

FOR SALE - LOTS AVAILABLE 3450 NE EVANGELINE THRUWAY

3450 NE Evangeline Trwy, Carencro, LA 70520



PROPERTY DESCRIPTION

A 13+ acre development located just north of the Gloria Switch Rd exit along the frontage road where Carencro and Lafayette meet. This area is growing place both residentially and commercially. The site is well positioned for a multitude of end uses due to proximity to residential neighborhoods, access to Interstate and high visibility to large traffic counts. See proposed site plan on Page 2 for how the property can be divided.

LOCATION DESCRIPTION

The subject site is located on the frontage road on the east side of I-49 just north of exit 2 (Gloria Switch Rd). This area of Lafayette parish is growing both commercially (Super 1 Foods, Walmart and surrounding shadow centers, Billy's, etc.) and residentially (multiple subdivisions). The current population within a 7 min drive time is 18,714 and is projected to grow 1.44% year over year, double the national average, over the next 5 years. Median Household Income for this area is \$43,800.

PROPERTY HIGHLIGHTS

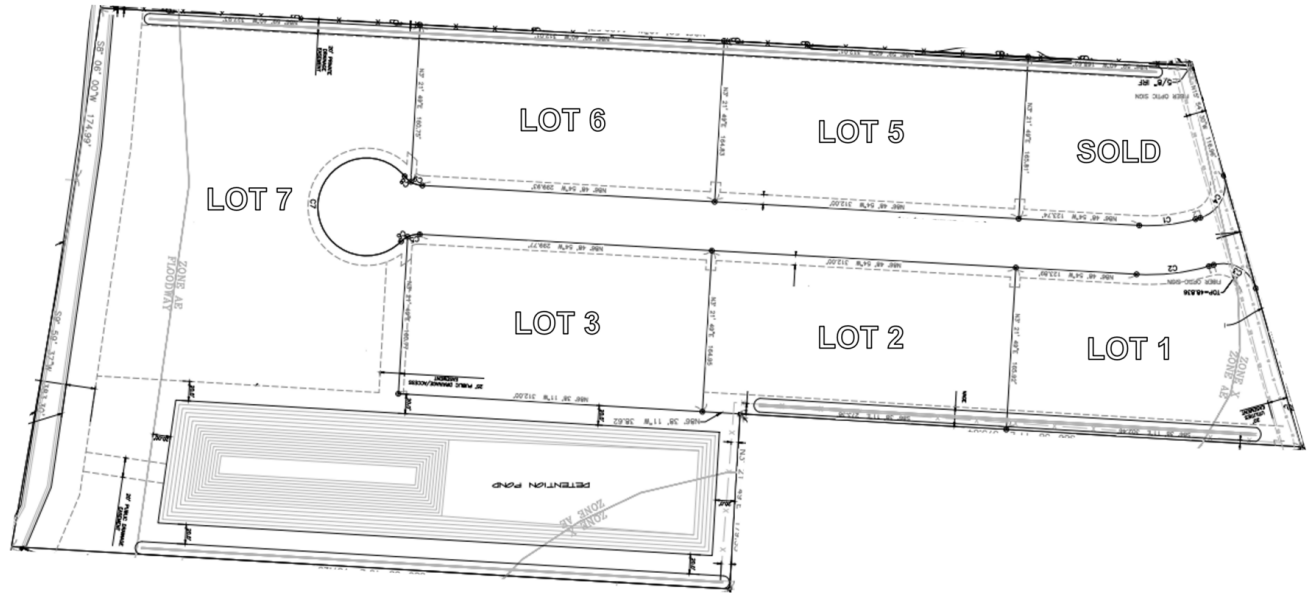
- Newly subdivided tracts FOR SALE
- ±1.064 acres - ±3.287 acres
- Development Potential
- High Visibility
- High Traffic Counts (68,719 VPD)
- Growing Area
- APN #6034590

Clinton Shepard, CCIM
cshepard@lee-associates.com
D 337.279.0371

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

AVAILABLE LOTS 3450 NE EVANGELINE THRUWAY

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| # OF LOTS 6 | TOTAL LOT SIZE 1.064 - 3.287 ACRES | TOTAL LOT PRICE \$5.0 - \$12.5 / SF |

STATUS	LOT #	SIZE	PRICE	TOTAL PRICE
Available	1	1.064 Acres	\$12.50 / SF	\$579,348
Available	2	1.185 Acres	\$11.00 / SF	\$567,805
Available	3	1.178 Acres	\$10.50 / SF	\$538,794
Available	5	1.184 Acres	\$10.00 / SF	\$567,325
Available	6	1.177 Acres	\$10.50 / SF	\$538,336
Available	7	3.287 Acres	\$5.00 / SF	\$715,908

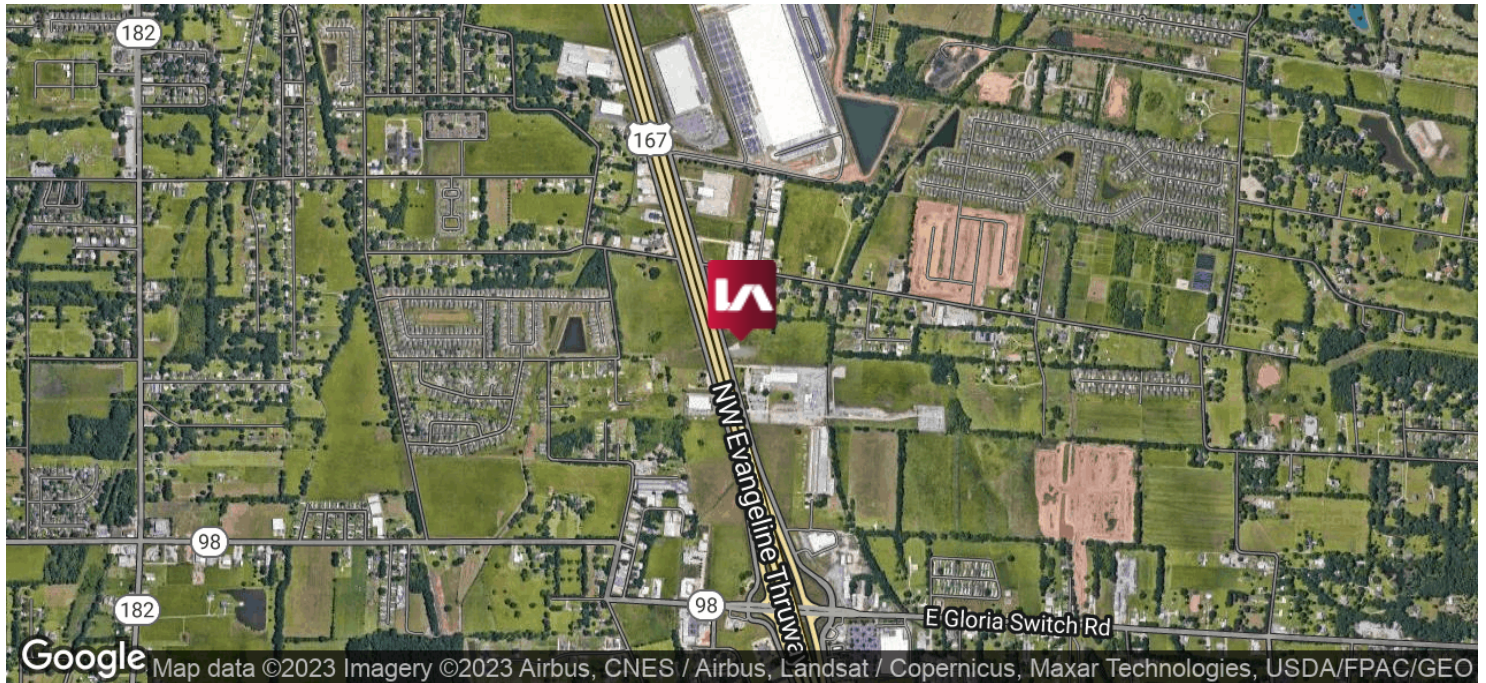
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VACANT LAND FOR SALE 3450 NE EVANGELINE THRUWAY

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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



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cshepard@lee-associates.com
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5 MINUTE DRIVE TIME DEMOGRAPHICS 3450 NE EVANGELINE THRUWAY

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KEY FACTS

9,456

Population



Average
Household Size

38.8

Median Age

\$49,291

Median Household
Income

EDUCATION

13%

No High School
Diploma



34%

High School
Graduate



28%

Some College



25%

Bachelor's/Grad/P
rof Degree

BUSINESS



532

Total Businesses



5,189

Total Employees

EMPLOYMENT



White Collar

55.6%



Blue Collar

23.8%



Services

20.6%

4.0%

Unemployment
Rate

INCOME



\$49,291

Median Household
Income



\$27,237

Per Capita Income



\$44,213

Median Net Worth

Households By Income

The largest group: \$75,000 - \$99,999 (16.1%)

The smallest group: \$200,000+ (2.5%)

Indicator ▲	Value	Diff		
<\$15,000	16.0%	+3.8%		
\$15,000 - \$24,999	12.2%	+2.8%		
\$25,000 - \$34,999	10.9%	+3.4%		
\$35,000 - \$49,999	11.4%	+1.4%		
\$50,000 - \$74,999	14.9%	0		
\$75,000 - \$99,999	16.1%	+2.4%		
\$100,000 - \$149,999	11.6%	-4.8%		
\$150,000 - \$199,999	4.5%	-3.0%		
\$200,000+	2.5%	-5.9%		

Bars show deviation from Lafayette Parish

