

SUMMARY

MARKET AERIAL

PROPOSED SITE PLAN

DEMOGRAPHICS

FOR SALE OR GROUND LEASE

PROPERTY OVERVIEW

New retail land is now unlocked and ready for development at this growing I-10 interchange. This acreage is located directly across Louisiana Ave. from a retail node anchored by Target, JC Penny, Academy Sports, Ross, Office Depot, Petco, Ulta, Chick-fil-a, and others. The first Buccee's to be built in Louisiana is also under construction on the northeast quadrant of this same interchange and scheduled to open in 2026.

Lafayette, also known as “The Hub City”, is the third largest metropolitan statistical area in Louisiana. It is a center for the state’s technology industry, banking, healthcare, general service, aerospace, and retail. The retail at this particular interchange services the residential growth on the northside of Lafayette, while also tapping into the consumers that reside within the adjacent communities of Carencro & Breaux Bridge.

DEVELOPABLE ACREAGE

- 14.26 Acres
- Multiple development configuration and sizes.

LAND PRICING

- \$22-\$30 PSF
- Pricing dependent upon parcel size and location/configuration within the development.

STORMWATER MANAGEMENT

- Roughly 10-acres of the total 28-acre land mass are required to mitigate and retain the stormwater required to develop the retail parcels. Parcels sold will have minimal storage requirements, of which the pre-engineered and allocated land is priced into the marketed land pricing.

TRAFFIC COUNT (ADT 2025)

- On Interstate 10: 57,244



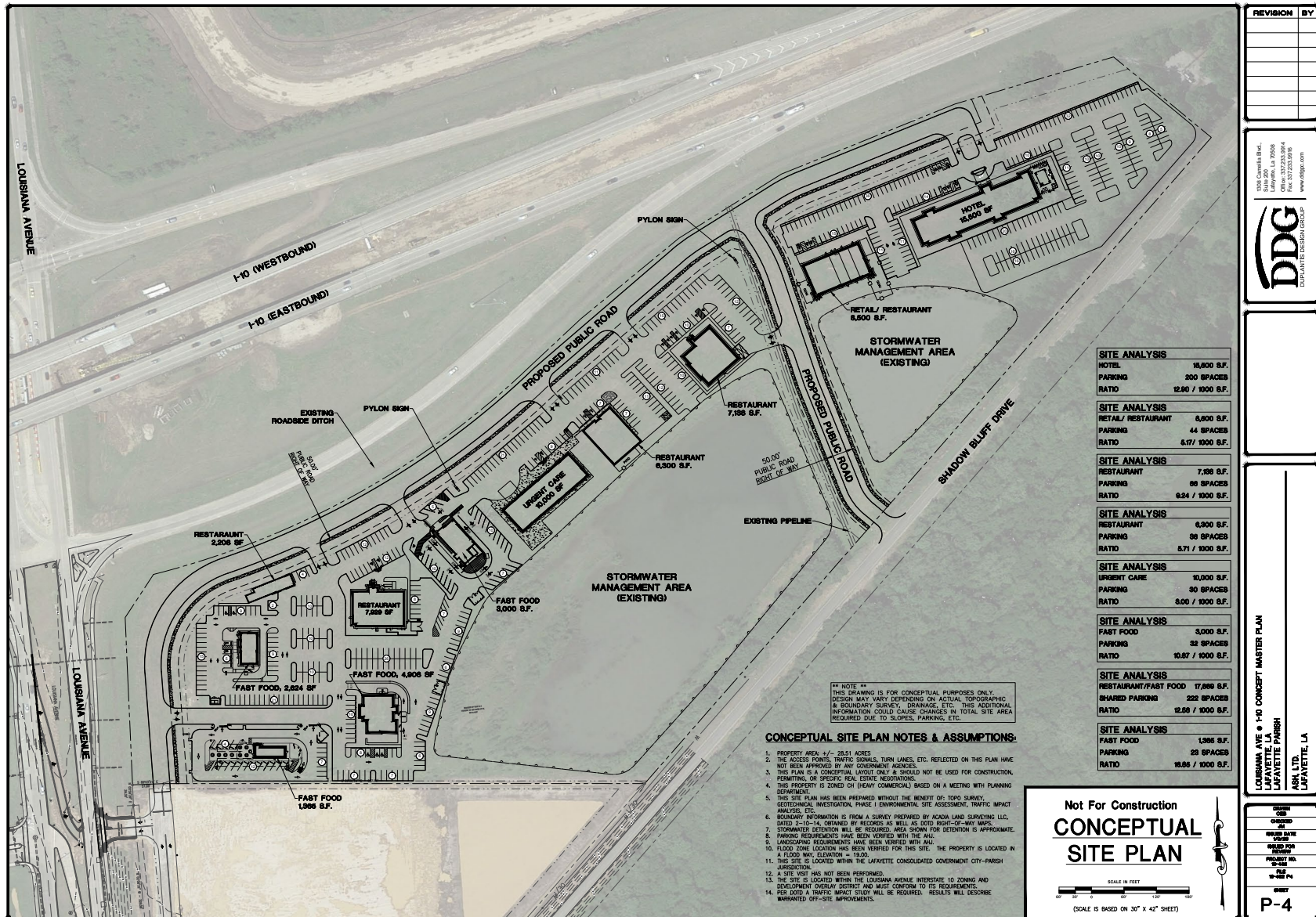
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2025 DEMOGRAPHICS

5 MIN 10 MIN 15 MIN



16,103 54,357 101,168

5 MIN 10 MIN 15 MIN



\$57,207 \$63,297 \$73,358

5 MIN 10 MIN 15 MIN



6,459 22,031 41,917

