

For Sale

# VACANT LAND FOR SALE

## APOLLO ROAD, SCOTT, LA 70583

**\$1,242,701**



### PROPERTY HIGHLIGHTS

- Vacant land (Parcel A-2) for sale in Scott, LA
- Available property: 1.729 acres
- Located next to planned site for Whitewater Express Car Wash scheduled to open in September 2024
- Located directly on the corner of Apollo Rd. & Cameron St.
- Sold at \$16.50/sq for the entire parcel OR \$18.50/sq ft if the parcel is subdivided

PAUL ELLIS | c [225] 317-3200 | d [225] 408-6591 | f [225] 408-9596 | paul@momentum-commercial.com

Broker of Record, Charles F. Colvin, Momentum Commercial Real Estate, LLC; Licensed by the Louisiana Real Estate Commission. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.



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## COMMERCIAL SUBURB OF LAFAYETTE, LA

Become part of a growing commercial hub, situated near the up-and-coming West Village Town Center. The West Village development is the latest addition planned for Scott, Louisiana, an extension of the Lafayette Metropolitan Area featuring retail, banks, restaurants, medical facilities, health/fitness, insurance, and dental services. This 143-acre master-planned, mixed-use development will include nearly 400 homes and multifamily apartments that are walkable to dining, shopping, and more. As one of the first new developments in the Lafayette area in a decade, West Village provides upscale community living with easy access to I-10, HWY 93, and the soon-to-open Apollo Road thoroughfare.

The Apollo Road extension project currently offers street facing visibility with projected traffic counts of over 30,000 cars per day upon completion. The available lot is located next to Whitewater Express Car Wash with direct access to and from Apollo Road as well as accessibility from Cameron St./HWY 90. Conveniently linking Lafayette to Interstate 10, this site offers prime accessibility, including close proximity to the town square, home to all of the outdoor concerts and events, such as the Acadiana Eats Festival, which hosts several thousand attendees. Phase 1 of the Apollo Road extension project is open with the final phase set to open by the end of 2024.

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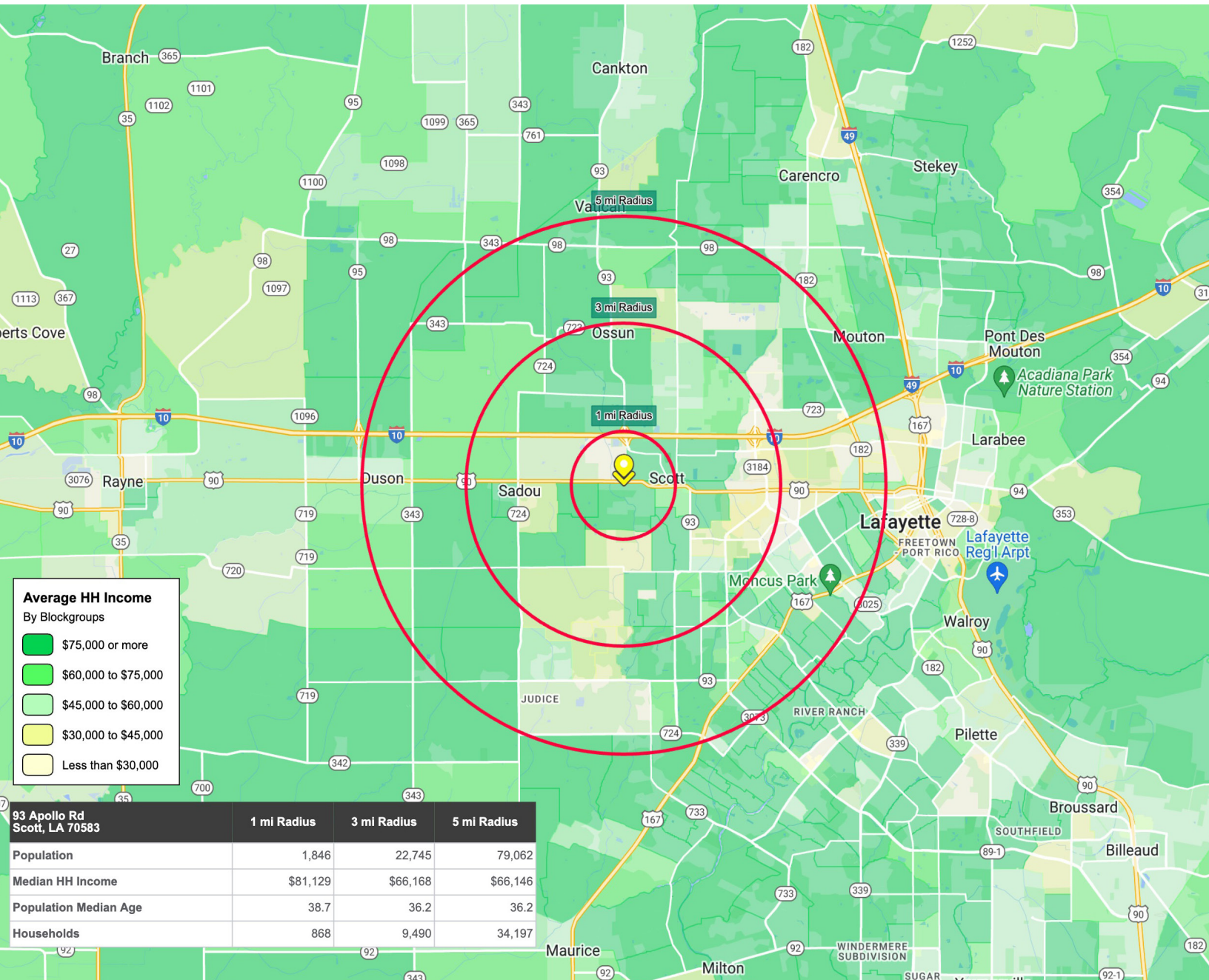


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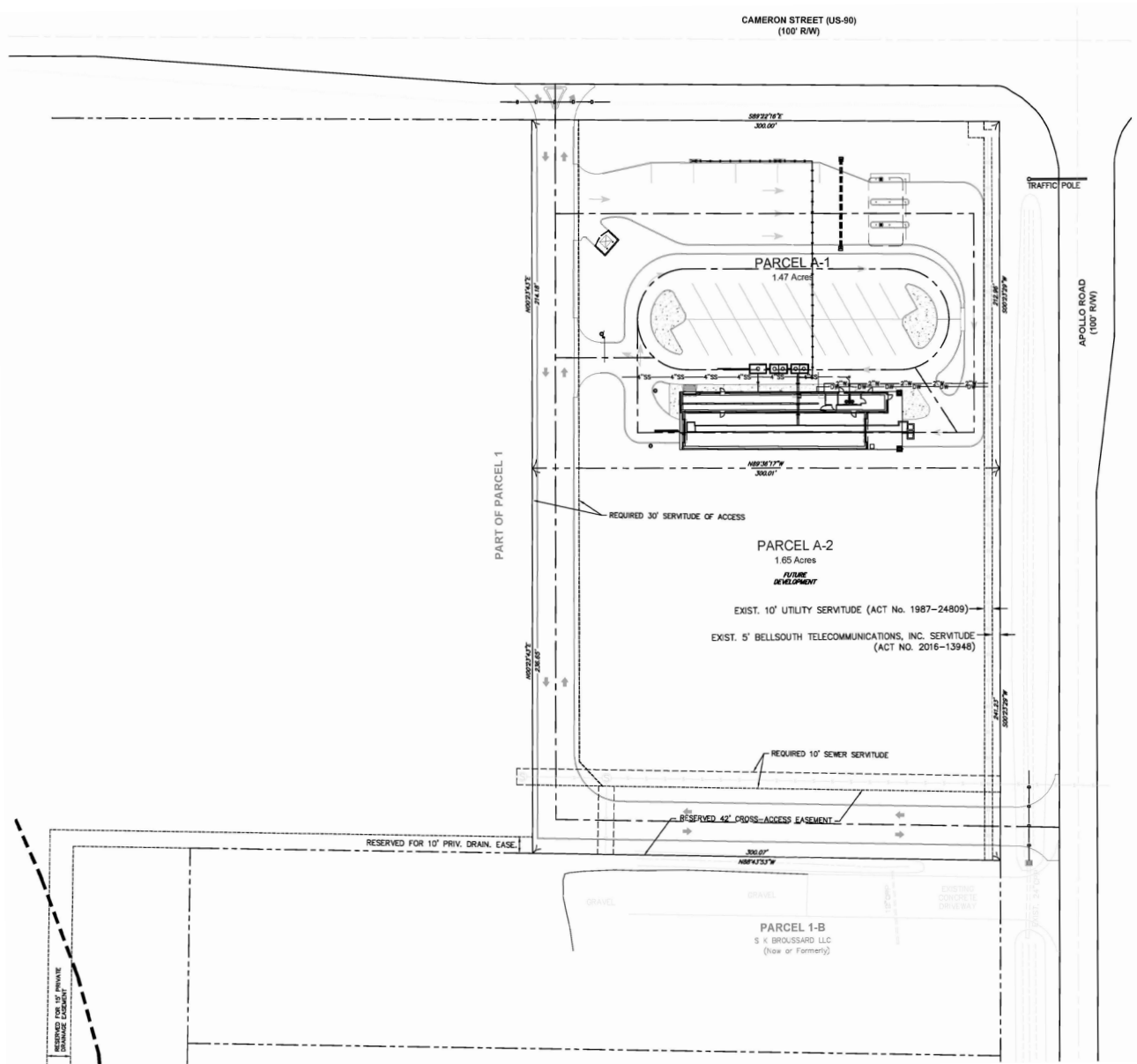
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