

LAND FOR SALE

Prime Hotel Outparcel on US Hwy 90 w/ Owner Financing

300 Blk U.S. Hwy 90 Frontage Rd. New Iberia, LA 70560

Presented By:

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PROPERTY DESCRIPTION

This highly desirable hotel outparcel, strategically located in New Iberia, Louisiana, offers an exceptional opportunity for quick service restaurants (QSR), coffee shops, or other service users looking for prime visibility and high traffic. Featuring 0.687 acres with a significant 294 feet of frontage, the property boasts outstanding exposure to 33,480 vehicles per day on US Hwy 90 and 17,614 vehicles per day on LA Hwy 14, providing immediate connectivity to both highway, including the future I-49 corridor. This site is uniquely positioned to capture strong hotel-driven demand, with nine hotels supplying nearly 800 rooms situated within 1/3 of a mile.

Additionally, the property is zoned C-4 (Highway Commercial District) and is located in the minimal flood risk area of Flood Zone X. Flexibility is key, as the seller is offering owner financing for a simplified purchase. The site provides added value through the potential use of existing pylon signage and the possibility of reciprocal access and parking, making this a compelling and ready-to-develop opportunity in a bustling commercial node.

OFFERING SUMMARY

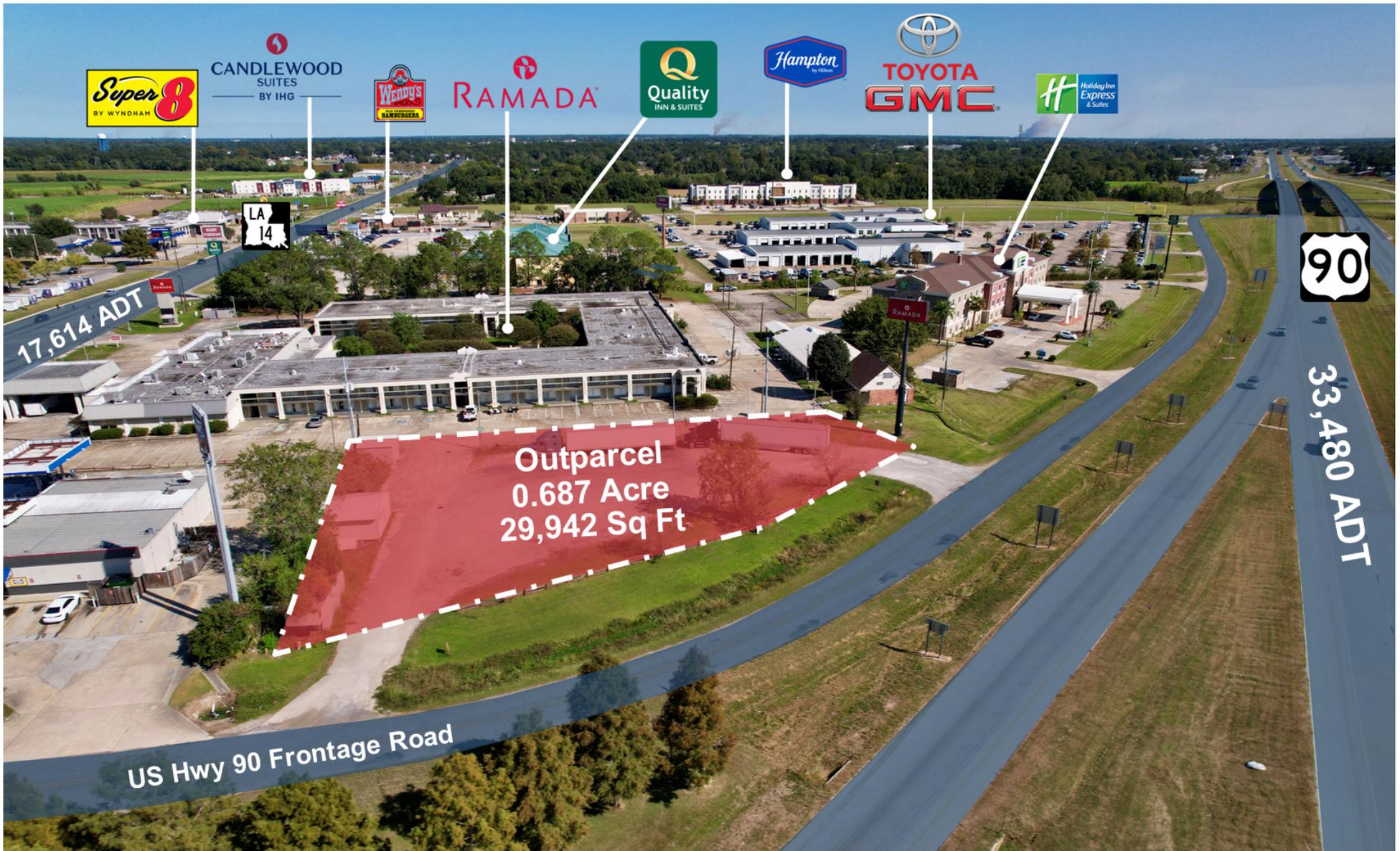
OWNER FINANCING AVAILABLE!

Sale Price:	\$498,888
Price Per Sq Ft:	\$16.66
Lot Size:	0.687 Acres/ 29,942 Sq Ft
Road Frontage:	294'±
Traffic Counts:	51,000± ADT
Flood Zone:	X - Area of Minimal Flood Risk
Zoning:	C-4 (Highway Commercial District)
Ideal Uses:	QSR, Coffee Shops, or Service Users

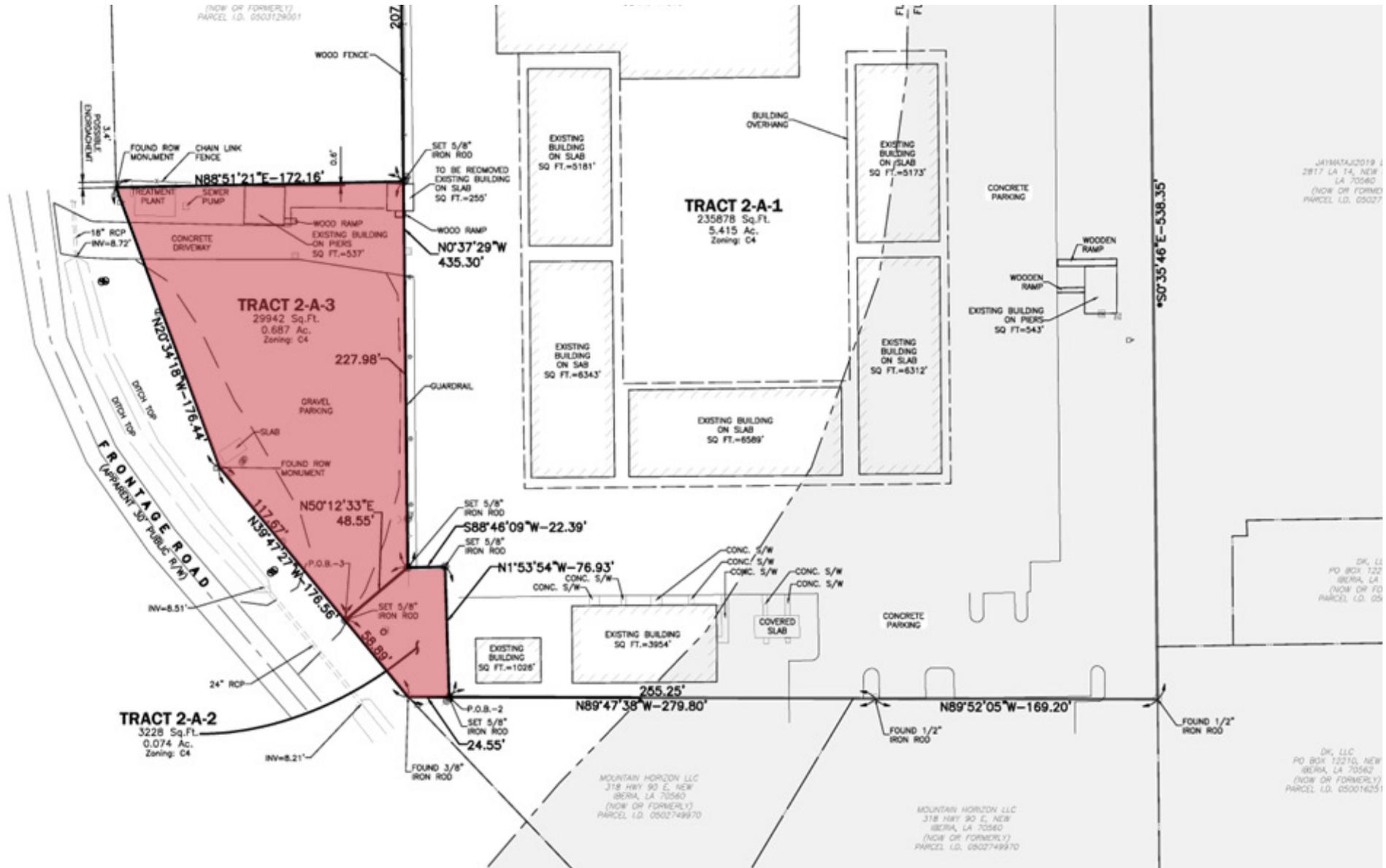
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NAI SPENDING POWER

Drive time of 30 minutes

KEY FACTS (2025)



228,400
Total Population



93,459
Total Households



\$62,194
Median Household Income



38.8
Median Age



2.41
Average Household Size



\$51,281
Median Disposable Income



0.1%
2025-2030 Growth Rate: Population



0.5%
2025-2030 Growth Rate: Households



1.8%
2025-2030 Growth Rate: Median HH Inc

TOTAL SPENT (2025)



\$174,474,273
Apparel/ Services



\$290,040,756
Food Away from Home



\$579,373,284
Health Care



\$292,018,056
Entertainment/ Recreation



\$1,374,524,990
Finance/ Insurance Sales



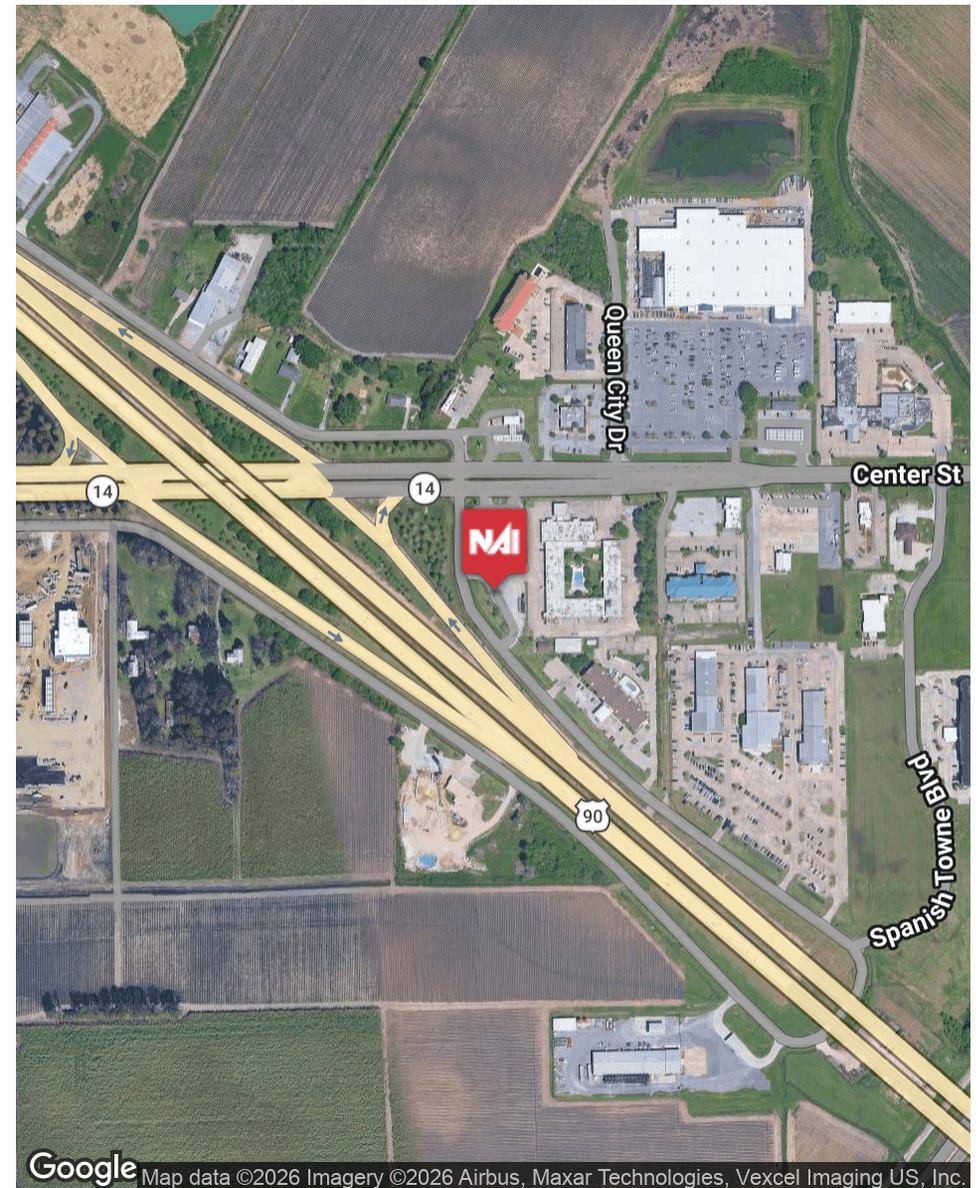
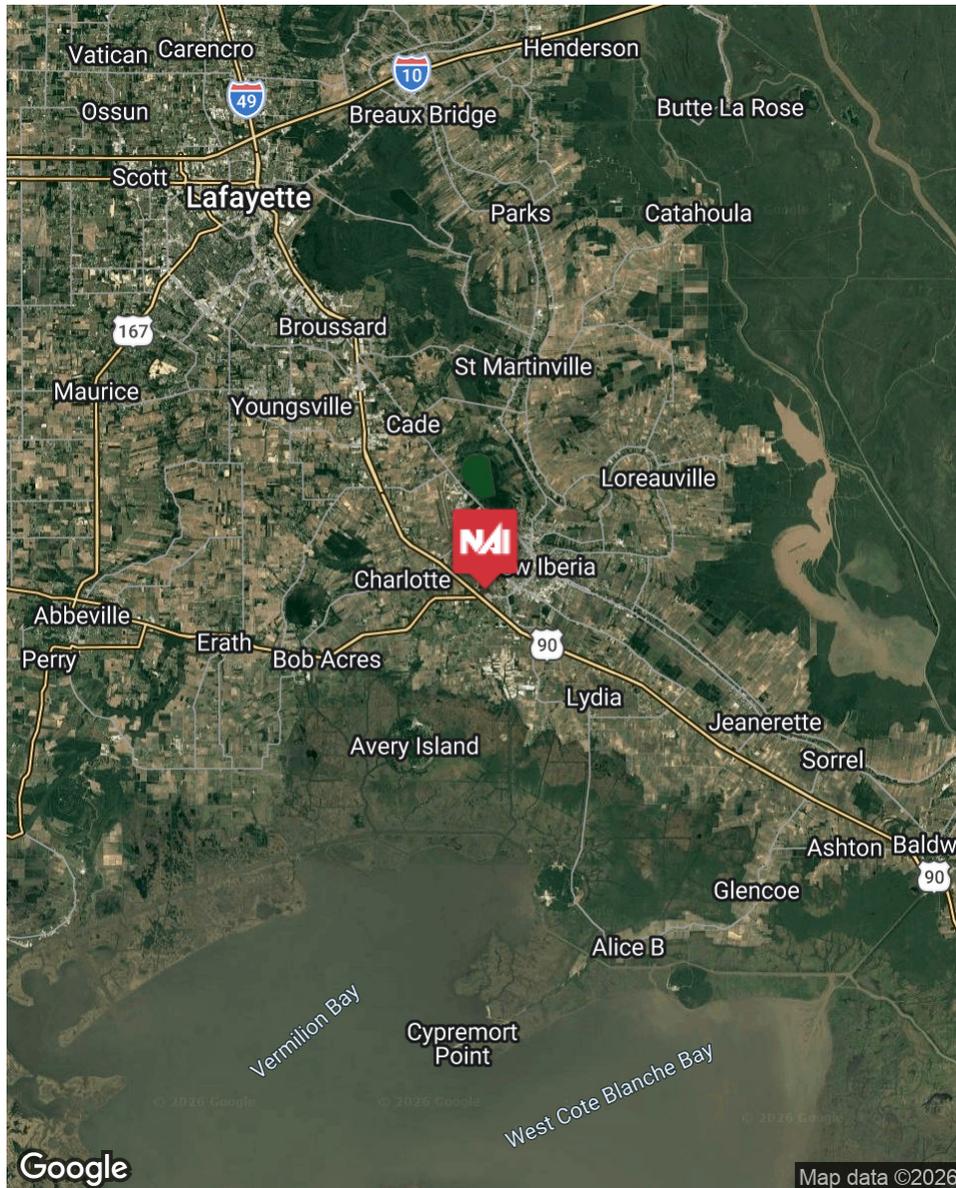
\$208,435,092
HH Furnishings/ Equipment



\$74,391,888
Personal Care Products/ Services



\$20,490,557
Large Appliance Expenditures



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Lafayette
LOUISIANA



WAF
HO



33,480 ADT

17,614 ADT



Outparcel
0.687 Acre
29,942 Sq Ft

For More Information:

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