



0.629 ACRES FOR SALE

1916 Eraste Landry Rd.

Lafayette, LA 70506

Presented By:

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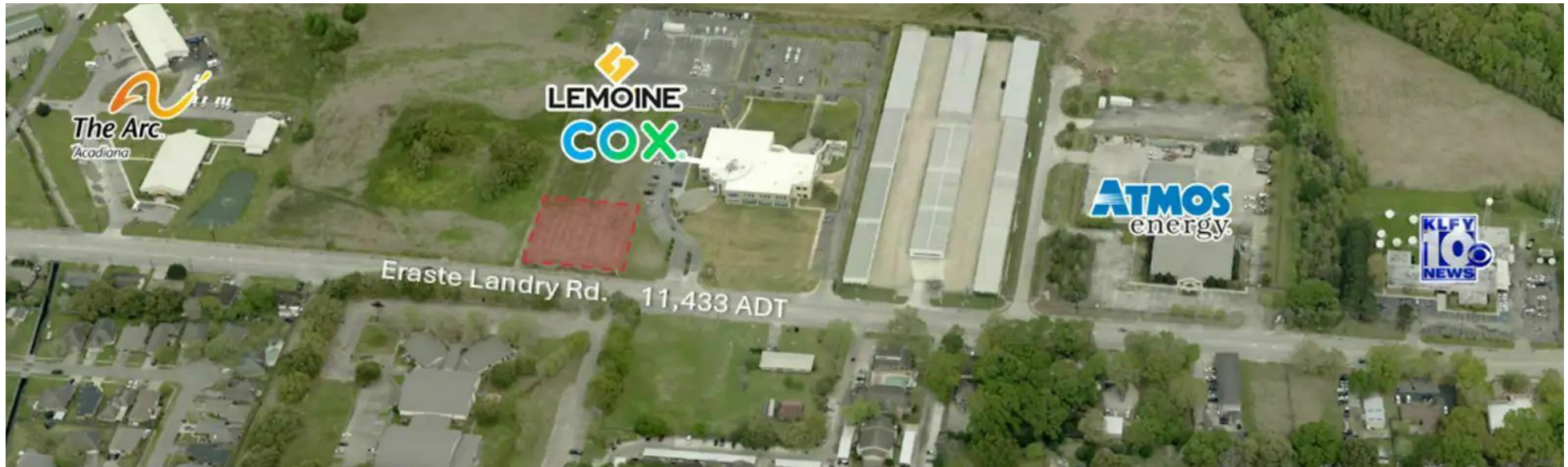
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PROPERTY DESCRIPTION

Located on Eraste Landry Road in southwest Lafayette, this ± 0.629 -acre ($\pm 27,377$ SF) vacant commercial land tract presents an excellent opportunity for developers, investors, and owner-users seeking a well-positioned site within an established commercial corridor. Offered at \$148,500 (\$5.42/SF), the property features approximately 155' of frontage and a depth of approximately 176', perfect for a variety of development concepts. Zoned CH (Commercial Heavy), the site accommodates a broad range of potential uses including retail, office, medical, service-oriented businesses, retail pad development, and multifamily projects. Utilities and fiber optic services are available to the property, further enhancing the sites potential.

The property benefits from strong visibility along Eraste Landry Road, with $\pm 10,242$ vehicles per day, and is located less than a quarter mile from Ambassador Caffery Pkwy and only a few miles from Interstate 10, providing convenient access throughout the market. Surrounded by a mix of established retailers, office users, industrial facilities, and residential neighborhoods, the site is positioned to capitalize on both local and regional demand. With flexible zoning, available utility infrastructure, excellent accessibility, and a competitive price point, this property represents an attractive opportunity for immediate development or long-term investment in one of Lafayette's active growth corridors.

OFFERING SUMMARY

Sale Price:	\$148,500
Price Per Square Foot:	\$5.42
Lot Size:	0.629 Acres
Lot Frontage:	155 ft
Lot Depth:	176 ft
Traffic Count:	10,242 VPD
Zoning:	CH - Commercial Heavy
Flood Zone:	A - 1% Chance of Annual Flooding
Electrical:	City - LUS
Water & Sewer:	City - LUS
Communications:	LFT Fiber
Property Taxes:	\$1,283 (2025)

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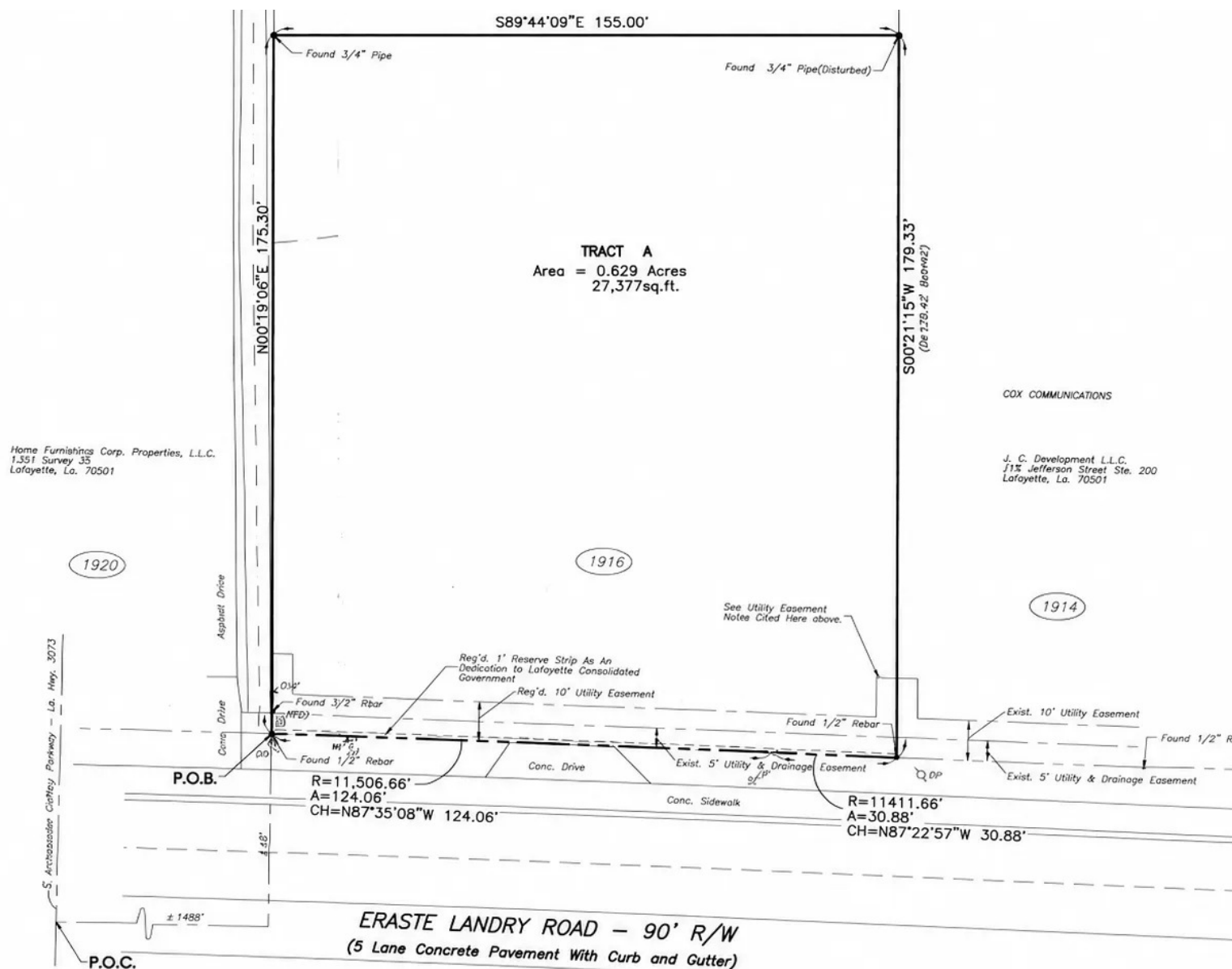
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1916 Eraste Landry Road

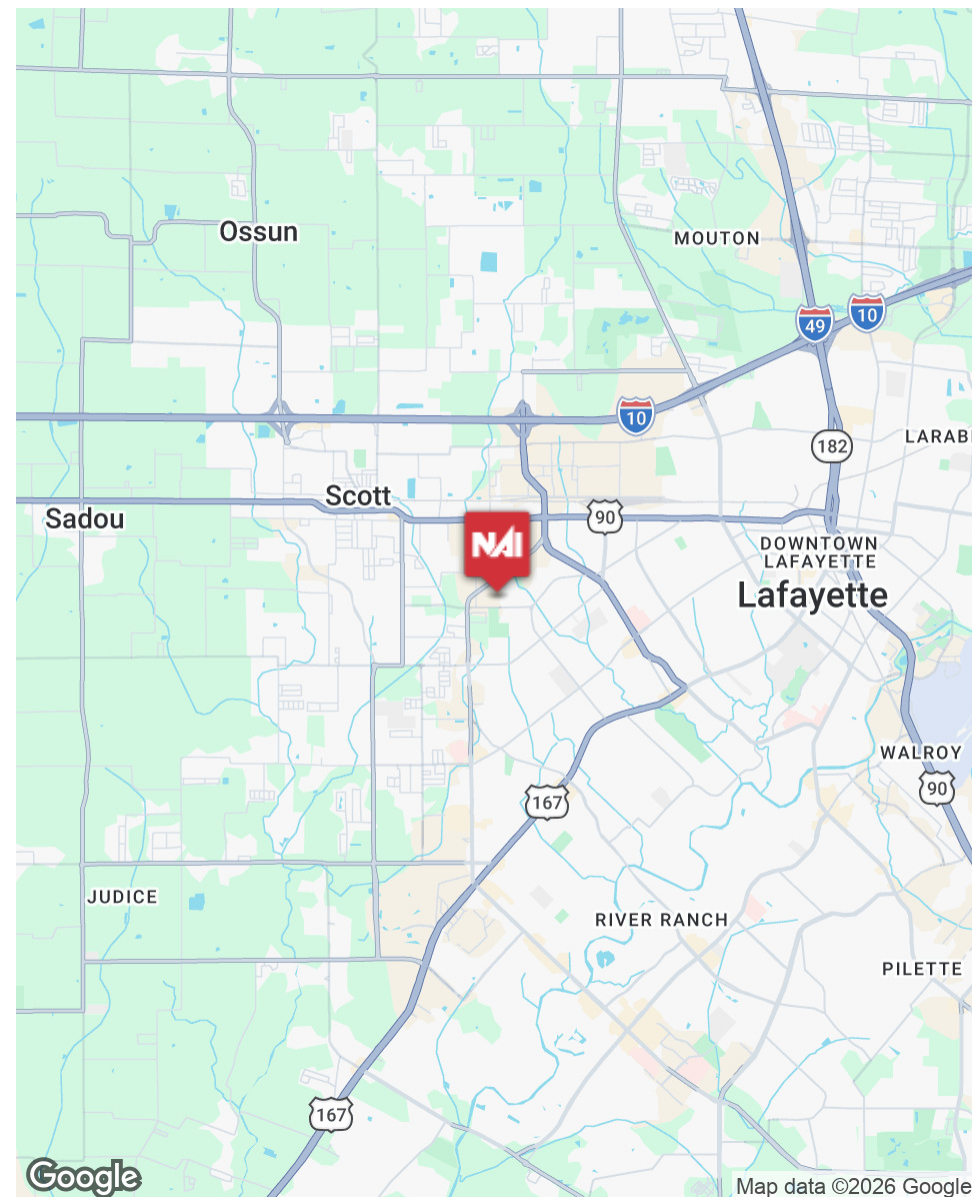
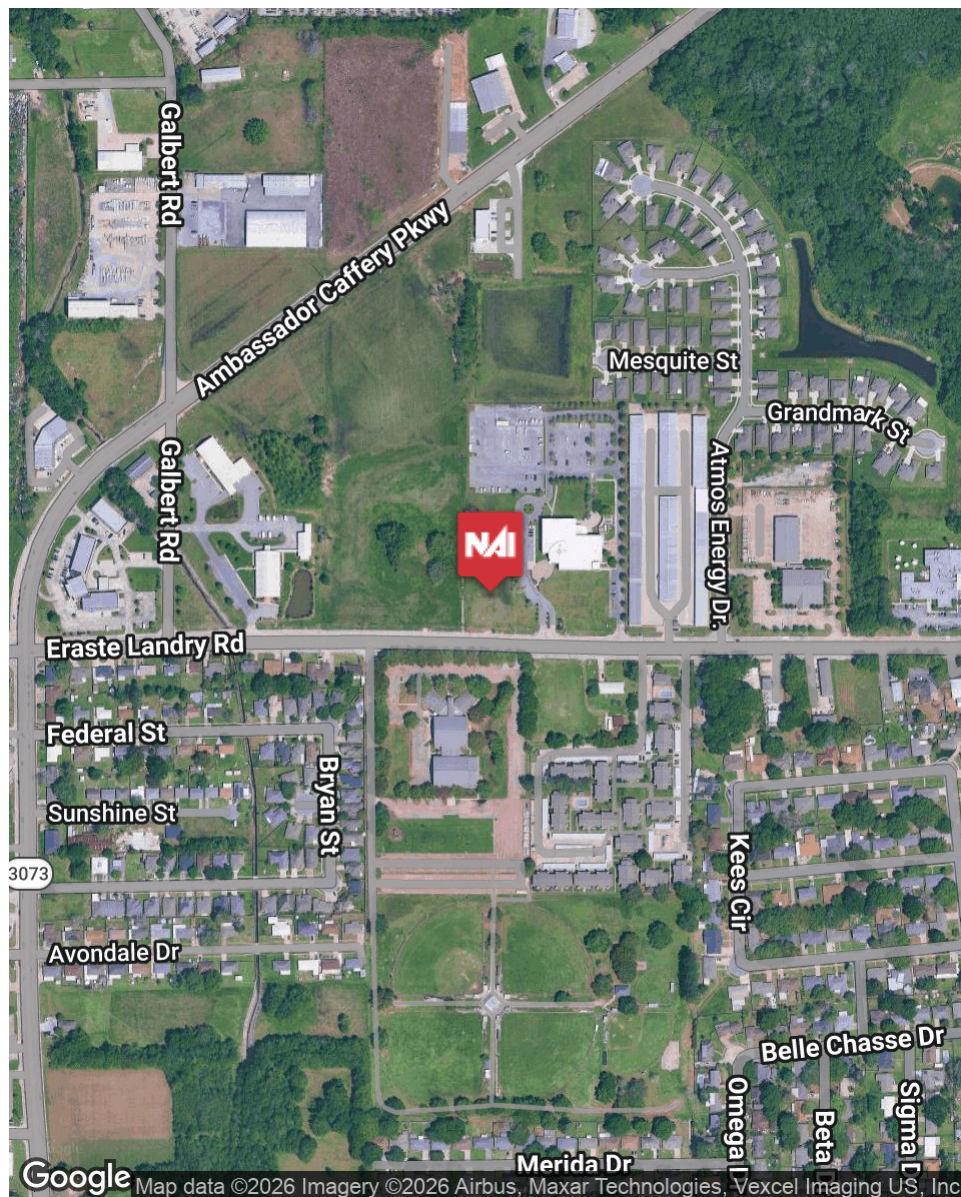
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SPENDING POWER

1916 Eraste Landry Rd, Lafayette, Louisiana, 70506

Drive time of 15 minutes

KEY FACTS (2026)



141,263

Total Population



62,161

Total Households



\$57,536

Median Household Income



38.0

Median Age



2.23

Average Household Size



\$49,718

Median Disposable Income



0.7%

2026-2031 Growth Rate: Population



1.0%

2026-2031 Growth Rate: Households



2.5%

2026-2031 Growth Rate: Median HH Inc

TOTAL SPENT (2026)



\$117,043,326

Apparel/ Services



\$202,237,276

Food Away from Home



\$366,574,195

Health Care



\$192,968,314

Entertainment/ Recreation



\$1,253,474,585

Finance/ Insurance Sales



\$127,980,057

HH Furnishings/ Equipment



\$51,606,184

Personal Care Products/ Services



\$12,536,652

Large Appliance Expenditures



Market Highlights

Population Momentum

The City of Lafayette is widely recognized as the hub of Acadiana, centrally positioned within a six-parish region that includes more than 600,000 consumers making up the Lafayette MSA. Celebrated for its distinctive Cajun heritage, Acadiana balances steady growth with irresistible charm. Lafayette Parish, which already houses more than 250,000 residents and is expected to exceed 261,000 by 2030, anchors the economy of South Louisiana. Crawfish boils, zydeco music, and headline festivals transform routine shopping trips into cultural adventures. Throughout the week merchants benefit as shoppers seeking retail, dining, health care, and entertainment push the daytime population beyond 277,000, filling lunch venues and evening checkout lines. With the intersection of interstates 10 and 49 in Lafayette shoppers and visitors alike enjoy an easy drive from Alexandria, Lake Charles, and the broader Gulf Coast. Lafayette remains the natural meeting point for commerce, culture, and an authentic Cajun experience.



Workforce & Talent Pipeline

Lafayette draws on a regional labor force of 264,000, giving retailers access to a deep bench of talent across sales, hospitality, and logistics. The University of Louisiana at Lafayette boosts this advantage with more than 19,000 students on campus each semester, supplying a steady flow of young consumers and service oriented workers who sharpen their skills through programs at the university, South Louisiana Community College, and the Louisiana Economic Development FastStart training initiative.

Purchasing Power



Retail momentum in Lafayette Parish shows no signs of slowing. In 2024 retail sales reached \$8.59 billion, a 1.52 percent year over year increase that proves consumer demand remains steady and resilient. That spending power is supported by a parish average disposable income of \$71,434, comfortably above the state average and giving households ample room for discretionary purchases.

Lifestyle & Visitor Magnet

The Cajundome and Convention Center, Louisiana's fourth largest arena with 13,500 seats, draws more than 450,000 ticketed visitors each year for concerts, Ragin' Cajuns basketball, and major conventions. Nearby, Moncus Park offers one hundred acres of urban green space where weekly farmers markets, festivals, and outdoor events invite residents from every corner of Acadiana. Adding to Lafayette's entertainment mix, Cajun Field at Our Lady of Lourdes Stadium is now in the midst of a \$65 million redevelopment that will deliver upgraded seating, enhanced amenities, and an elevated fan experience, promising even greater game day and event traffic for local businesses.



**Infrastructure
that moves
product
(and data)
fast**

Major employers such as Amazon, Stuller, Acadian Ambulance, VieMed, Ochsner Health, and CGI all see the value Lafayette's strategic location brings to their bottom line. Set where I-10 meets I-49, the parish offers same day truck routes to Houston, New Orleans, and Baton Rouge, along with Class 1 rail service, access to five Gulf Coast ports within 50 miles, and a modern regional airport that handled over 268,000 tons of cargo in 2024, allowing merchants to replenish inventory quickly. City owned LUS Fiber brings 10 gigabit service right to the storefront, giving retailers one of the nation's fastest and lowest cost broadband platforms for omnichannel transactions, point of sale security, and seamless back-office synchronization. Since 2020 Acadiana has added thousands of direct jobs and attracted more than \$1.6 billion dollars in new capital, surpassing its economic targets with signature projects such as SafeSource Direct personal protective equipment facilities and First Solar's module assembly plant.

Bottom Line for Retailers

Lafayette offers the fundamentals every retailer needs to grow: an ever-expanding customer base, above average disposable incomes, and a constant flow of visitors for every season. The city's position at the crossing of two major interstates, its Class One rail, and its high cargo capacity airport mean inventory can arrive overnight, while ten gigabit fiber keeps ecommerce platforms, point of sale systems, and inventory controls running at full speed. Together, these strengths make Lafayette the clear choice for retailers looking to expand in South Louisiana.

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