



HIGHLY VISIBLE AUTO SHOP AND VACANT CORNER LOT FOR SALE

503 MUDD AVE LAFAYETTE, LA 70501



FOR SALE

SALE PRICE: \$220,000

2,400 SF

- Prime corner lots with dual frontage along NE Evangeline – ±36,924 daily traffic
- Includes adjacent corner lot (±319 ft total frontage)
- Great opportunity for visible signage

CONTACT:

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800.895.9329 | <https://elifinrealty.com> | June 2026
640 Main St, Suite A, Baton Rouge, LA 70801

Broker of Record, Mathew Laborde; Licensed by the Louisiana, Mississippi, and Ohio Real Estate Commissions. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Interested parties must verify the information and bears all risk for any inaccuracies.

OFFERING SUMMARY



PROPERTY SUMMARY

- Now available for sale, 503 Mudd Ave in Lafayette is a prime corner lot property situated along highly traveled NE Evangeline Thwy (±36,924 daily traffic).
- The property features a ±2,400 SF automotive repair building, an ideal setup for businesses in the sector seeking high visibility and significant daily customer potential.
- This listing also includes an adjacent corner lot (502 Mudd Ave). The lots combine for ±0.27 acres.
- Dual frontage is in place for both lots, enhancing access and signage possibilities.
- The combined lots provide ample space for customer parking or potential expansion.
- With strategic location and ready-to-use facilities, 503 Mudd Ave represents a prime investment or owner-occupant opportunity in a high-demand area.

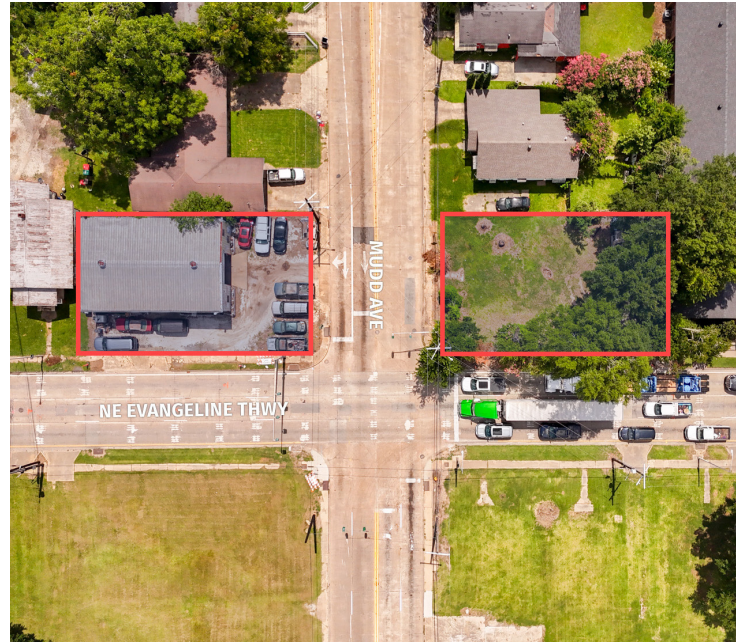
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PROPERTY INFORMATION



LOCATION INFORMATION

Street Address	502, 503 Mudd Ave
City, State, Zip	Lafayette, LA 70501
County	Lafayette Parish
Market	LA - Lafayette MSA
Subdivision	Snodgrass, G M Addition
Nearest Intersection	Mudd Ave at NE Evangeline Thwy
Location Description	Block B, Lots 27, 28, 29, 30
Township	9S
Range	4E
Section	25
Side Of The Street	South (502) North (503)
Off-Street Parking	Yes
Signal Intersection	Yes
Road Type	Paved
Nearest Highway	Hwy 182 (NE Evangeline Thwy)
Nearest Airport	Lafayette Regional Airport (LFT)

PROPERTY INFORMATION

Property Type	Retail
Zoning	CH - Commercial Heavy
Lot Size	±0.27 Acres Total
APN #	6036043, 6023970
Lot Frontage	±161 ft (502) ±158 ft (503)
Lot Depth	100 ft
Corner Property	Yes
Traffic Count	±36,924

BUILDING INFORMATION

Building Size	±2,400 SF
Parking Type	Surface
Free Standing	Yes
Number Of Buildings	1

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ADDITIONAL PHOTOS



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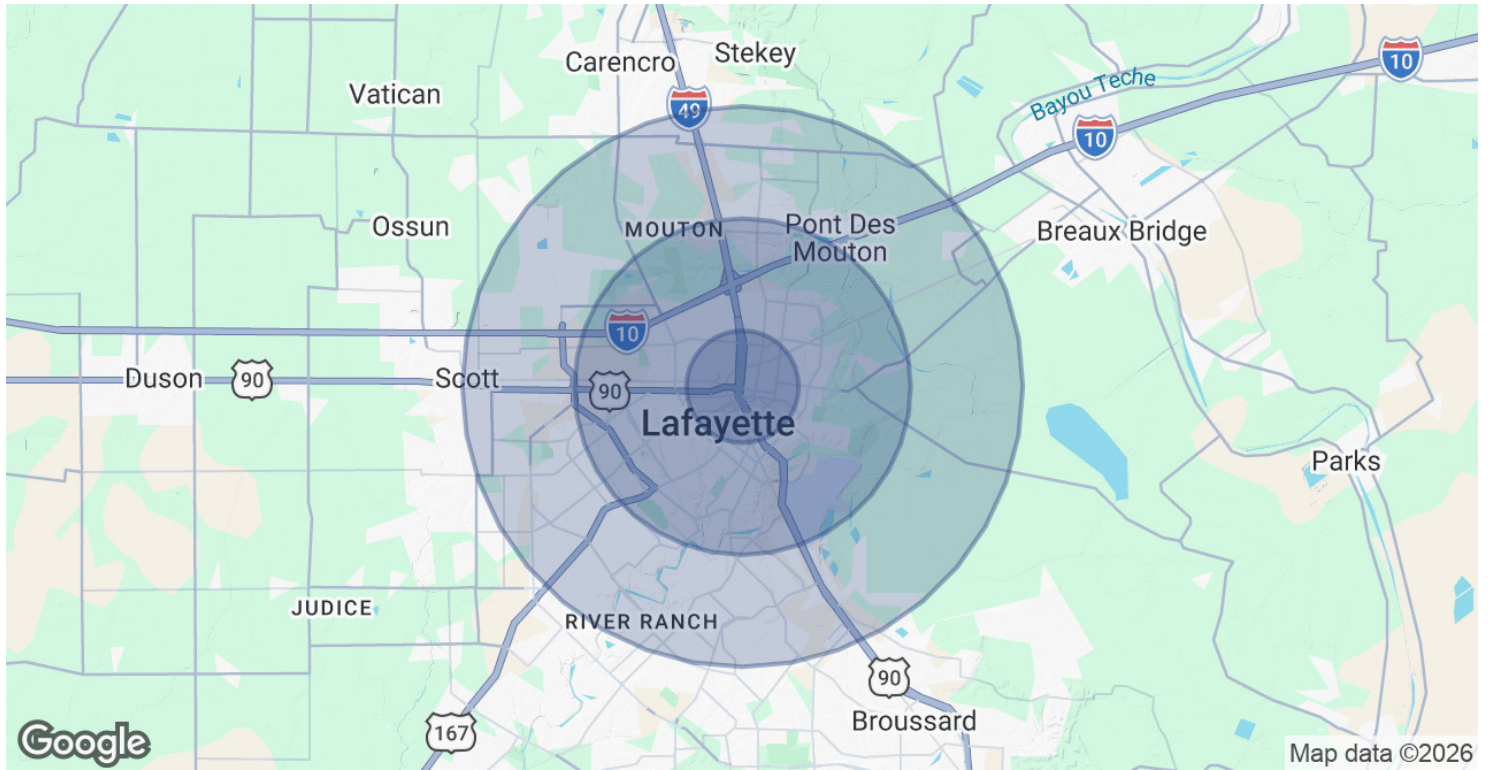
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,292	50,508	110,952
Average Age	39	40	40
Average Age (Male)	38	38	39
Average Age (Female)	40	41	42

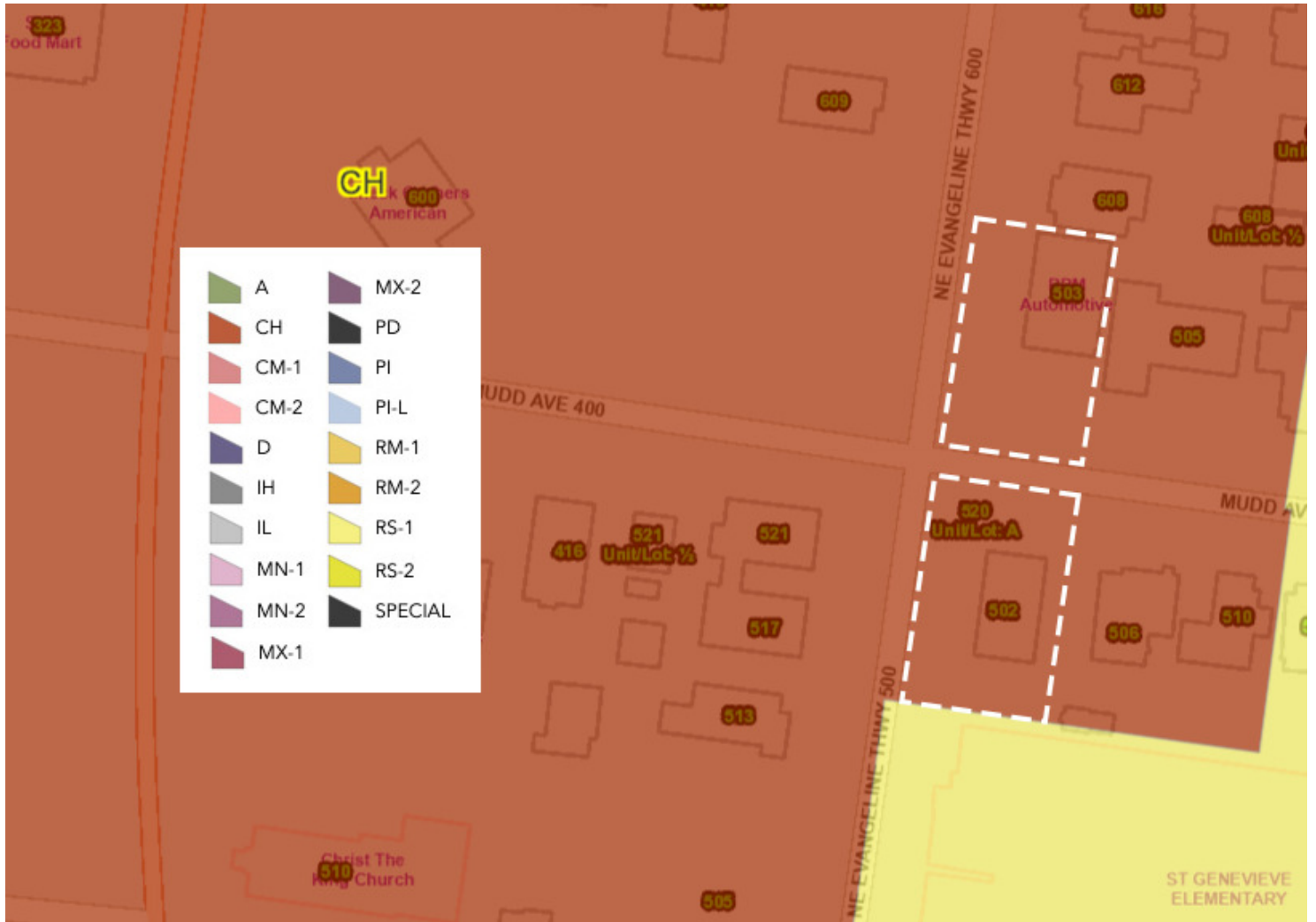
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,741	21,700	48,437
# of Persons per HH	2.6	2.3	2.3
Average HH Income	\$41,634	\$59,118	\$77,329
Average House Value	\$165,425	\$226,295	\$257,823

2020 American Community Survey (ACS)

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ZONING MAP



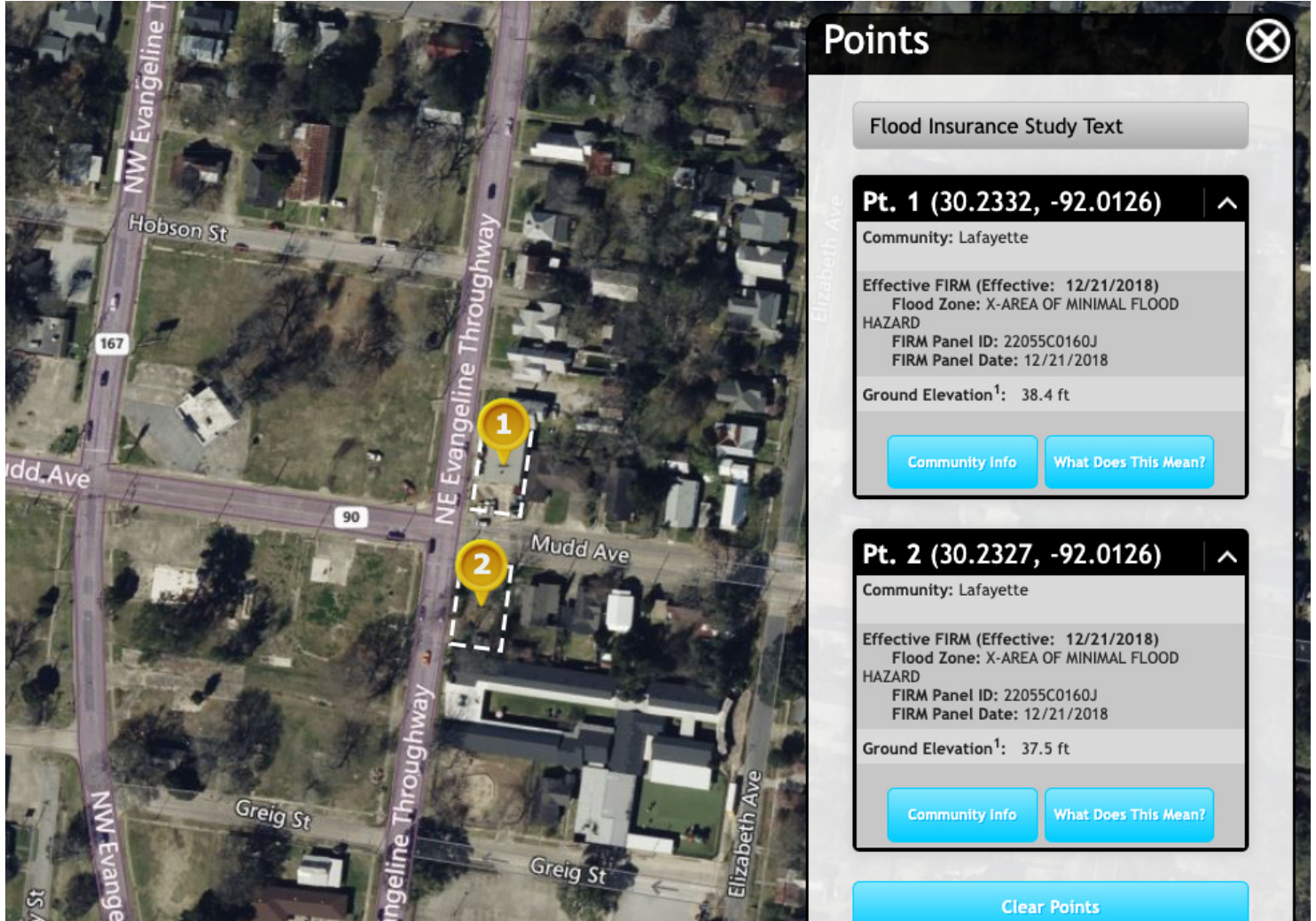
CH – COMMERCIAL HEAVY

Source: The municipality in which the property is located

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FLOOD ZONE MAP



FLOOD ZONE X

Source: maps.lsuagcenter.com/floodmaps

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