



# CORPORATE REALTY

201 St. Charles Ave., Suite 4411, New Orleans, LA 70170  
504.581.5005 | [corp-realty.com](http://corp-realty.com)

DEVELOPMENT OPPORTUNITY | FOR SALE

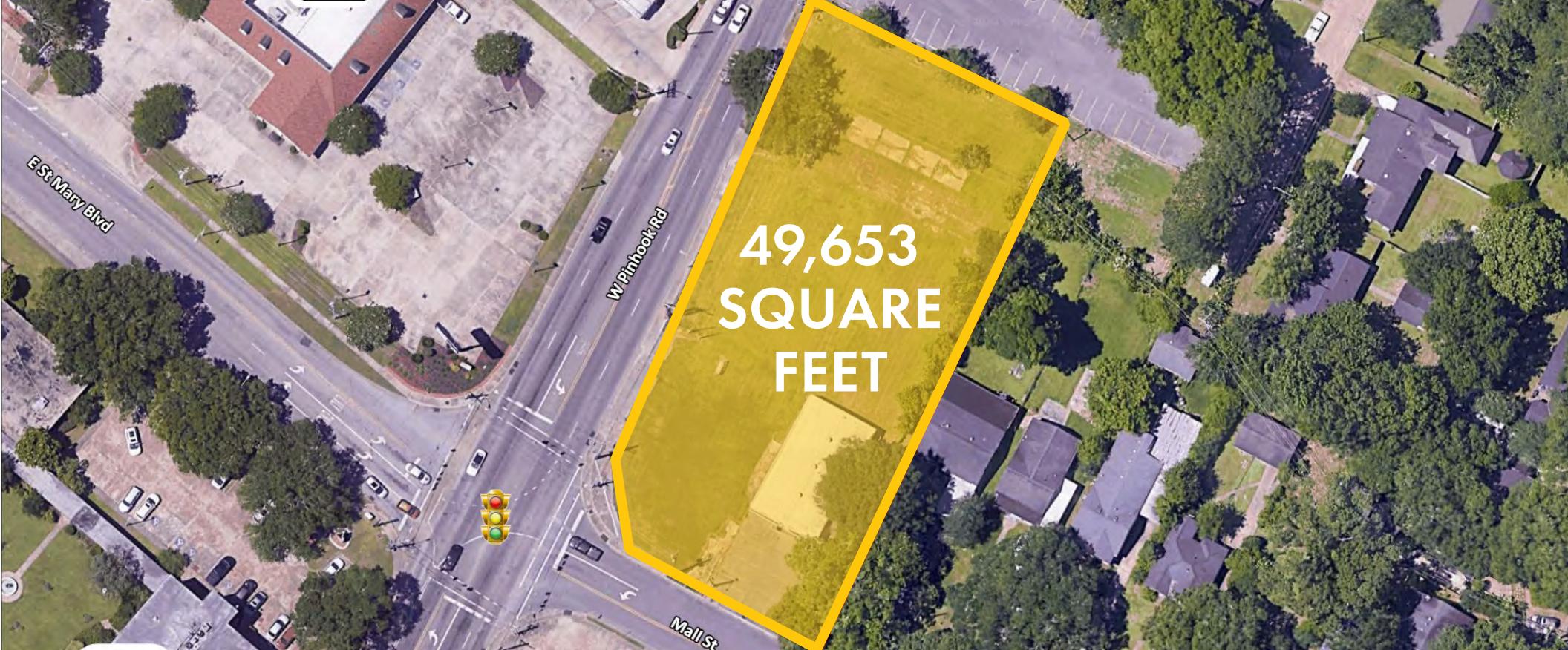
## Land on Prime Commercial Corridor

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

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**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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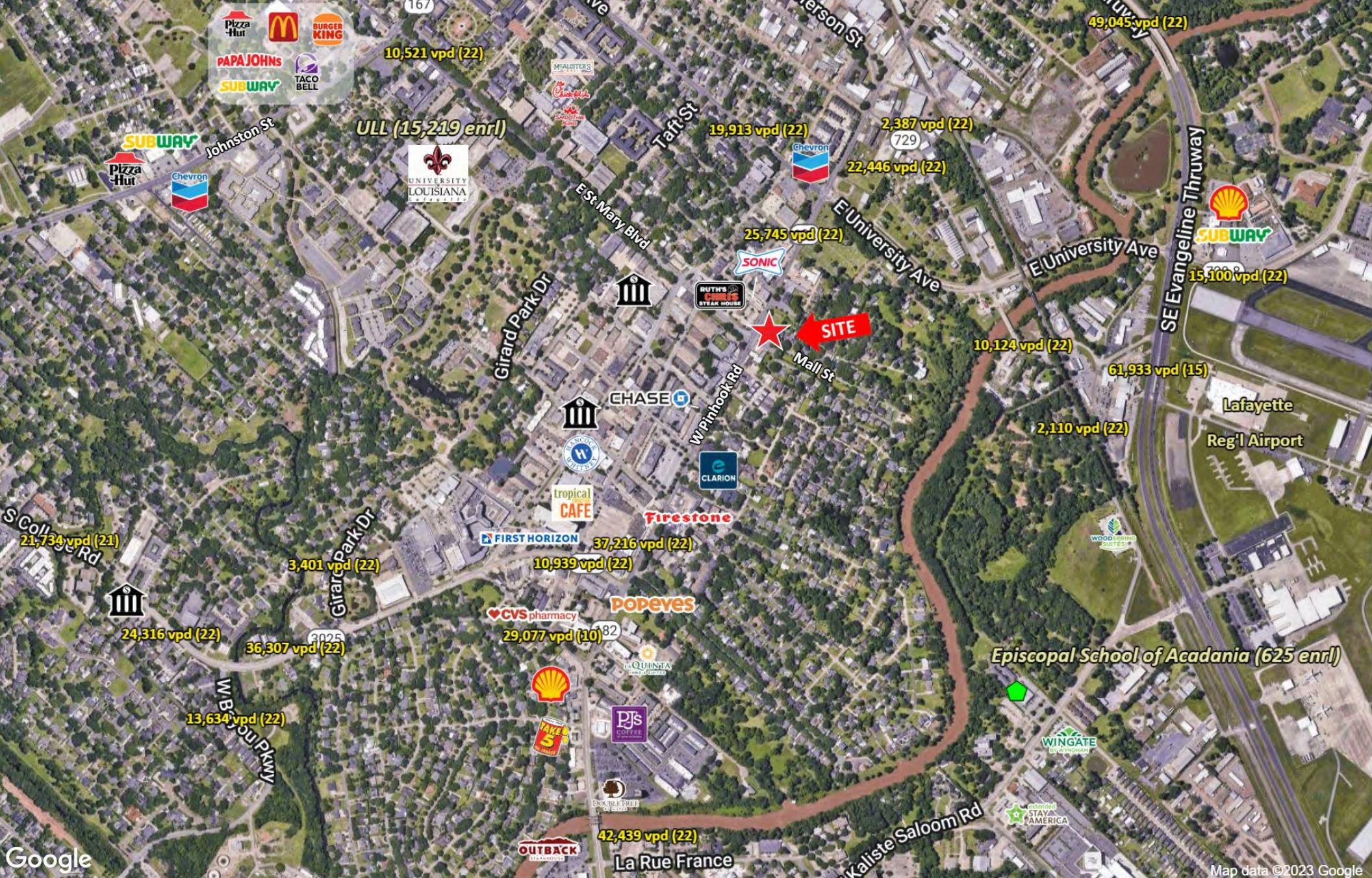
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## DEMOGRAPHICS (EST. 2023)

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

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## W PINHOOK ROAD AND MALL STREET



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