

LAND FOR SALE
±20 ACRE INDUSTRIAL SITE

335 Beau Pre Rd, Lafayette, LA 70508

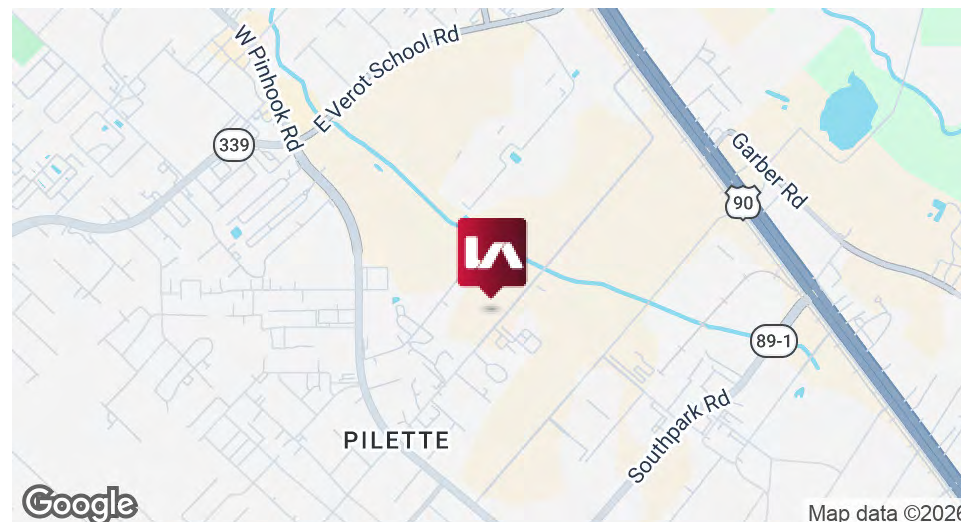
An aerial photograph of a large, rectangular industrial site. The site is outlined in white and contains the text "±19.75 ACRES". The site is surrounded by green fields, trees, and industrial buildings. The sky is overcast.

**±19.75
ACRES**

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OFFERING SUMMARY

Sale Price:	\$1,505,542
Lot Size:	±19.75 Acres
Price / Acre:	\$76,230
Zoning:	IL: Light Industrial
Flood Zone:	X & AE
Price / SF:	\$1.75

CONTACT

Clinton Shepard, SIOR, CCIM

cshepard@lee-associates.com
D 337.279.0371

Shaffer Braun

shaffer.braun@partnersrealestate.com
D 713.275.9653

LOCATION OVERVIEW

Located in southeast Lafayette along Beau Pre Road, this ±19.75-acre light-industrial tract offers convenient access to U.S. Highway 90, the planned I-49 South corridor, and is a short distance from Lafayette Regional Airport. The surrounding area is an established industrial and service-commercial corridor featuring warehouse/flex facilities, metal fabrication, industrial equipment and oilfield-supply businesses, contractor operations, and vehicle and equipment sales and service.

PROPERTY HIGHLIGHTS

- ±19.75 Acres of Light Industrial Land
- Strategic Southeast Lafayette Location Near U.S. Highway 90
- Multiple Access Points for Efficient Truck Circulation
- Ideal for Warehouse, Distribution & Light Manufacturing
- Majority of Site Outside the 100- & 500-Year Floodplains
- Excellent Opportunity for Owner-Users, Developers & Investors

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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View looking south



View looking south



view looking north



view along Beau Pre Road

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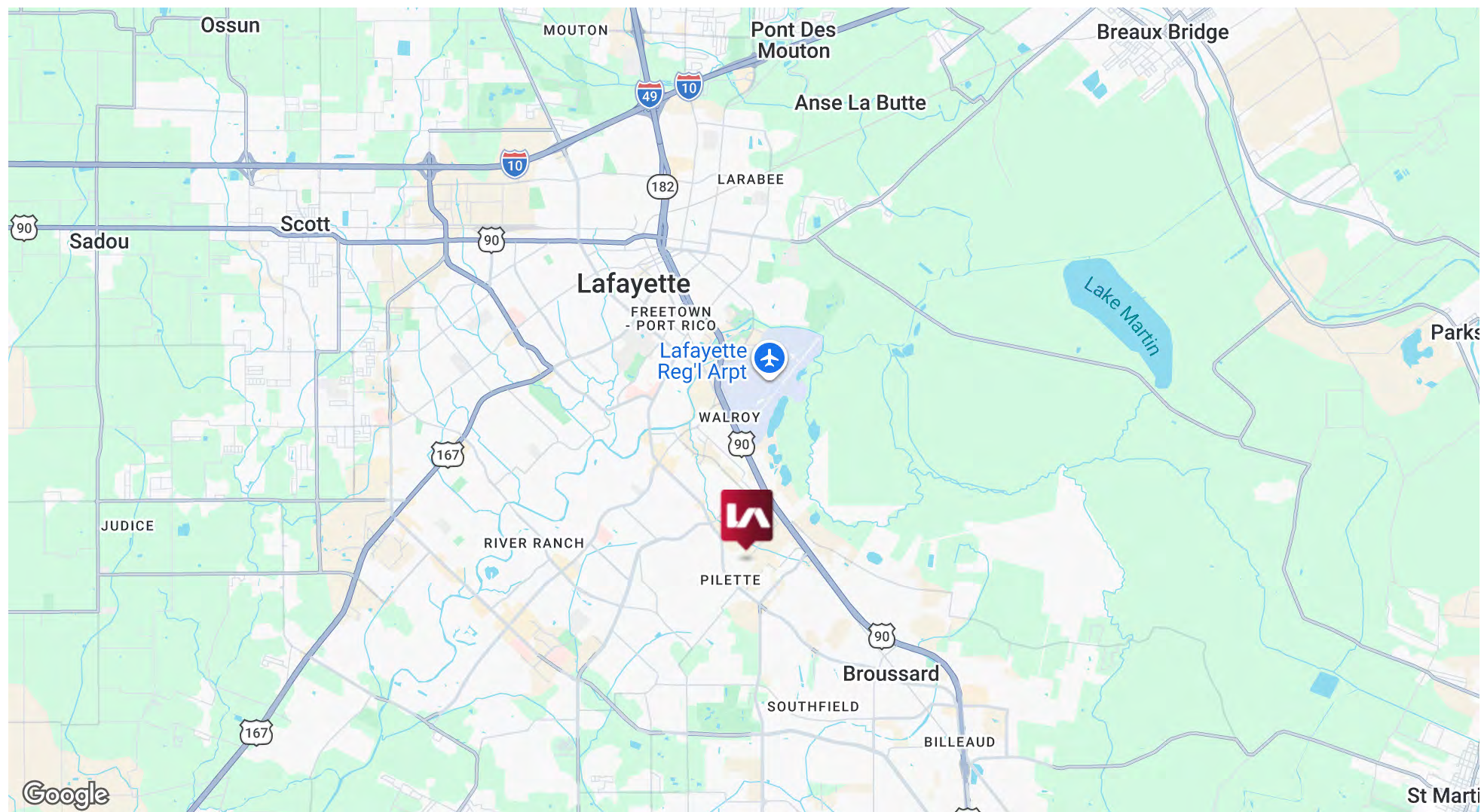
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Office: 713.275.9653

partners

Clinton Shepard, SIOR, CCIM
cshepard@lee-associates.com
Cell: 318.366.6064
Office: 337.279.0370

 **LEE &
ASSOCIATES**