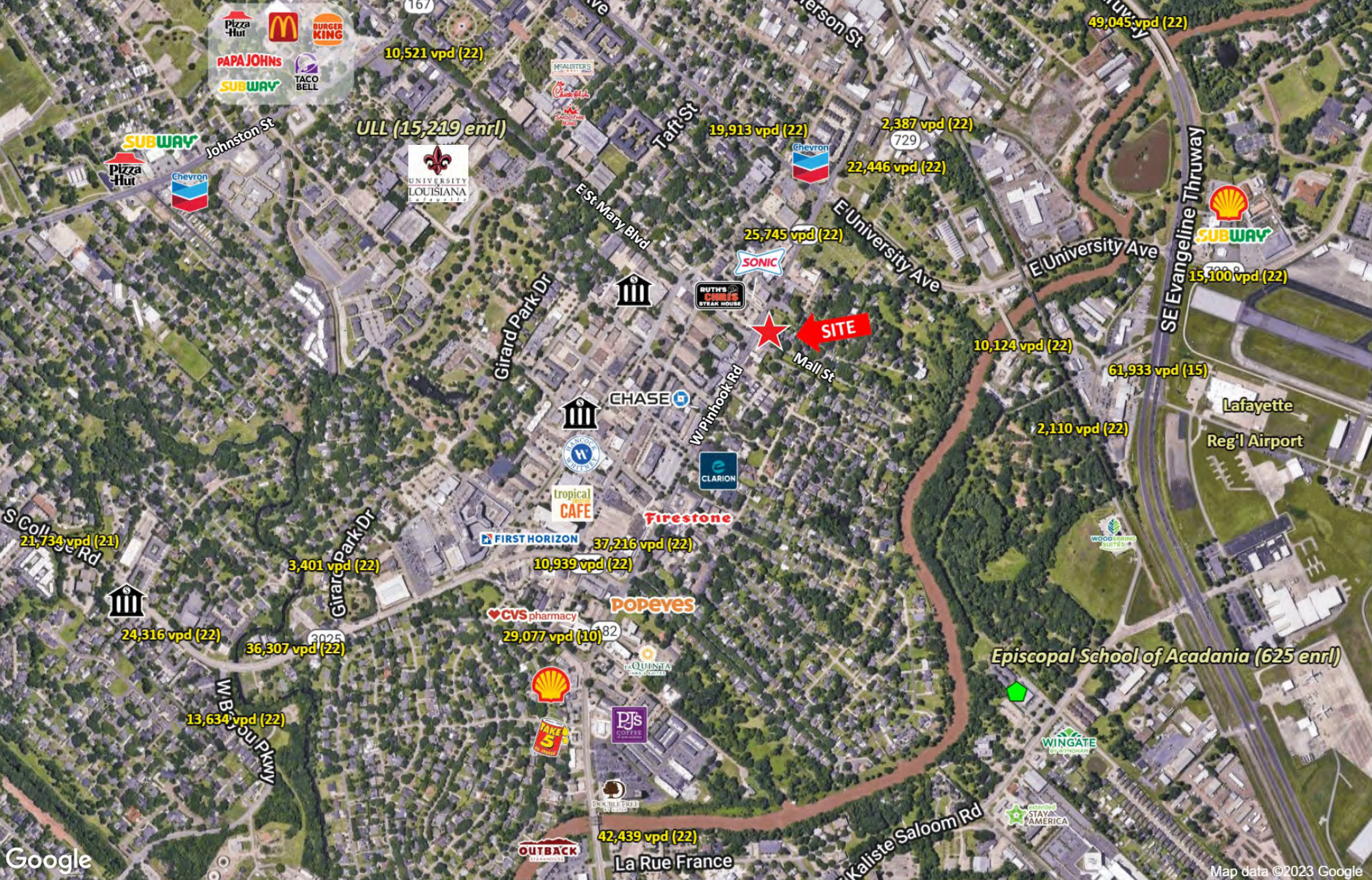
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DEMOGRAPHICS (EST. 2023)

	<u>1 mile</u>	<u>2 mile</u>	<u>3 mile</u>	<u>5 mile</u>
Population:	5,653	25,002	58,924	125,765
Median HH Income:	\$85,033	\$73,772	\$68,805	\$72,118
Daytime Population:	17,070	41,647	59,905	101,188

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W PINHOOK ROAD AND MALL STREET



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