



COMMERCIAL LAND FOR SALE

Development Opportunity

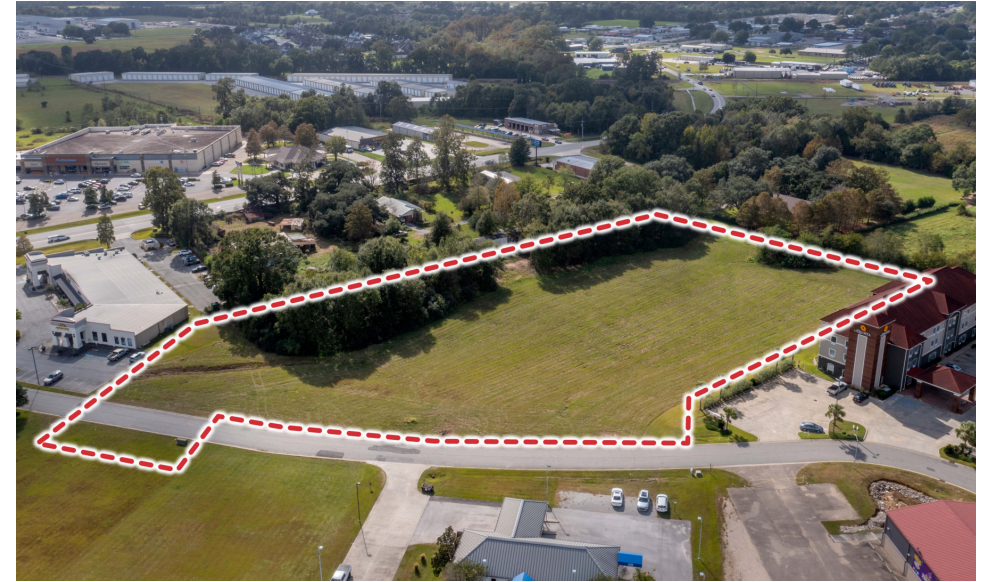
110/116 Sweetland Avenue, Broussard, LA 70518

Presented By:

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PROPERTY DESCRIPTION

Commercial development opportunity available at 110 and 116 Sweetland Avenue in Broussard, Louisiana. The subject property is made of up two lots totaling approximately 4.8 acres. With visibility to approximately 35,000 vehicles daily, this site offers unparalleled exposure. The property is surrounded by a strong mix of businesses, including LaQuinta Inn, Albertsons, Home Depot, Walmart, and popular dining spots like Subway and Taco Bell.

The land is fully cleared, development-ready, and equipped with available utilities. Planned improvements, such as the City of Broussard's "STREETSCAPE" project, will add sidewalks and lighting along East Main Street to Albertson Parkway, while Sweetland Avenue will undergo resurfacing to further enhance accessibility.

OFFERING SUMMARY

Lot Size(s):	±4.8 Acres
Total Sale Price:	\$610,000
Zoning:	CC: Community Commercial

PROPERTY HIGHLIGHTS

- ±4.8 Acres Available in Fast-growing Broussard Area
- Located Near the Intersection of Albertsons Parkway & Highway 90
- Fully Cleared, Equipped w/ Utilities and Ready for Development
- Surrounded by Retail, Hospitality & Restaurants
- High Traffic Counts w/ Excellent Visibility
- Commercial Zoning Suitable for a Multitude of Uses
- Lots May be Sold Together or Separately

DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	938	14,750	77,971
Total Population	2,373	38,347	200,956
Average HH Income	\$83,738	\$76,181	\$67,745

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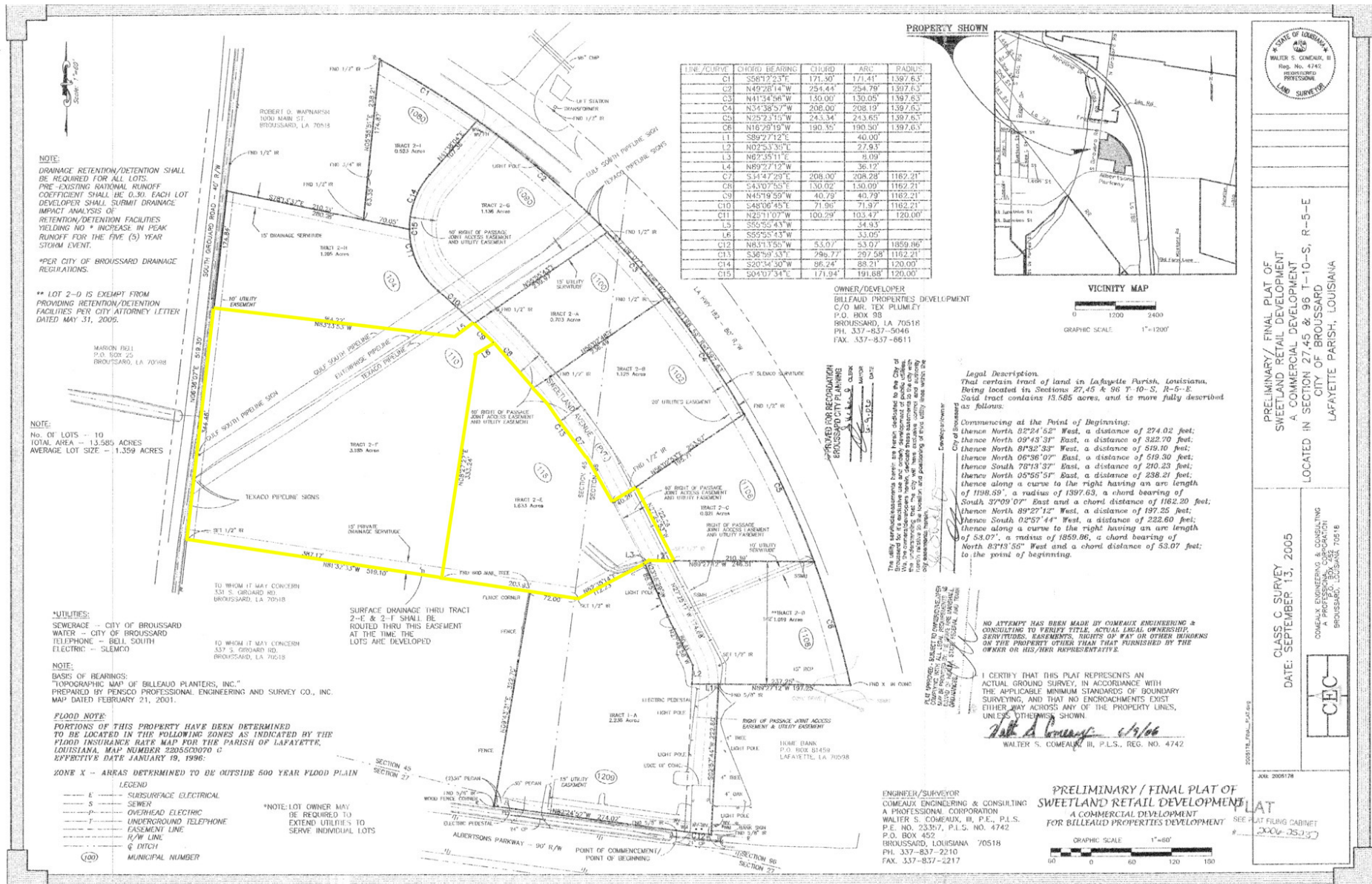
110 Sweetland Avenue (±3.18 Acres / \$380,000)

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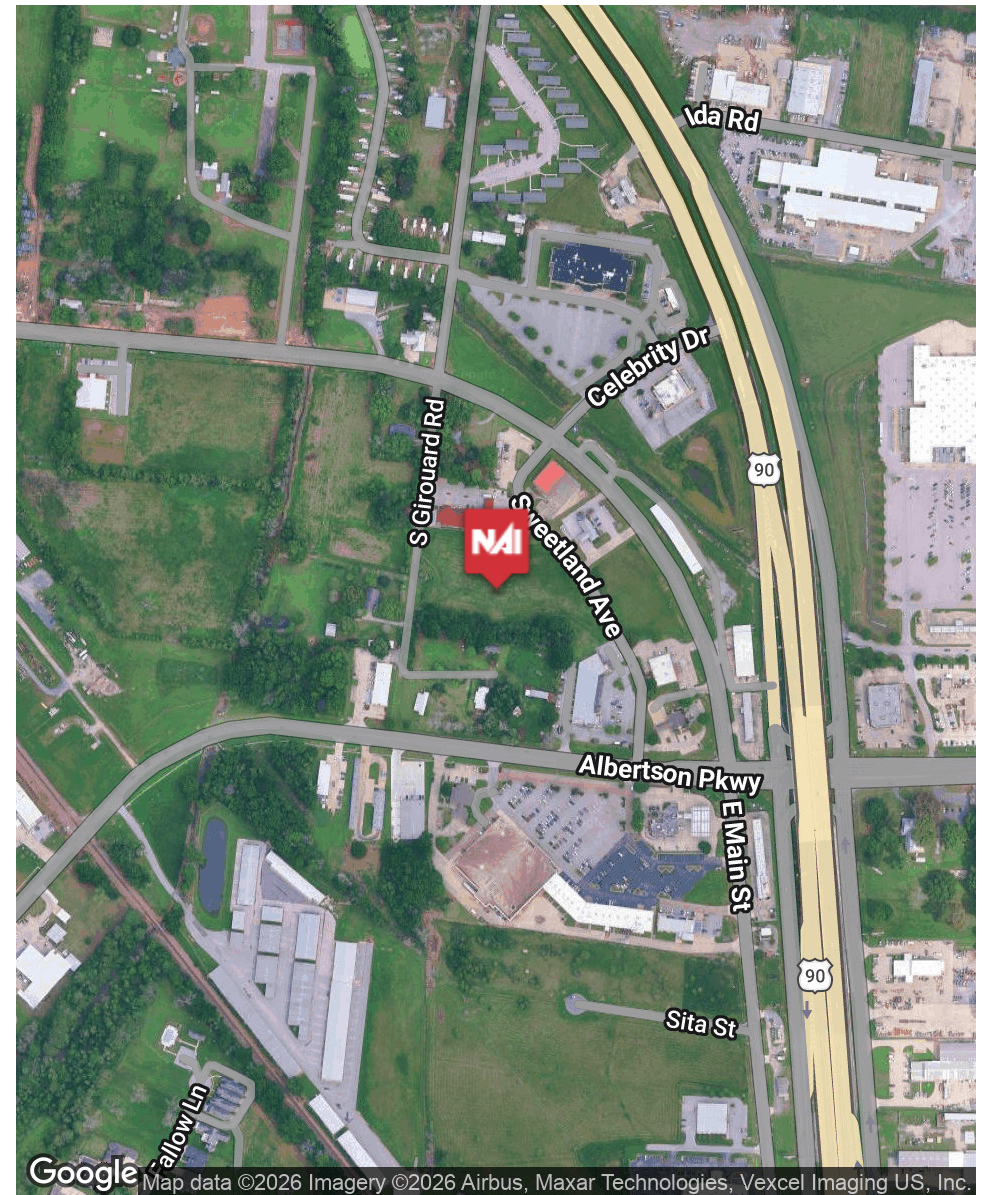
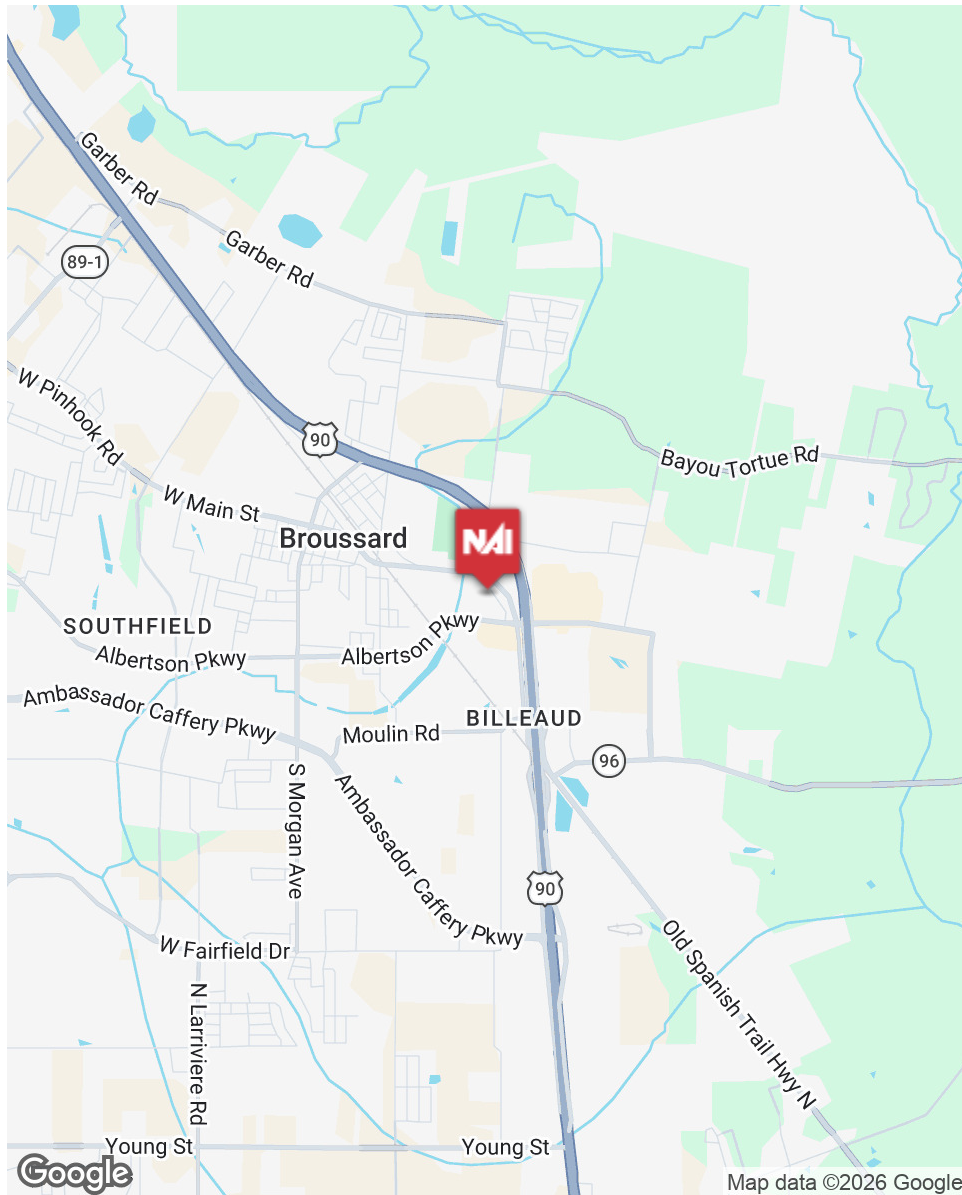


116 Sweetland Avenue (±1.63 Acres / \$420,000)

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EDUCATION



No High School Diploma



30%

High School Graduate



29%

Bachelors/Grad/Prof Degree

EMPLOYMENT



White Collar

69%



Blue Collar

17%



Services

14%

2.3%

Unemployment Rate

KEY FACTS



6,430

Total Population



2,715

Total Households



\$64,533

Median Household Income



37.7

Median Age

BUSINESS



669

Total Businesses



7,883

Total Employees

INCOME



\$55,584

Median Disposable Income



\$39,566

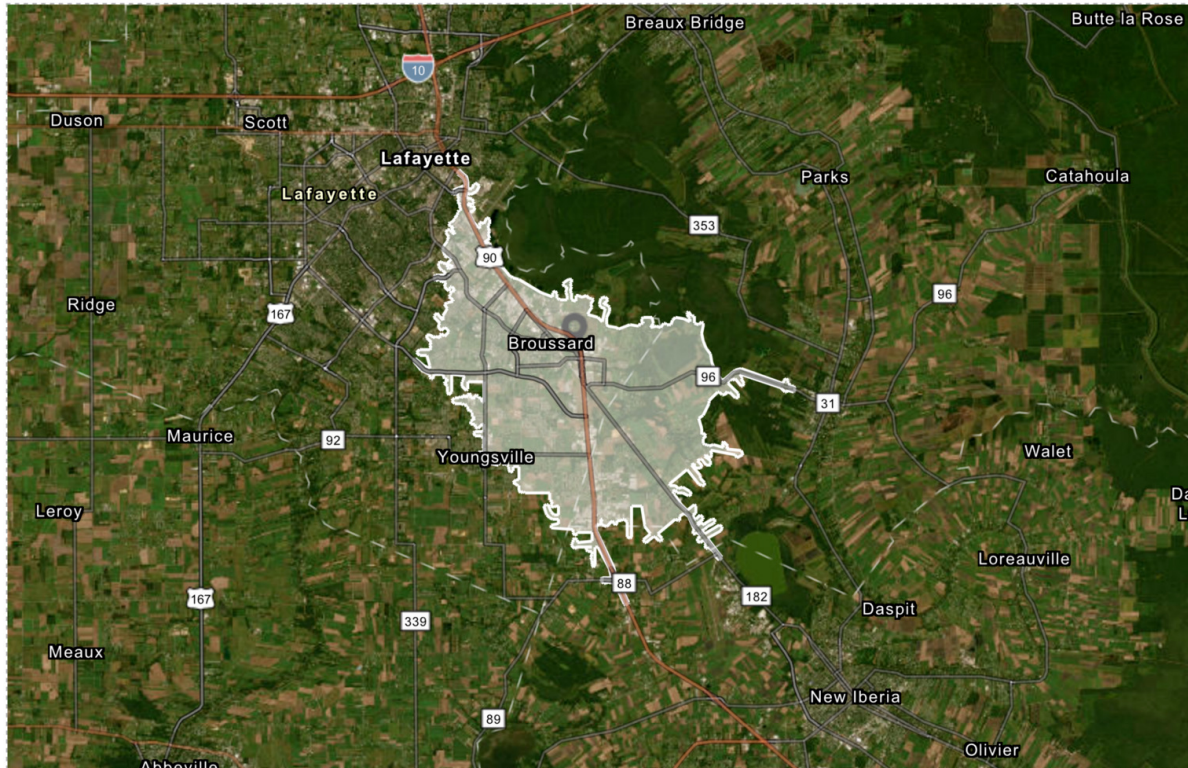
Per Capita Income



\$192,132

Median Net Worth

10 Minute Drive Time Key Demographics



EDUCATION



No High School Diploma



23%

High School Graduate



39%

Bachelors/Grad/Prof Degree

EMPLOYMENT



69%

White Collar



19%

Blue Collar



13%

Services

5.6%

Unemployment Rate

KEY FACTS



31,418

Total Population



12,560

Total Households



\$77,434

Median Household Income



Median Age

BUSINESS



2,340

Total Businesses



29,270

Total Employees

INCOME



\$64,786

Median Disposable Income



\$41,399

Per Capita Income



\$255,666

Median Net Worth

15 Minute Drive Time Key Demographics



For More Information:

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