

SUMMARY

FOR SALE

PROPERTY OVERVIEW

Approximately 2 acres for sale with approximately 255 feet of Gloria Switch frontage in Carencro. The site is well positioned in an area that has overall seen steady growth in the residential and commercial sector, especially in the last 5 years. The site is conveniently located minutes from Carencro High School, Live Oak Elementary, and many of their surrounding neighborhoods. The site could be an ideal spot for an industrial office with room for a yard or can be utilized for several other different uses.

AVAILABLE

- 2 Acres

PRICE

- \$260,000

NEARBY BUSINESSES

- Family Dollar
- Walgreens
- Exxon
- Dollar Tree
- Sherwin Williams

TRAFFIC COUNT (ADT 2022)

- On W Gloria Switch Road, west of site: 13,638
- On N University Ave, north of Site: 11,708
- On NW Evangeline Thruway, southeast of site: 75,344

LOCATION AERIAL

PHOTOS

DEMOGRAPHICS

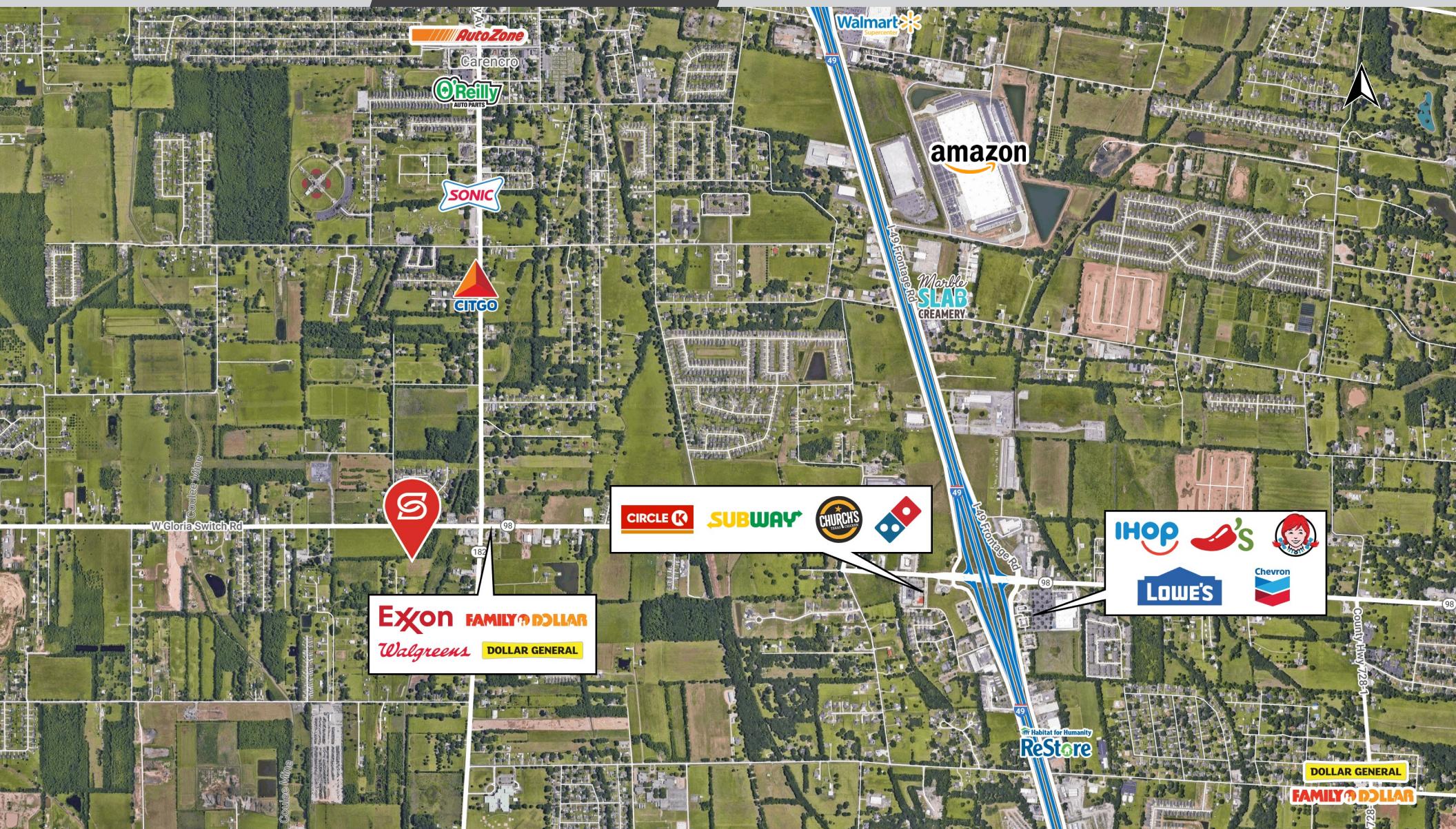


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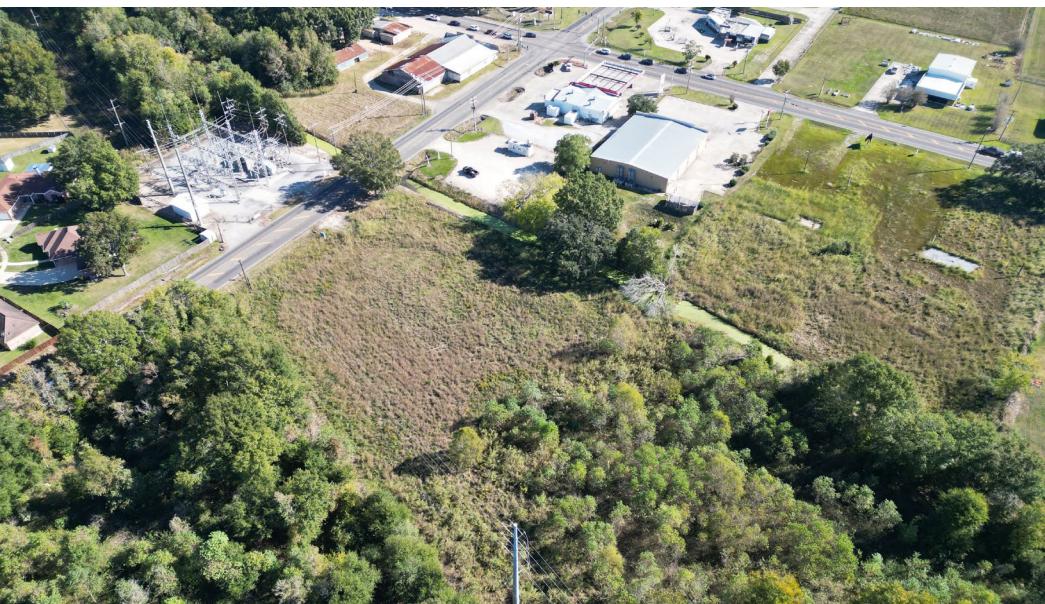
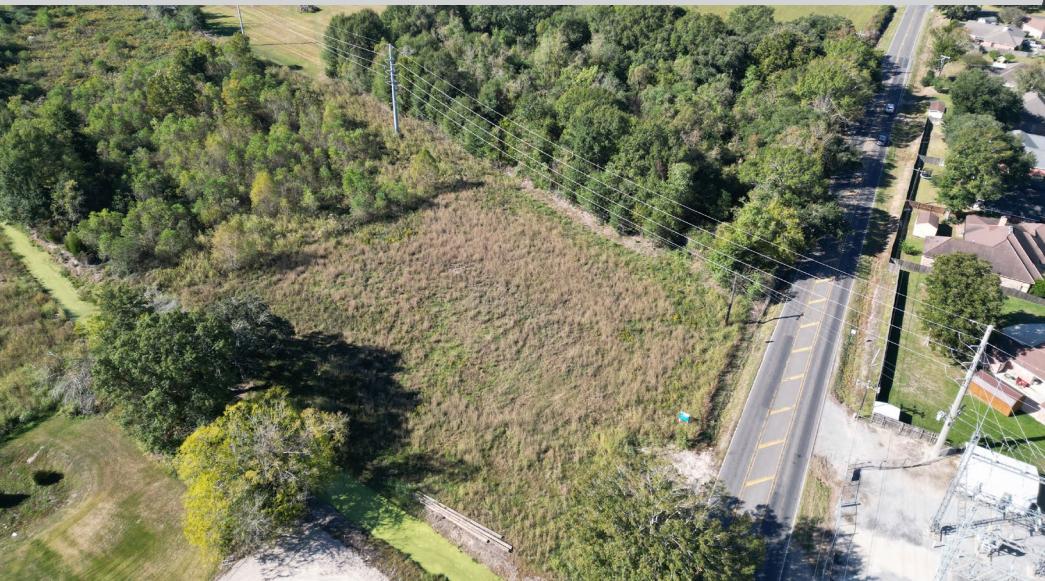
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2023 DEMOGRAPHICS

1 MILE 3 MILE 5 MILE



2,614 27,071 66,489

1 MILE 3 MILE 5 MILE

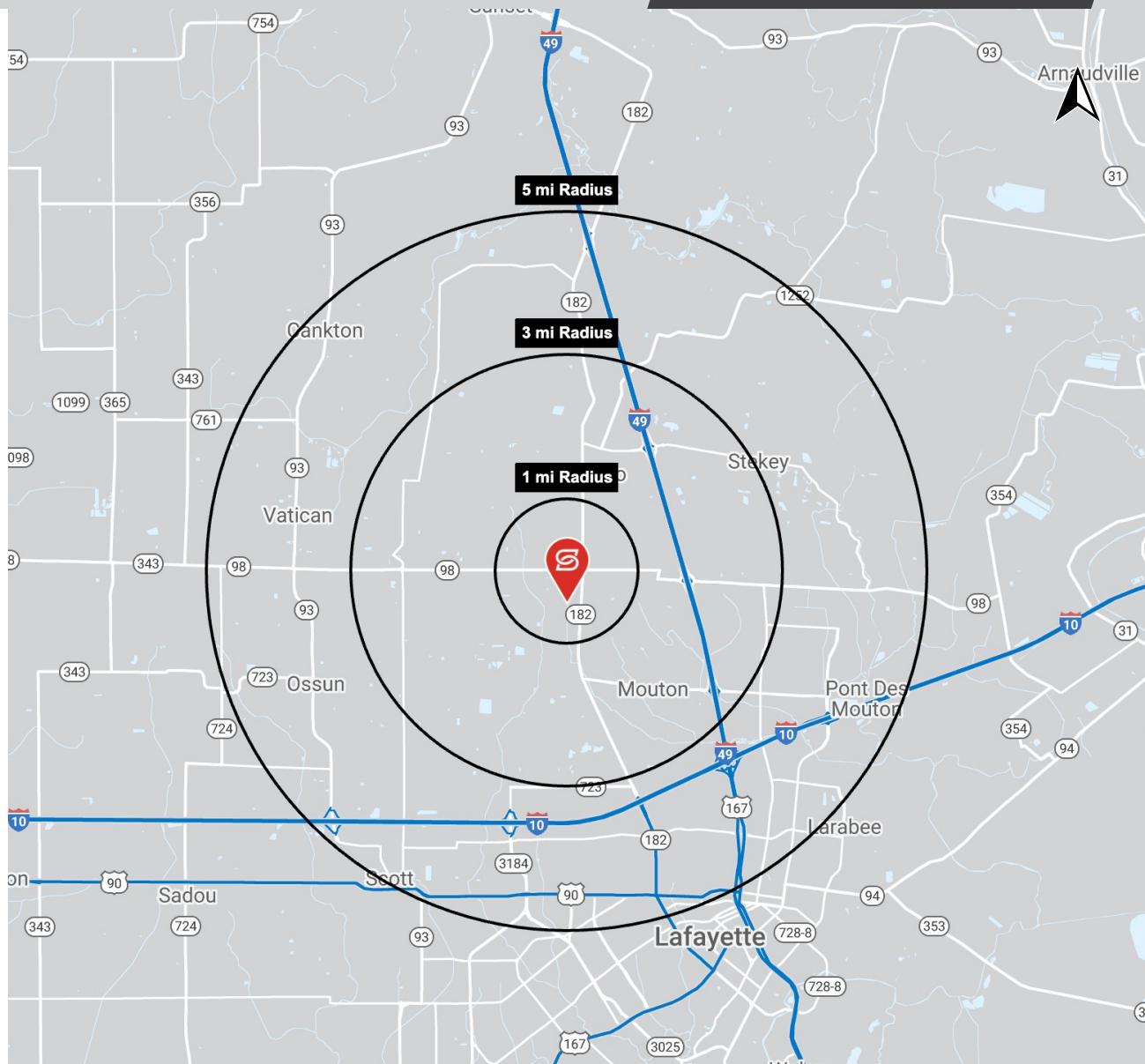


\$65,293 \$79,537 \$75,790

1 MILE 3 MILE 5 MILE



1,005 10,479 25,991



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