

LAND FOR SALE

1200 Blk Admiral Doyle Dr,
New Iberia, LA 70560



THE GLEASON GROUP
REAL ESTATE & DEVELOPMENT COMPANY

Bart Broussard
337-380-9511
bart@bartbroussard.com

Peyton Pharr
337-212-6262
peyton@gleasonla.com

Nikki Nugier
337-351-4060
nikki@gleasonla.com

SUMMARY**Location:**

1200 Blk Admiral Doyle Dr
New Iberia, LA 70560

Details:

- Walmart Supercenter, TJ Maxx, Ross, Hobby Lobby, Aldi, Dollar Tree, Starbucks, Chick-Fil-A, Raising Canes, Rouses and many more in immediate area
- Hard Corner at Admiral Doyle and Jefferson Terrace
- First Solar recently broke ground on new \$1.18 manufacturing facility

Traffic Counts:

- Gateway Intersection - 16,000 VPD forecasted to increase
- Hwy 674: 7,504 VPC (LADOT 2023)
- Jefferson Terrace: 8,464 VPD (LADOT 2023)



THE GLEASON GROUP
REAL ESTATE & DEVELOPMENT COMPANY

Bart Broussard
337-380-9511
bart@bartbroussard.com

Peyton Pharr
337-212-6262
peyton@gleasonla.com

Nikki Nugier
337-351-4060
nikki@gleasonla.com

LOCATION MAP



THE GLEASON GROUP
REAL ESTATE & DEVELOPMENT COMPANY

Bart Broussard
337-380-9511
bart@bartbroussard.com

Peyton Pharr
337-212-6262
peyton@gleasonla.com

Nikki Nugier
337-351-4060
nikki@gleasonla.com



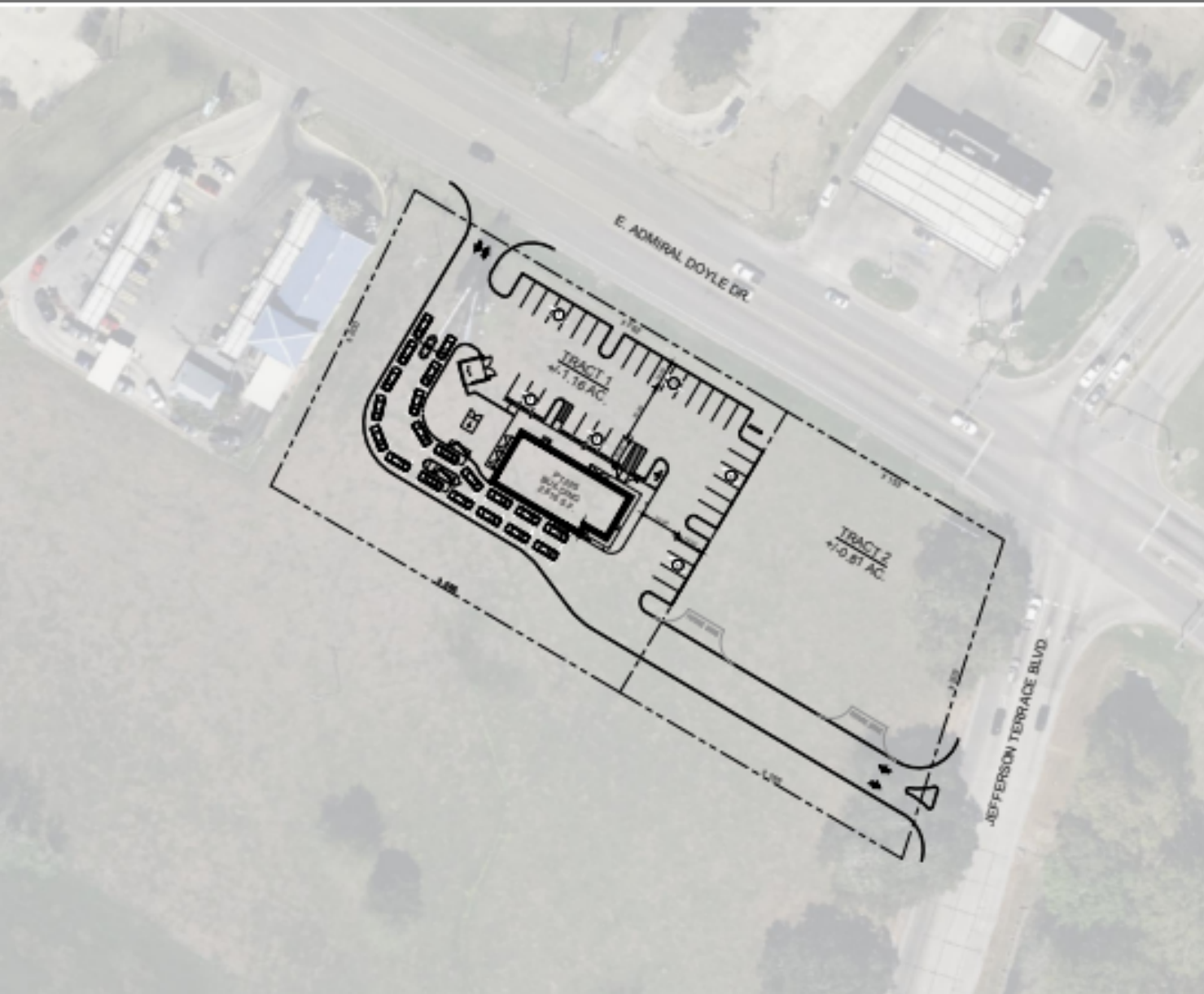
THE GLEASON GROUP
REAL ESTATE & DEVELOPMENT COMPANY

Bart Broussard
337-380-9511
bart@bartbroussard.com

Peyton Pharr
337-212-6262
peyton@gleasonla.com

Nikki Nugier
337-351-4060
nikki@gleasonla.com

LAYOUT - TRACT 1



AREA ANALYSIS	
TRACT 1	41.16 AC.
TRACT 2	10.81 AC.
TOTAL	51.97 AC.

SITE ANALYSIS	
PIZZA BUILDING	2,818 S.F.
PARKING REQUIRED	28 SPACES
PARKING PROVIDED	27 SPACES
RATIO	13.56 / 1000 S.F.

PARKING REQUIRED
1 SPACE PER 100 S.F. OF PUBLIC FLOOR AREA

LEGEND - NEW IMPROVEMENTS



PROPOSED QUICK SERVICE RESTAURANT
E. ADMIRAL DOYLE DRIVE
NEW IBERIA, LA
70560



PRELIMINARY NOT
FOR
CONSTRUCTION

PROJECT NO. _____

DATE _____

BY _____

FOR _____



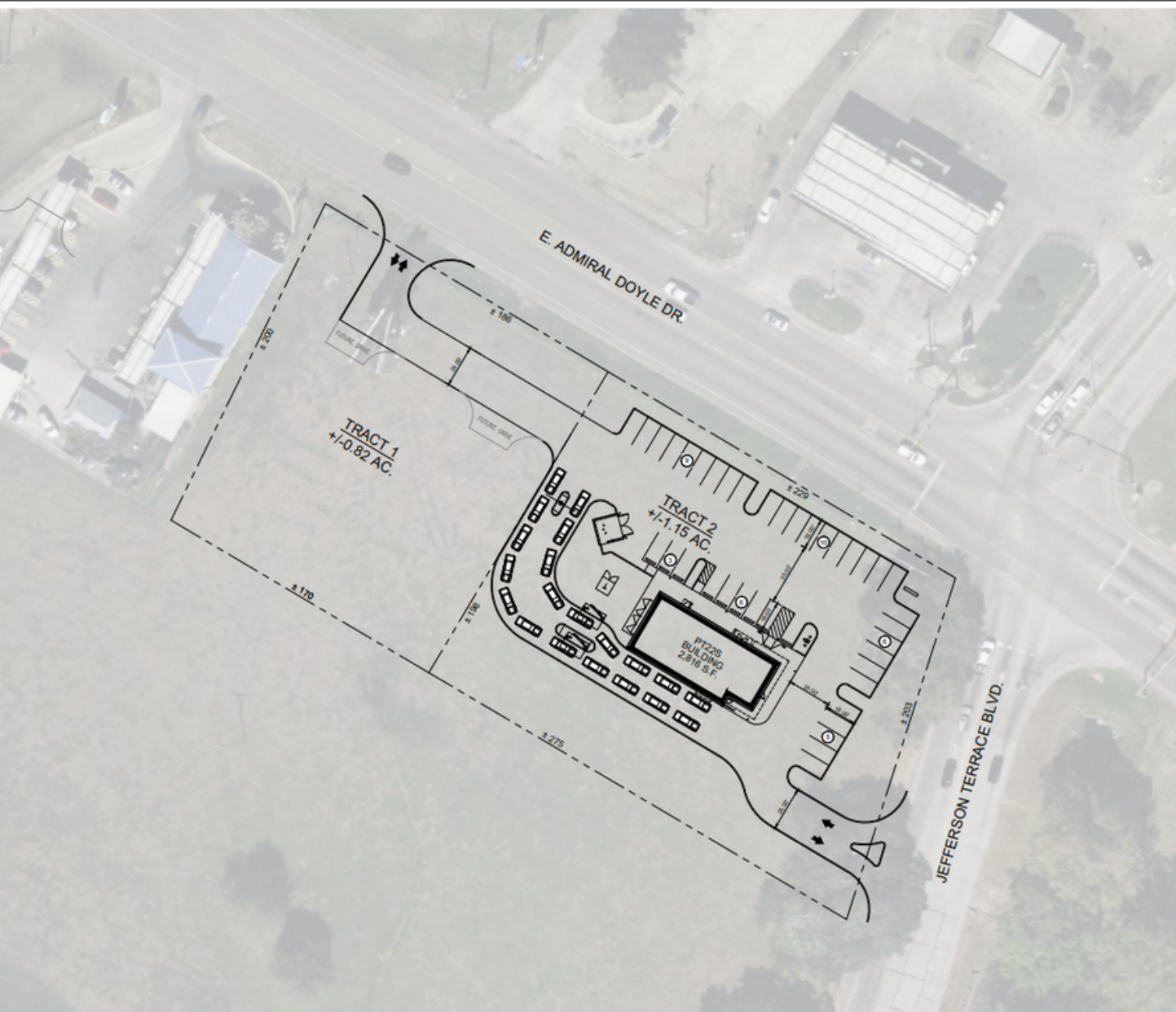
THE GLEASON GROUP
REAL ESTATE & DEVELOPMENT COMPANY

Bart Broussard
337-380-9511
bart@bartbroussard.com

Peyton Pharr
337-212-6262
peyton@gleasonla.com

Nikki Nugier
337-351-4060
nikki@gleasonla.com

LAYOUT - TRACT 2



AREA ANALYSIS	
TRACT 1	+/-0.82 AC.
TRACT 2	+/-1.15 AC.
TOTAL	+/-1.97 AC.

SITE ANALYSIS	
PT22S BUILDING	2,816 S.F.
PARKING REQUIRED	28 SPACES
PARKING PROVIDED	39 SPACES
RATIO	13.85 / 1000 S.F.

*PARKING REQUIRED
1 SPACE PER 100 S.F. OF PUBLIC FLOOR AREA

LEGEND - NEW IMPROVEMENTS

SIDEWALK	
BUILDING	
CURB & GUTTER	
PARKING SPACES	
DIRECTIONAL ARROWS	

PROPOSED QUICK SERVICE RESTAURANT
E. ADMIRAL DOYLE DRIVE
NEW IBERIA, LA
SOIREALTY



PRELIMINARY NOT
FOR
CONSTRUCTION

PROJECT NO. 24-1033
CONCEPTUAL
04/25/2024



THE GLEASON GROUP
REAL ESTATE & DEVELOPMENT COMPANY

Bart Broussard
337-380-9511
bart@bartbroussard.com

Peyton Pharr
337-212-6262
peyton@gleasonla.com

Nikki Nugier
337-351-4060
nikki@gleasonla.com

MEET THE TEAM



Bart Broussard

Broker Associate
Commercial Sales and Leasing

337.380.9511
bart@bartbroussard.com



Licensed in Louisiana



Peyton Pharr

Commercial Sales and Leasing

337.212.6262
peyton@gleasonla.com



Licensed in Louisiana



Nikki Nugier

Commercial Sales and Leasing

337.351.4060
nikki@gleasonla.com



Licensed in Louisiana



THE GLEASON GROUP
REAL ESTATE & DEVELOPMENT COMPANY

Bart Broussard
337-380-9511
bart@bartbroussard.com

Peyton Pharr
337-212-6262
peyton@gleasonla.com

Nikki Nugier
337-351-4060
nikki@gleasonla.com