

Country View: A Rio Properties Development



Country View
SHOPPING CENTER



103 Camry Drive Blake Hampton
Lafayette, LA 70503. President/Broker

337-349-1763

Country View: A Multi-Use Development NEC of Ambassador Caffery @ Bernard Road, Broussard, LA

This 10-Acre Multi-Use Development sits on the hard corner of Ambassador Caffery and Bernard Road. It is approximately two miles from US HWY 90. Broussard is certainly one of the fastest growing and most business friendly cities in South Louisiana.

With new schools, high end residential homes, and commercial development.

Country View is currently home to Fat Pat's a free standing Bar & Grill. A 14,000 square foot strip center. Tenants include: UPS Store, Code Ninjas, Beau Soliel Nutrition, H&M Studio, Blush Boutique, All State, PJ's Coffee. Future plans include another 14,000 Square foot strip center with Out Parcels for sale/lease.

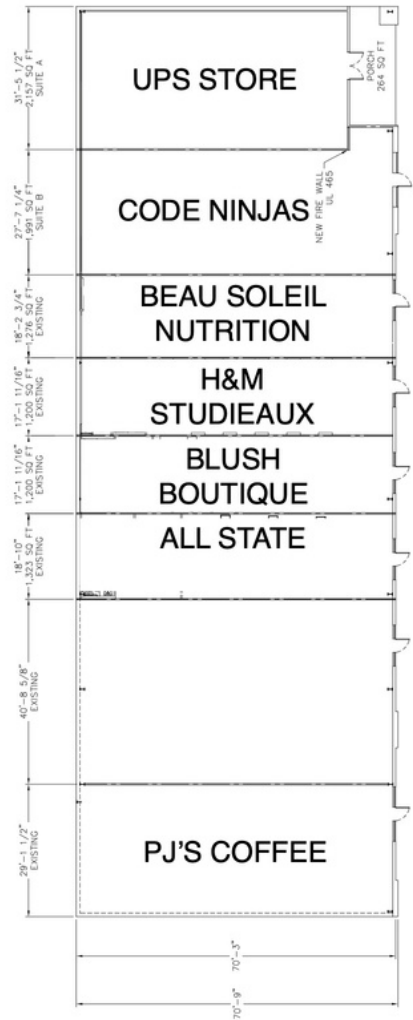
Broussard Demographics

- Population - 70,093
- Median Age - 36
- Households - 27,636
- Median HH Income - \$82,907



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FLOOR PLAN
 SCALE: 1/8" = 1'-0" (1/16")



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With an estimated population of more than 12,000, Broussard, La., is located approximately 6 miles southeast of the city of Lafayette in both Lafayette and St. Martin Parishes. Broussard is home to a world-class workforce, an integrated transportation network, a diversified business base, and a hometown appeal.

Ray Bourque, Mayor | 337-837-6681 | mayorbourque@broussardla.com



20.44% Retail Growth

In the past decade (2010-2020), retail sales have grown more than \$92 million, creating a 20.44% increase. A 35% population growth over the same time period supports the strength of Broussard's developing retail market.



41,817 Vehicles Daily

Broussard's proximity to the intersection of Interstates 10 and 49, as well as Hwy. 90, is a strategic advantage in transportation and accessibility. With direct rail access, Broussard can be reached easily via Lafayette Regional Airport and the Intercoastal Waterway.



Zero Property Tax

With no state or city property taxes, building in Broussard certainly has its advantages. We are business friendly, and our electric, water, and wastewater services are among the lowest priced in the state.

\$37 Million Public Sports Complex

The new state-of-the-art facility, Broussard Sports Complex at St. Julien Park, is built on 122 acres of land and offers youth recreational sports programs and a beautiful community park for everyone. Capable of enticing large sports and entertainment events, this premium facility will provide a tremendous economic impact in the local community and surrounding businesses.



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AMERICA'S ENERGY CORRIDOR



“ This completion of this project marks a crucial step in the plans to transform US 90 into the I-49 South corridor, and it's only a small piece of a much larger vision. ”

La. Governor John Bel Edwards



State Invests \$63.7 Million With Plans for \$150M in Broussard

The State of Louisiana's Albertson Parkway widening project in Broussard was completed in August 2019. The \$63.7 million project widened US Hwy 90 from four lanes to six from Albertson Parkway to north of Ambassador Caffery Parkway as part of the future I-49 South corridor. In June 2020, \$150 million was allocated for a future interchange at Ambassador Caffery Parkway and US Hwy 90. These projects are part of the Geaux South program, which is a \$2 billion construction initiative that will turn US 90 into I-49 South, connecting Lafayette with New Orleans.

These projects in Broussard are a very important part of the extension of I-49/US 90, known as "America's Energy Corridor" due to the location of many oil, gas, maintenance, and production companies.

With the completion of connected service roads, these new overpasses will provide better accessibility between large retail, dining, and other businesses located along this major corridor.

Demographics

Workforce



Labor Force
(Population 16+):
6,418

Top Industries:
Oil & Gas/Mining
Manufacturing

White Collar
Workers:
67.6%

Household Data



of Households:
4,605

Median
Household Income:
\$67,988

Households >
\$100K Income:
29.9%

Real Estate



2020 # of New
Residential Permits:
199

Average Cost To Build New
Residential Home:
\$268,758

Retail Sales



2020 Taxable
Retail Sales:

\$543,770,851

— Big Business. Small Town Charm. —

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RIO
PROPERTIES

