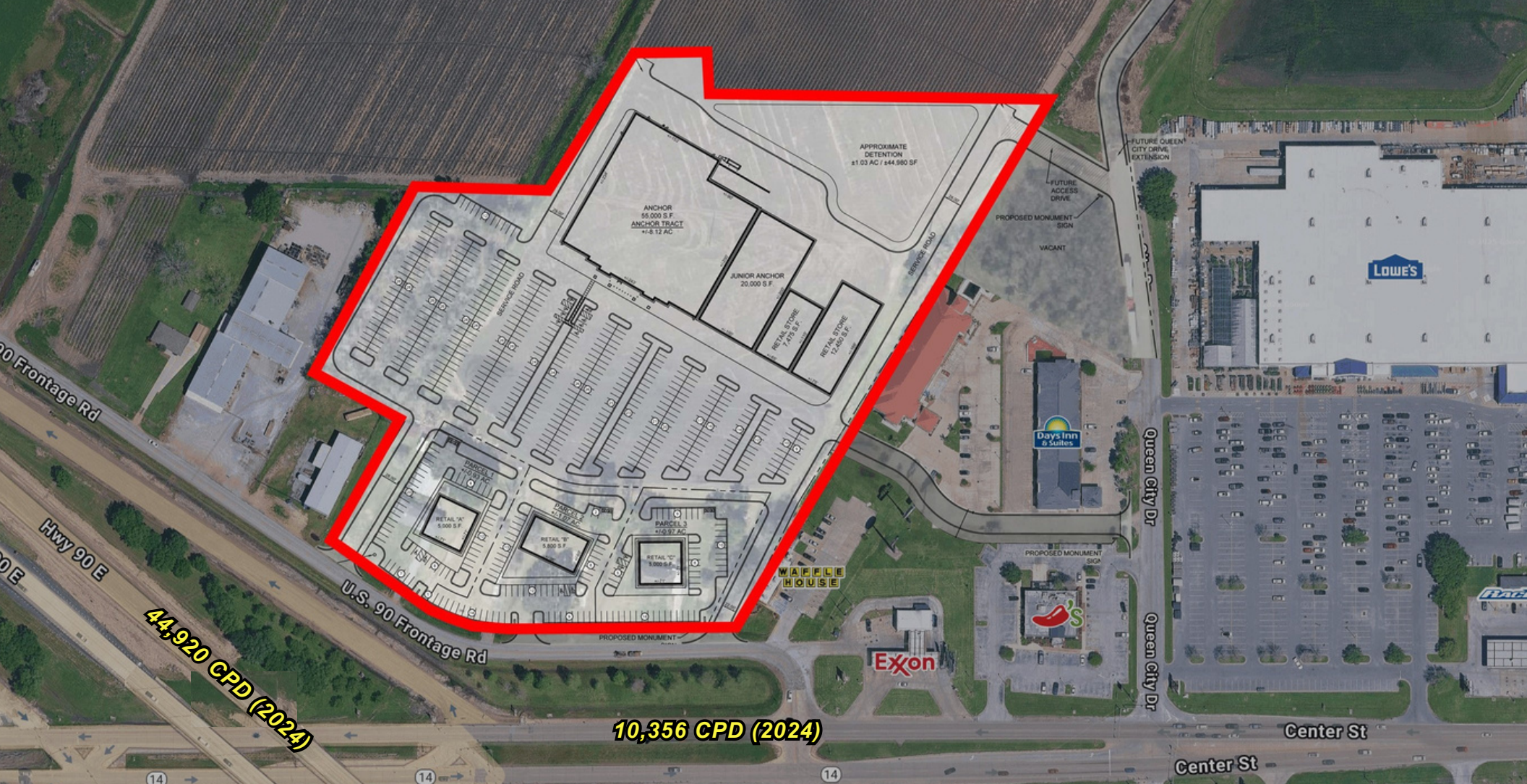




Cypress Village Shopping Center

Retail Space and Outparcels Available in New Iberia, LA

NEC US 90 Frontage Road & Queen City Drive

Cypress Village Shopping Center

New Iberia, LA, 70560

Buff Teague
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Will Chadwick
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Offering Summary

JLL and JRE are pleased to offer this planned 110,000+ SF retail development in New Iberia for pre-lease.

Anchor and junior anchor boxes available with flexible sizing.

Adjacent to PepperPlex Sports Complex with an approved \$3 million expansion planned for 2026.

Situated adjacent to Lowe's, Waffle House, and LaQuinta in a retail-dense corridor.

Significant frontage to 44,920 cars per day along US-90 and Hwy 14, the area's main thoroughfares connecting New Iberia to Lafayette and surrounding cities.

Outparcels for BTS or Ground Lease.



Pricing Overview

Lease Rate	Contact Broker
Land Size	15.81 Acres
Building Size	110,725 SF Planned

Retailers Within 3 Miles



ROUSES MARKETS

LOWE'S



HOBBY LOBBY

ROSS
DRESS FOR LESS

Walmart 

bealls



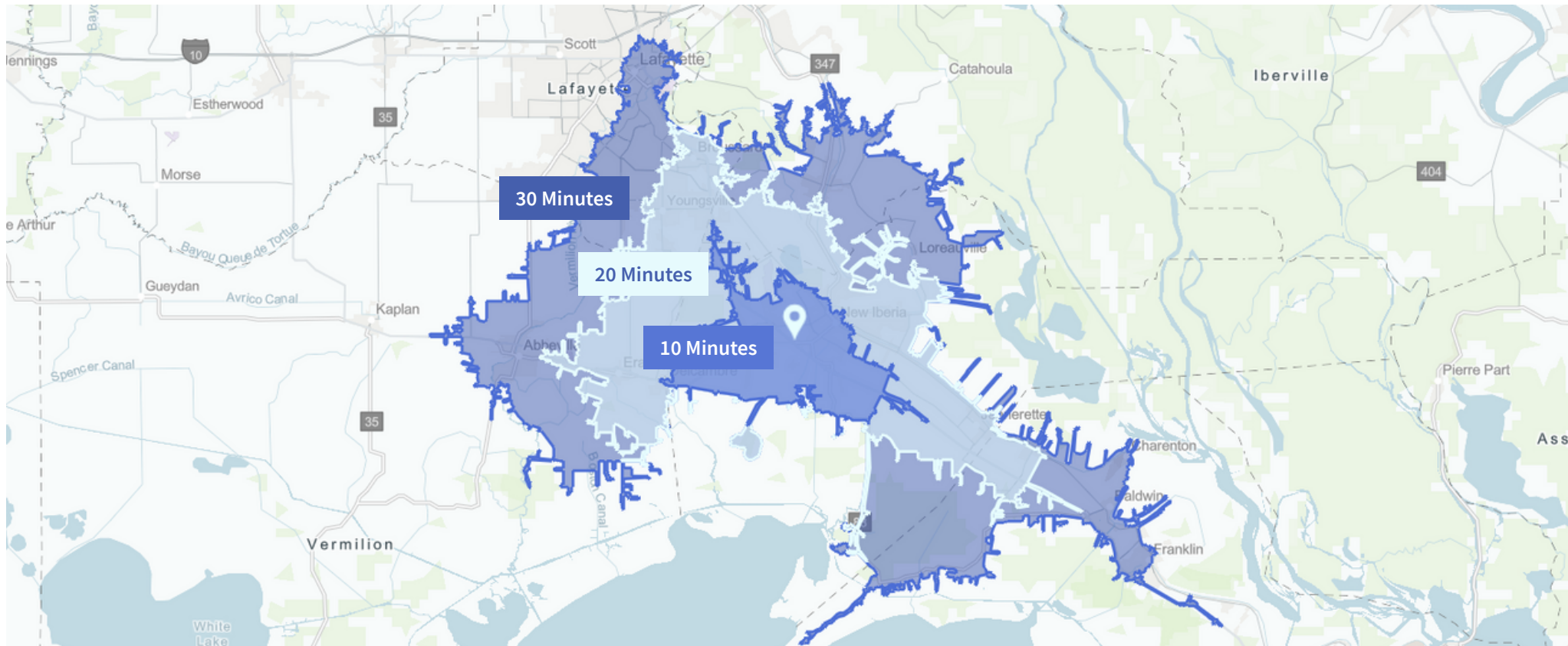
US-90, New Iberia, LA 70560

2025 Drive Time Demos

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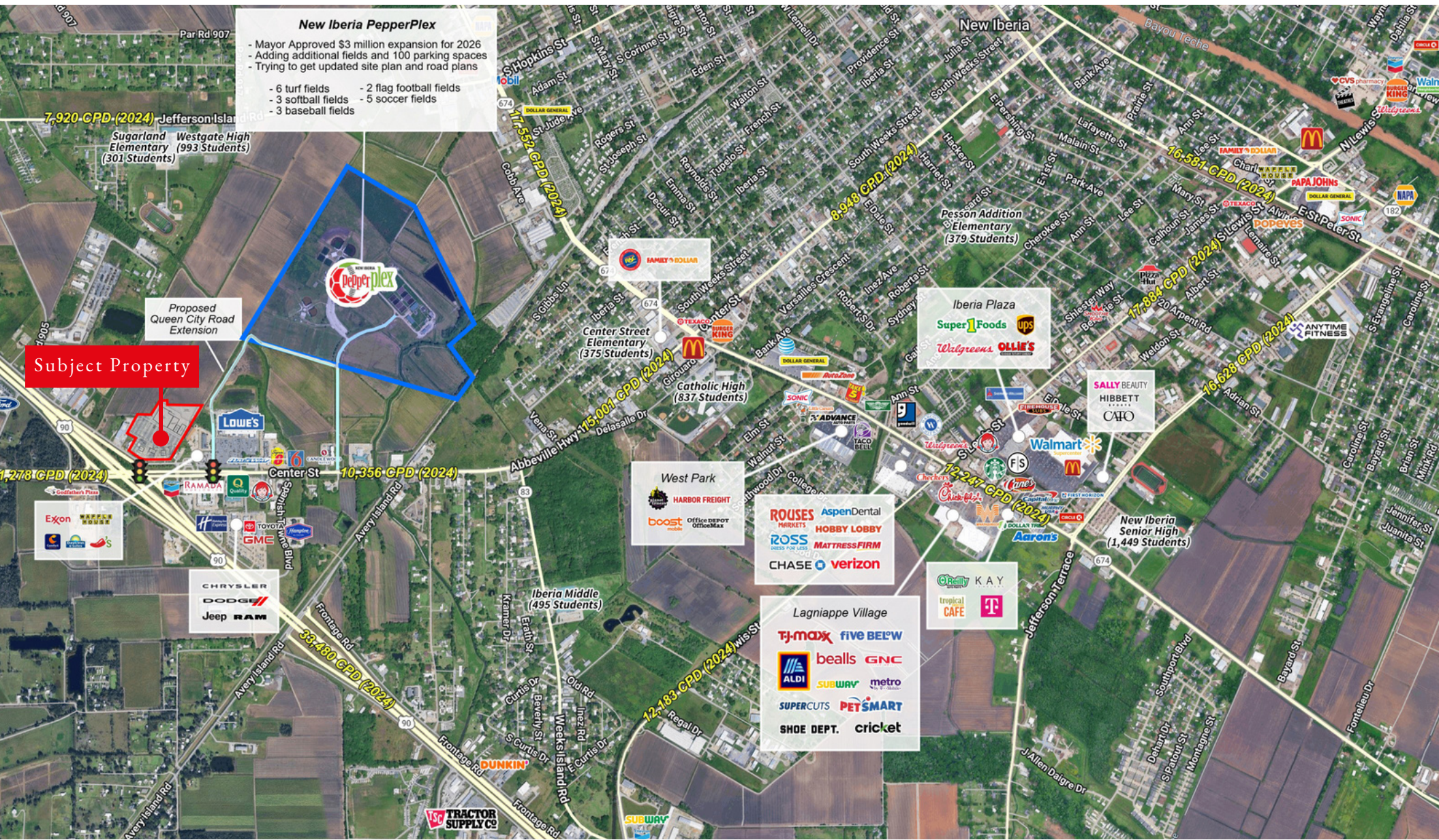
	10 Minutes	20 Minutes	30 Minutes
Total Population	27,765	107,260	224,406
Total Daytime Population	33,358	106,549	250,725
Median Age	39.0	38.8	38.8
Average Household Income	\$67,749	\$84,730	\$86,783

Retail Aerial

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Site Aerial

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US-90, New Iberia, LA 70560

CPD Source: Louisiana DOT

Thank you

Contact for more information:



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