



11.38 ACRES FOR SALE

3040 West Pinhook Rd.

Lafayette, LA 70508

Presented By:

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PROPERTY DESCRIPTION

Priced at just \$3.38 psf, this 11.38-acre commercial site in Lafayette, Louisiana, offers a prime investment opportunity with 455' of road frontage along W. Pinhook Rd, providing excellent visibility and high traffic exposure with over 25,000 vehicles per day. Strategically located only a mile from US Highway 90, the future I-49, this property is well-positioned for a variety of commercial uses, including boat and RV storage, self-storage, last-mile distribution, flex space, retail, office, or higher-density housing.

Zoned IL – Industrial Light and situated in Flood Zone X, an area of minimal flood hazard, the site benefits from strong market potential within a five-mile radius, where the population exceeds 129,000 and includes over 55,000 households. The median household income is \$62,721, while the average disposable income is \$72,642, indicating above-average economic affluence. With a wealth index of 78 and a disposable income that is approximately 116% of the median household income, this area presents significant opportunities for businesses targeting high-income customers.

The property's location on W. Pinhook Road, a five-lane curb and gutter concrete roadway connecting Lafayette and Broussard, ensures strong accessibility and visibility. Its proximity to major transportation routes and a growing population base makes it an ideal site for development.

OFFERING SUMMARY

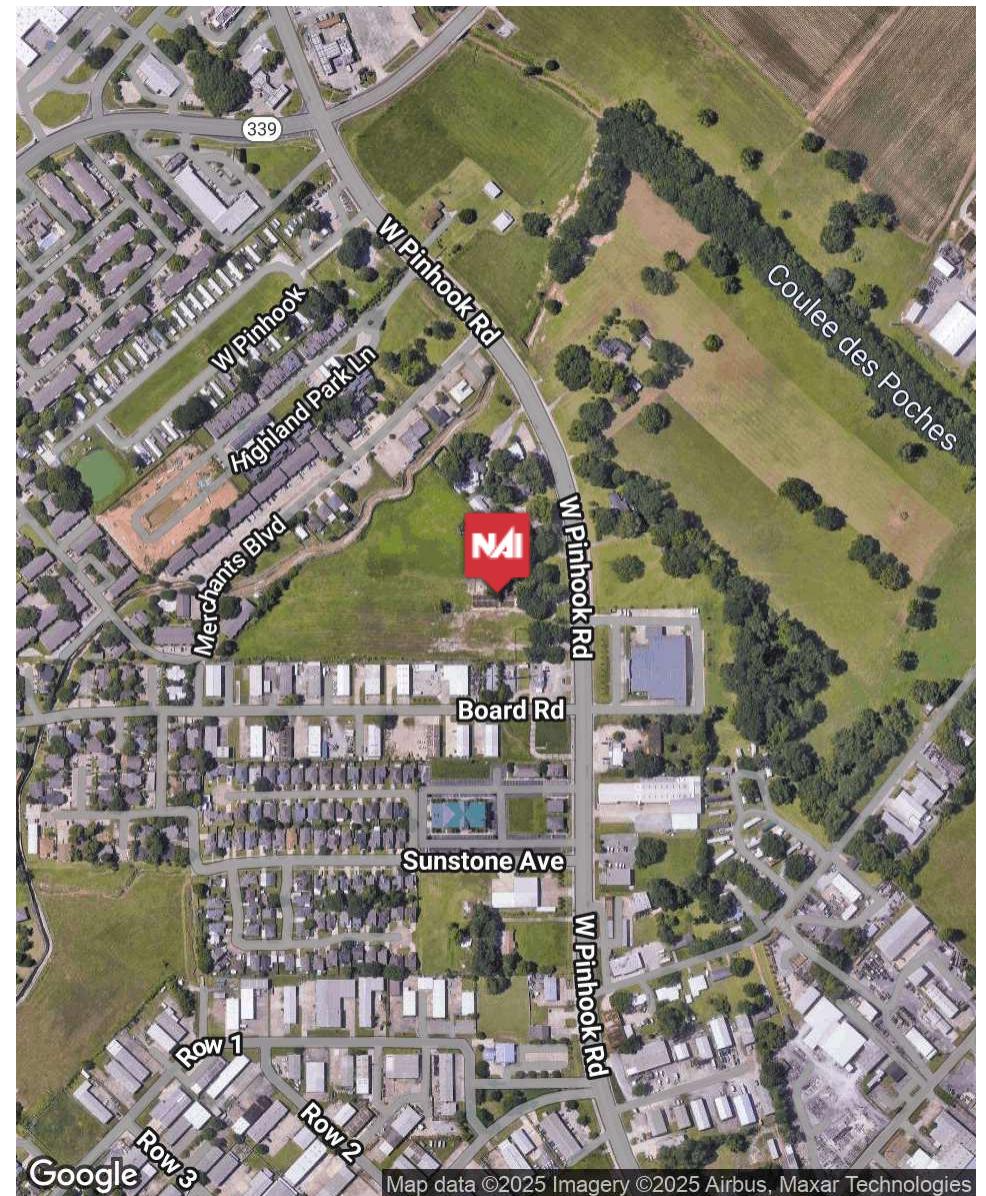
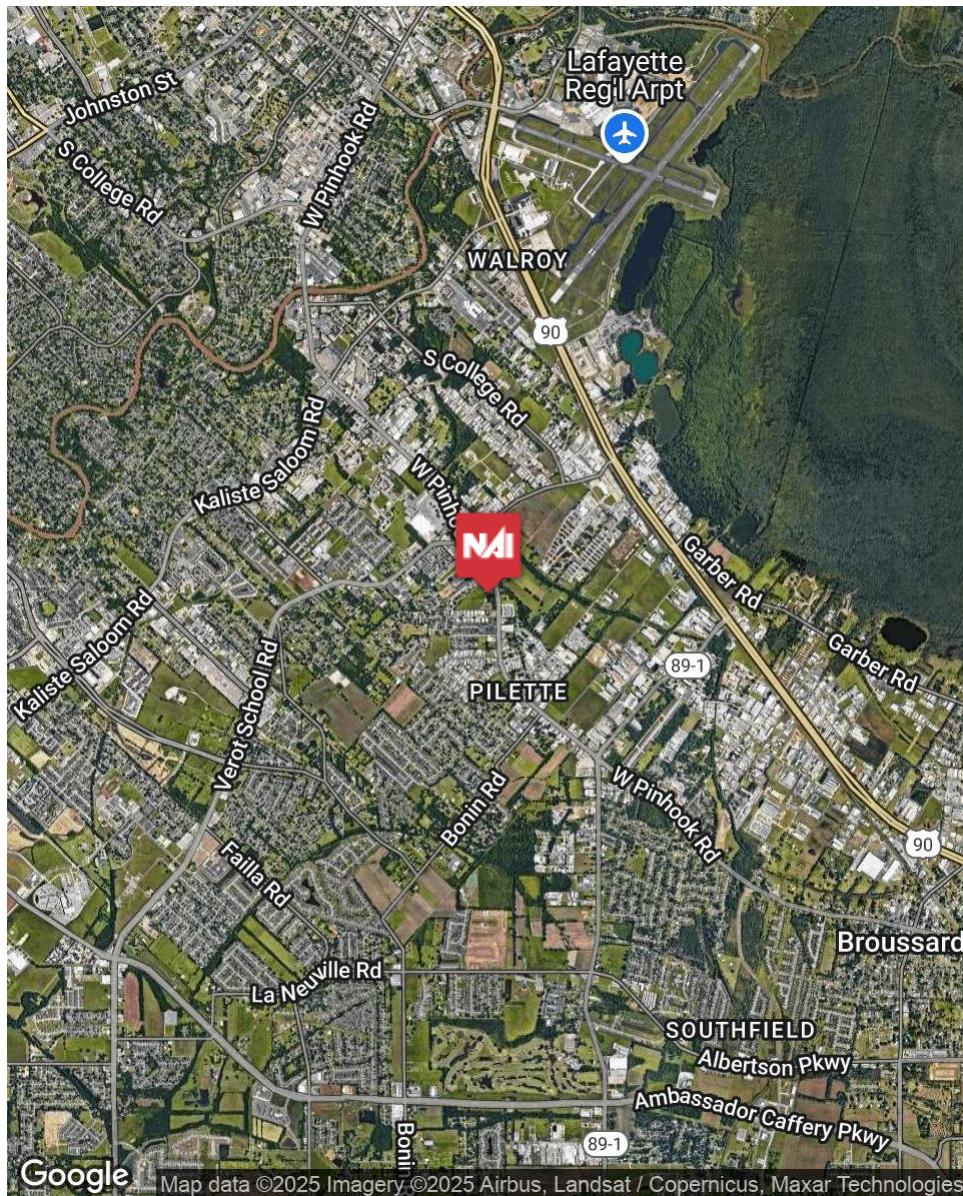
Sale Price:	\$1,675,000
Price Per Square Foot:	\$3.38
Lot Size:	11.38 Acres
Road Frontage:	455'
Traffic Count:	24,043 (2023)
Zoning:	IL - Industrial Light
Flood Zone:	X- Area of Minimal Flood Hazard

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,755	18,419	54,716
Total Population	5,803	41,834	129,780
Average HH Income	\$75,495	\$118,808	\$100,857

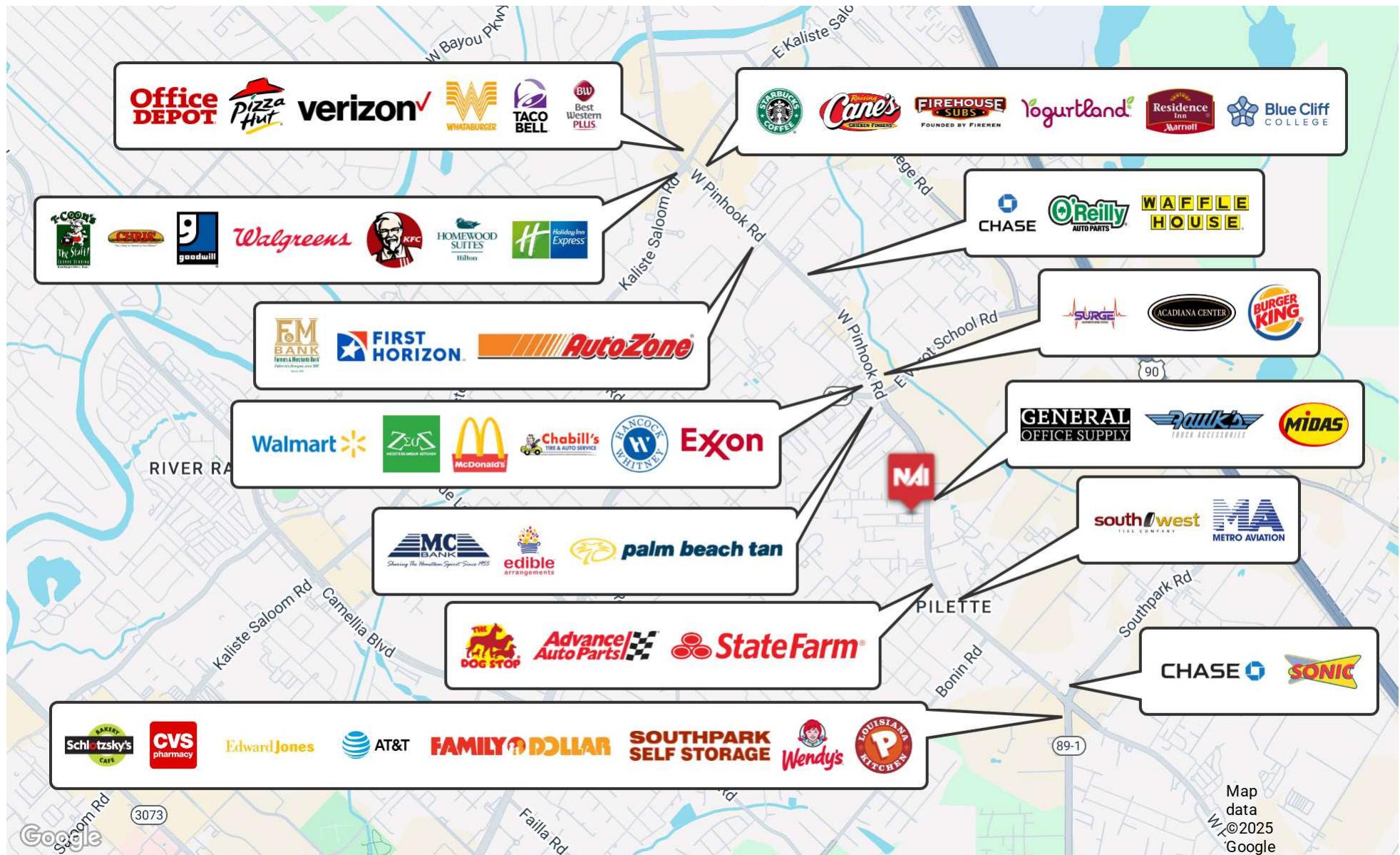
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