



168 IBERIA ST. YOUNGSVILLE, LA 70592

Commercial Lots For Sale

Sale Price: \$10-12/PSF

3.88 Acres
Central Youngsville



3.88 ACRES OF PRIME COMMERCIAL LAND NOW AVAILABLE FOR SALE IN THE HEART OF YOUNGVILLE.

LOCATED ON IBERIA STREET, THESE 8 LOTS (RANGING FROM 0.48 TO 0.50 ACRES EACH) OFFER A STRATEGIC LOCATION WITH EXCELLENT VISIBILITY AND ACCESSIBILITY.

THESE LOTS CAN BE PURCHASED INDIVIDUALLY OR TOGETHER, MAKING THEM IDEAL FOR A VARIETY OF COMMERCIAL USES, INCLUDING OFFICE, RETAIL, MEDICAL, OR MIXED-USE DEVELOPMENT.

POSITIONED IN A RAPIDLY GROWING AREA, THIS SITE OFFERS STRONG INVESTMENT POTENTIAL IN ONE OF ACADIANA'S MOST SOUGHT-AFTER MARKETS.



JEFF LANDRY, CCIM
MANAGING BROKER, PARTNER
337-257-5380
JEFF@SCOUTREC.COM

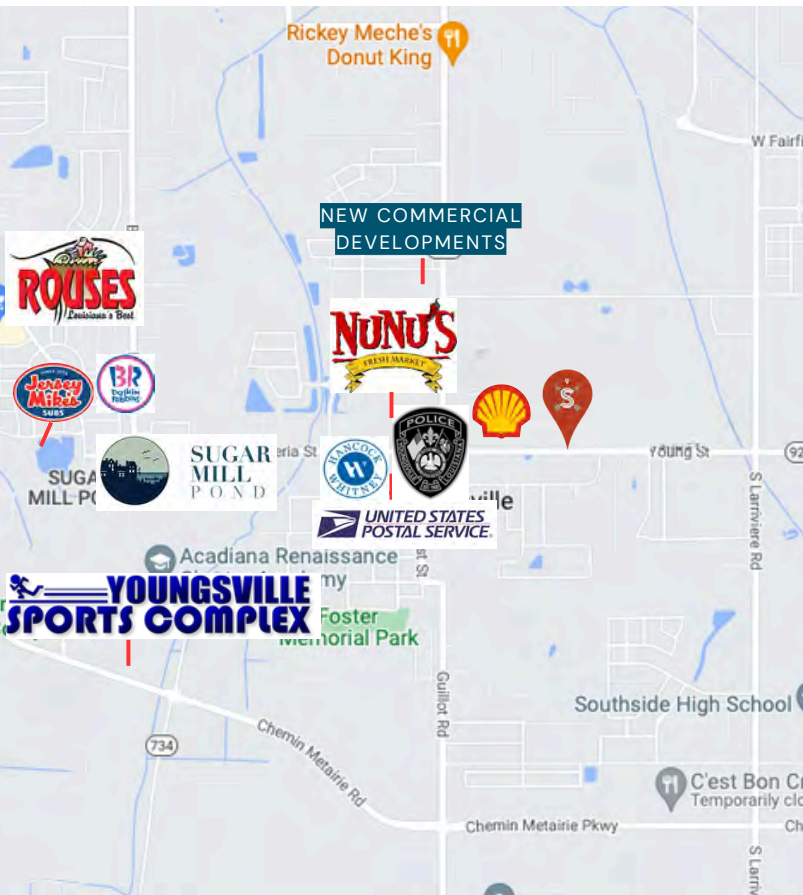
REX MOROUX, CCIM
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337-257-8133
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617 S BUCHANAN ST, LAFAYETTE LA, 70501 | 337-443-0880 | SCOUTREC.COM



*PROPERTY LINES ARE APPROXIMATE



LOT DETAILS:

- LOT 3 - 0.48 AC = \$12 PSF
- LOT 4 - 0.48 AC = \$12 PSF
- LOT 5 - 0.48 AC = \$11 PSF
- LOT 6 - 0.48 AC = \$11 PSF
- LOT 7 - 0.49 AC = \$10 PSF
- LOT 8 - 0.49 AC = \$10 PSF
- LOT 9 - 0.49 AC = \$10 PSF
- LOT 10 - 0.50 AC = \$10 PSF



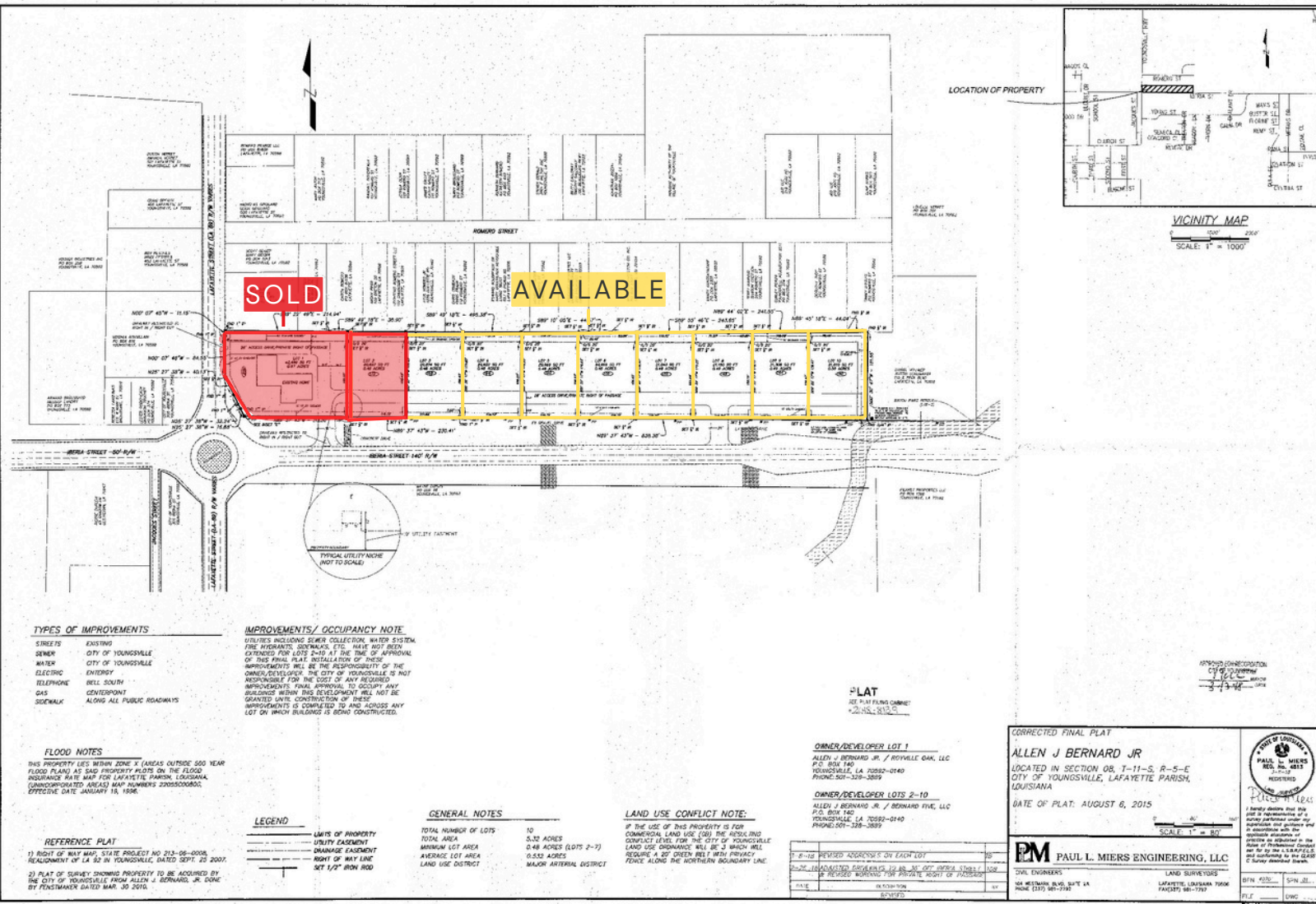
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PLAT



TYPES OF IMPROVEMENTS

- STREETS EXISTING
- SEWER CITY OF YOUNGVILLE
- WATER CITY OF YOUNGVILLE
- ELECTRIC ENERGY
- TELEPHONE BELL SOUTH
- GAS CENTERPOINT
- SIDEWALK ALONG ALL PUBLIC ROADWAYS

IMPROVEMENTS/ OCCUPANCY NOTE

UTILITIES INCLUDING SEWER COLLECTION, WATER SYSTEM, FIRE HYDRANTS, SIDEWALKS, ETC., HAVE NOT BEEN EXTENDED FOR LOTS 2-10 AT THE TIME OF APPROVAL OF THIS FINAL PLAT. INSTALLATION OF THESE IMPROVEMENTS WILL BE THE RESPONSIBILITY OF THE OWNER/DEVELOPER. THE CITY OF YOUNGVILLE IS NOT RESPONSIBLE FOR THE COST OF ANY REQUIRED IMPROVEMENTS. FINAL APPROVAL TO OCCUPY ANY BUILDINGS WITHIN THIS DEVELOPMENT WILL NOT BE GRANTED UNTIL CONSTRUCTION OF THESE IMPROVEMENTS IS COMPLETED AND ACROSS ANY LOT ON WHICH BUILDING IS BEING CONSTRUCTED.

FLOOD NOTES

THIS PROPERTY LIES WITHIN ZONE X (AREAS OUTSIDE 500 YEAR FLOOD PLANS) AS SHOWN PROPERTY PLOTS ON THE FLOOD INSURANCE RATE MAP FOR LAFAYETTE PARISH, LOUISIANA. (UNINCORPORATED AREAS) MAP NUMBER 22050500800; EFFECTIVE DATE JANUARY 15, 1996.

REFERENCE PLAT

1) RIGHT OF WAY MAP, STATE PROJECT NO 213-06-0008, RELOCATION OF LA 52 IN YOUNGVILLE, DATED 09/17/2007.

2) PLAT OF SURVEY SHOWING PROPERTY TO BE ACQUIRED BY THE CITY OF YOUNGVILLE FROM ALLEN J. BERNARD, JR. DONE BY FENSTERMAKER DATED MAR. 30 2016.

LEGEND

- LIMITS OF PROPERTY
- UTILITY EASEMENT
- DRAINAGE EASEMENT
- RIGHT OF WAY LINE
- SET 1/2" IRON ROD

GENERAL NOTES

- TOTAL NUMBER OF LOTS 10
- TOTAL AREA 5.32 ACRES
- AVERAGE LOT AREA 2.48 ACRES (LOTS 2-7)
- AVERAGE LOT AREA 0.552 ACRES
- MAJOR ARTERIAL DISTRICT

LAND USE CONFLICT NOTE:

IF THE USE OF THIS PROPERTY IS FOR COMMERCIAL LAND USE (C2) THE RESOLVING CONFLICT LEVEL FOR THE CITY OF YOUNGVILLE LAND USE ORDINANCE WILL BE 3 WASH-WELL. SECURE A 20' GREEN BELT WITH PRIVACY FENCE ALONG THE NORTHERN BOUNDARY LINE.

OWNER/DEVELOPER LOT 1

ALLEN J BERNARD JR. / ROYVILLE OAK, LLC
P.O. BOX 140
YOUNGVILLE, LA 70592-0140
PHONE: 504-339-3899

OWNER/DEVELOPER LOTS 2-10

ALLEN J BERNARD, JR. / BERNARD FIVE, LLC
P.O. BOX 140
YOUNGVILLE, LA 70592-0140
PHONE: 504-339-3899

1-8-10	REVISED ZONING CODES ON EACH LOT	NO
2-20	UNADJUSTED ELEVATIONS TO BE SET ON LOT CORNER STAKES	USE
	IF REVISED WORKING FROM PRIVATE RIGHT OF PASSAGE	BY
DATE	REVISION	BY
	REVISED	

CORRECTED FINAL PLAT

ALLEN J BERNARD JR
LOCATED IN SECTION 08, T-11-S, R-5-E
CITY OF YOUNGVILLE, LAFAYETTE PARISH, LOUISIANA

DATE OF PLAT: AUGUST 6, 2015

SCALE: 1" = 80'



EM PAUL L. MIERS ENGINEERING, LLC

CIVIL ENGINEERS LAND SURVEYORS
604 WESTBANK BLVD. SUITE 1A
LAFAYETTE, LOUISIANA 70506
PHONE (337) 947-7142 FAX (337) 947-7197

BFN: JLL
FILE: LMC
DWG: LMC

PLAT NUMBER: 2015-000012



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