

COMMERCIAL LAND FOR SALE

10.0 Acres

\$3,925,000 (\$9.00/sf)

7000 Blk Ambassador & 1026 S Morgan Broussard, LA



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PROPERTY INFORMATION

**7000 Blk Ambassador /
1026 S Morgan Avenue
Broussard, LA 70518**

- **10 acres of High Visibility Acreage on Ambassador Caffery in Broussard, Louisiana.**
- **\$3,925,000 (\$9.00/sf)**
- **1,100' of frontage on Ambassador Caffery**
- **330' of frontage on South Morgan.**
- **~35,000 daily traffic count on Ambassador Caffery**
- **CA Zoning - Ambassador Caffery**
- **Flood Zone X**

AERIAL PHOTOS



Contact:
Paul Arceneaux
(337) 322-8300



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LOCATION MAP

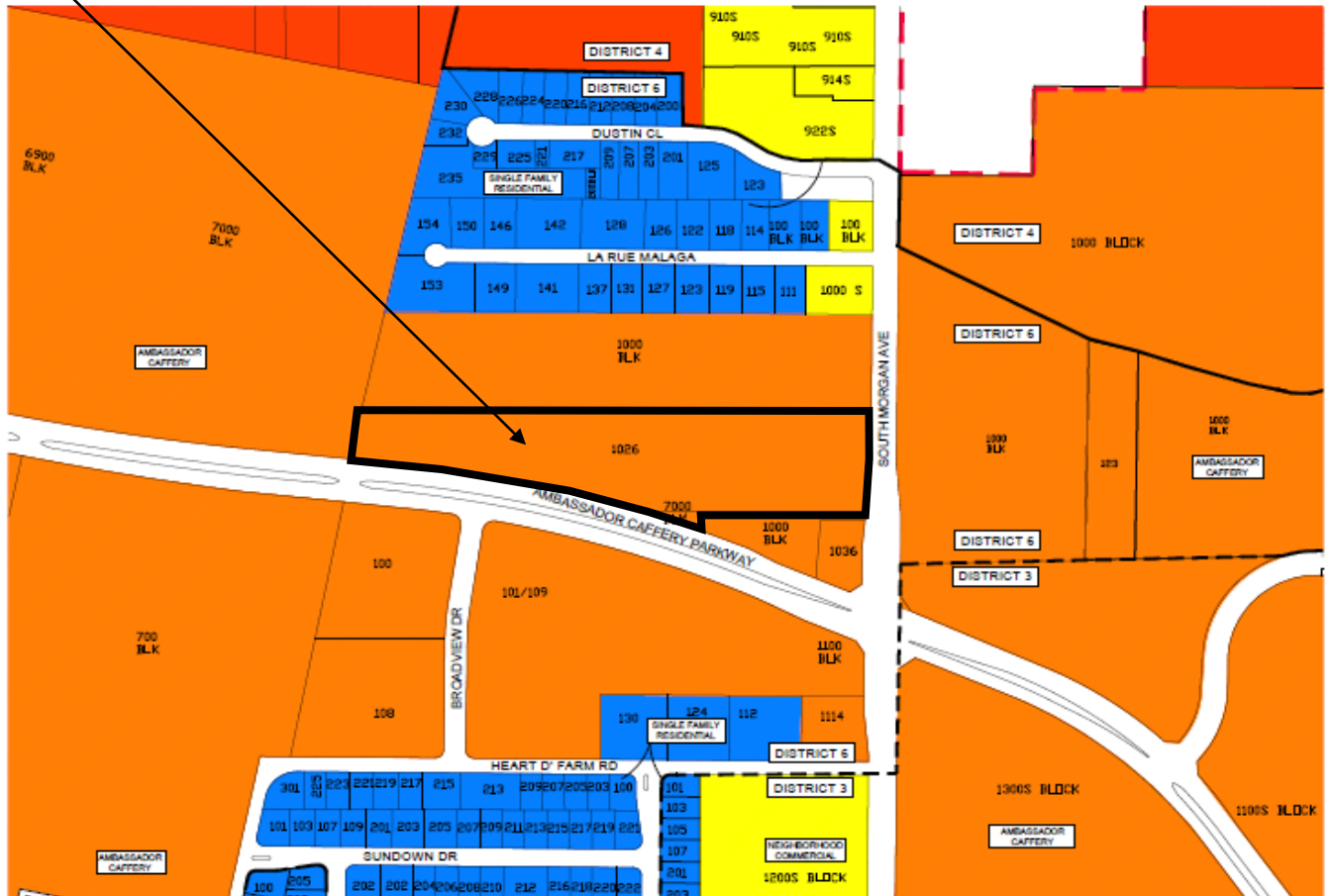


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ZONING MAP (CA ZONE)

7000 Blk Ambassador / 1026 S Morgan



Ambassador Caffery (CA Zoning): The CA zoning district applies to areas located along Ambassador Caffery Parkway from Highway 90 to Highway 89 as those area are located within the City of Broussard.

The CA Zoning district is intended to stabilize, maintain, and enhance moder commercial character of the Ambassador Caffery Parkway as an attractive mix of large retail, office, service, and other business uses.

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FLOOD MAP

7000 Blk Ambassador / 1026 S Morgan

Flood Zone X

Pt. 1 (30.1342, -91.9687)

Community: Broussard

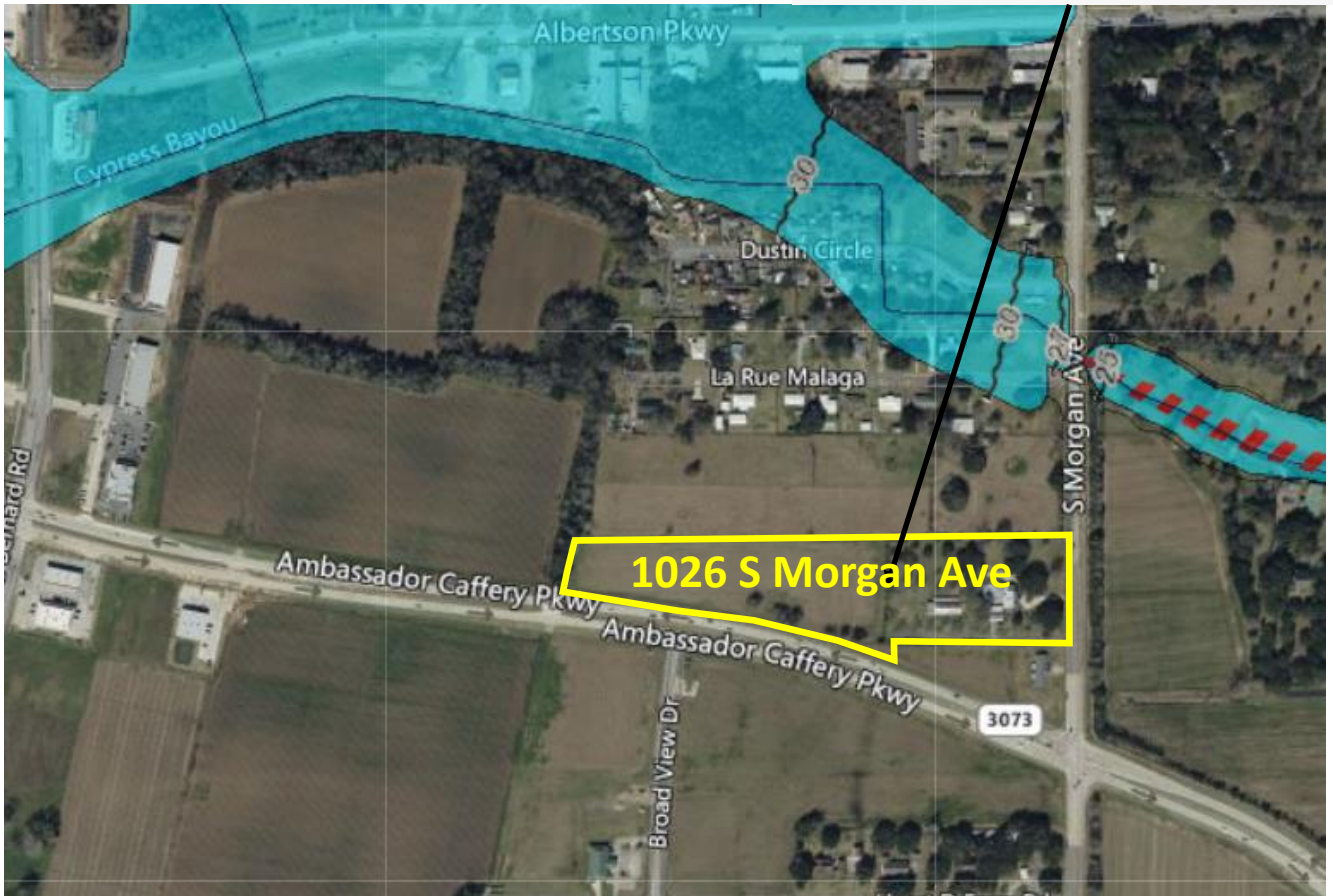
Effective FIRM (Effective: 12/21/2018)

Flood Zone: X-AREA OF MINIMAL FLOOD
HAZARD

FIRM Panel ID: 22055C0200J

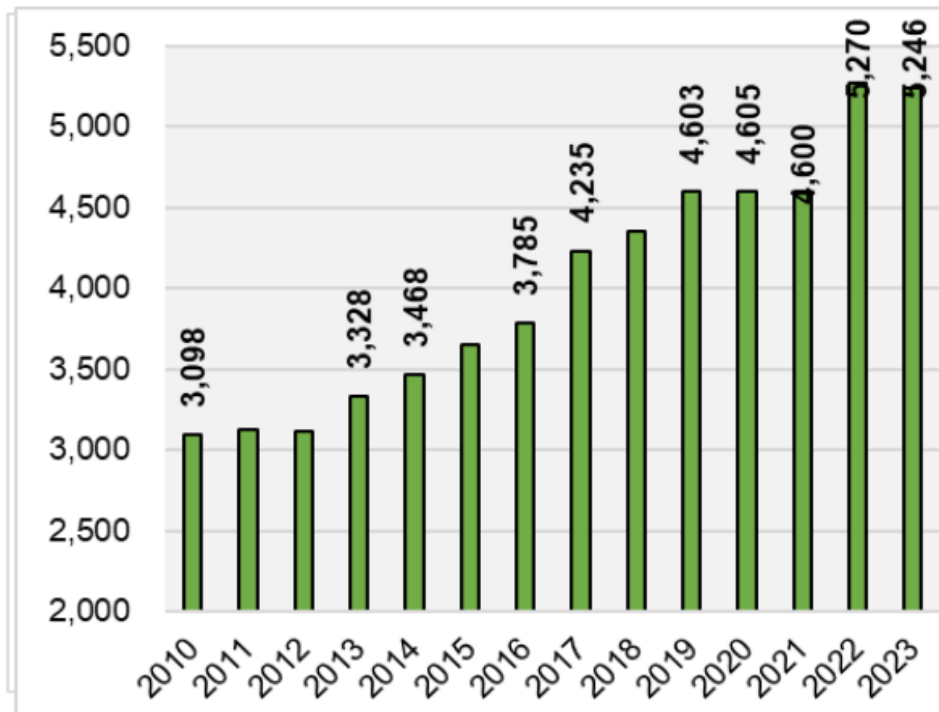
FIRM Panel Date: 12/21/2018

Ground Elevation¹: USGS Service Not
Responding



BROUSSARD, LOUISIANA

Total Households



Median Household Income

