

I-49-Harry Guilbeau Gateway Opelousas Development



Marketed by Hargroder Real Estate Group,

Dwayne Hargroder, Broker (337)-945-4888 - Victoria Hargroder Emrick, Realtor (337)-945-5519

3861 Ambassador Caffery Parkway Lafayette, LA 70503



Welcome to the **I-49 Gateway Development!** What began as a vision of the leadership of Our Saviors Church is now a reality! Surely to become one of the finest commercial developments and prestigious addresses on I-49 South of Opelousas, LA at the Guilbeau Road Exit and minutes from the fastest growing demographics in Louisiana. This multi-million dollar church-anchored project already encompasses a new car franchise dealer, medical clinics and more! Conveniently located near local hospital, hotels, new car dealers with financial institutions coming soon. Ideal for hotel, restaurant, c-store, rental car company, insurance, homecare, urgent care, banking, drug chain, physical therapy, skin care, chiropractor, coffee franchise, and more! Nearly 60% sold out with limited parcels available.

*Property is located at the NEC of Interstate 49 and Harry Guilbeau Road.
Prime Interstate Frontage*

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I-49 GATEWAY DEVELOPMENT

NEC of I-49 at Harry Guilbeau Road, Opelousas, LA



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LOT SIZES

LOT 1	2.705 acres
LOT 2	1.514 acres
LOT 3	1.500 acres
LOT 4	2.351 acres
LOT 9	2.617 acres
Lot 11	2.51 acres



architecture **planning** interior design

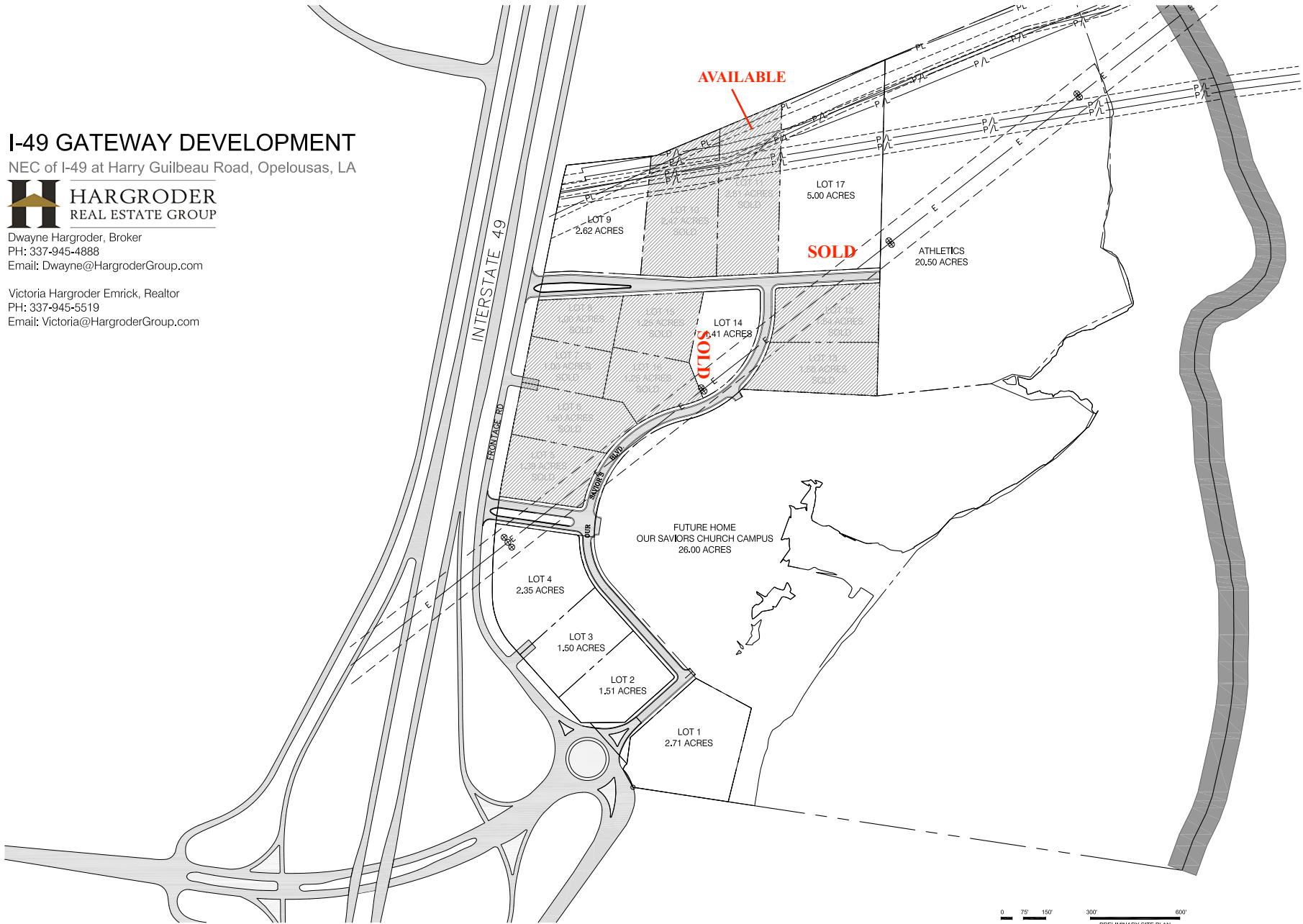
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Gateway Opelousas Development

I-49-Harry Guilbeau
Opelousas, LA

Parcels Available

	Lot 1	2.705 ACRES	117,830 SQFT	\$10/PSF	\$1,178,298.00
	Lot 2	1.514 ACRES	65,950 SQFT	\$10/PSF	\$659,498.40
	Lot 3	1.500 ACRES	65,340 SQFT	\$8.50/PSF	\$555,390.00
	Lot 4	2.351 ACRES	102,410 SQFT	\$7.50/PSF	\$768,071.70
	Lot 9	2.617 ACRES	113,997 SQFT	\$3.50/PSF	\$398,987.82
SOLD	Lot 14	1.407 ACRES	61,289 SQFT	\$3.50/PSF	\$214,511.22
SOLD	Lot 17	5.00 ACRES	217,800 SQFT	\$2.15/PSF	\$468,270.00
	Lot 11	2.51 ACRES	109,3335 SQFT		CALL FOR PRICE

