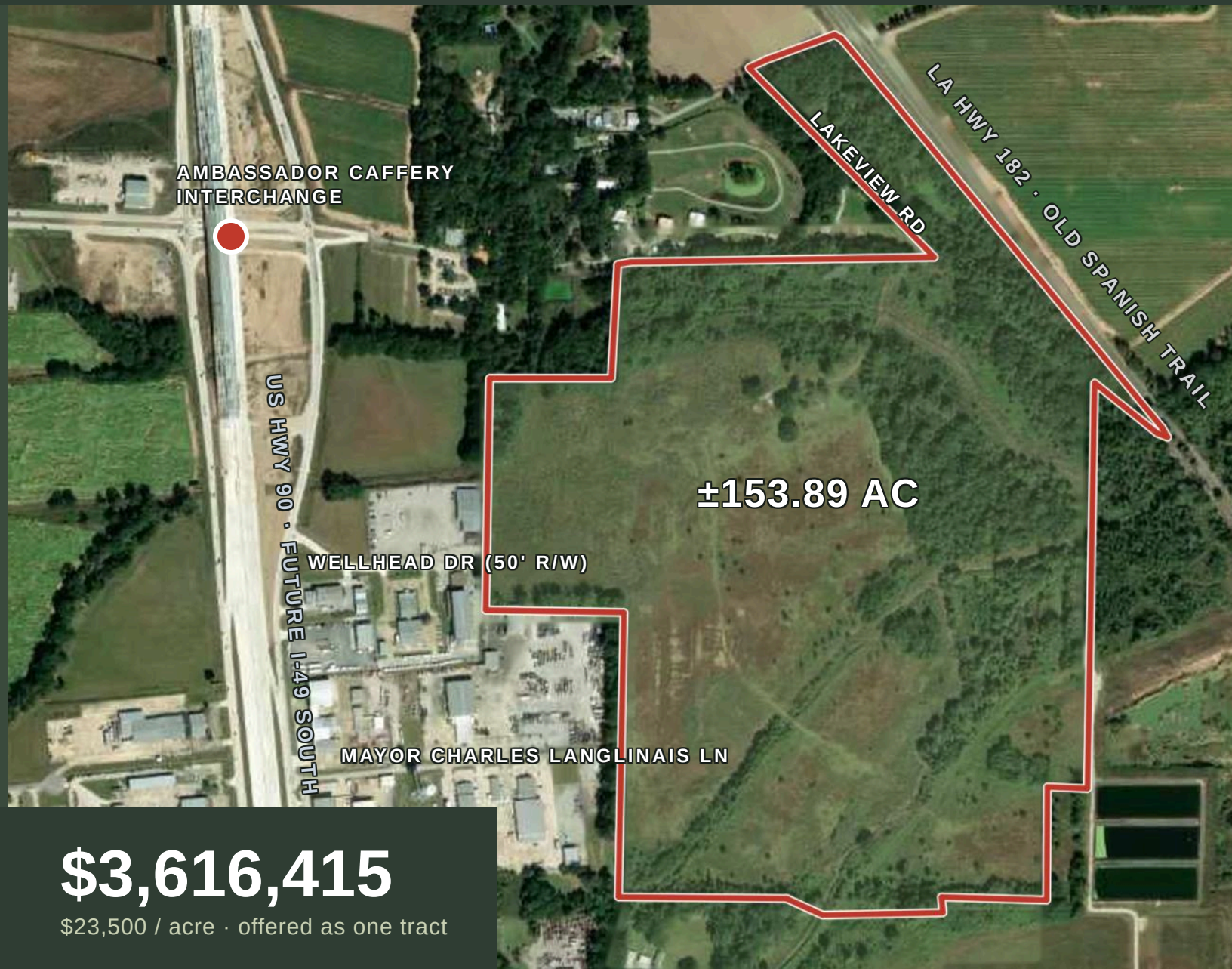


FOR SALE

INDUSTRIAL LAND · BROUSSARD, LOUISIANA

±153.89-Acre Industrial Tract

100 Blk Wellhead Dr · Lafayette & St. Martin Parishes



\$3,616,415

\$23,500 / acre · offered as one tract

Boundary shown is approximate and not drawn to survey. Acreage per survey; buyer to verify acreage and boundaries by survey.

THE OPPORTUNITY

One of the last large assemblages left in the Broussard industrial corridor. Site access comes straight off the US 90 frontage road at the new \$136M Ambassador Caffery interchange, with a second way in and out to LA Hwy 182 via Lakeview Rd. Master planning for an industrial development is underway and early conversations with the City of Broussard are in progress — a running start for a buyer.

AT A GLANCE

- Wellhead Dr feeds directly off the US 90 frontage road at the new Ambassador Caffery interchange
- US 90 (future I-49 South) now six lanes past the site
- Rail runs along the tract's LA 182 side
- Master planning underway; early City of Broussard conversations in progress.
- Surrounded by oilfield service, fabrication & distribution users

100 Blk Wellhead Dr, Broussard

±153.89 ACRES · LAFAYETTE & ST. MARTIN PARISHES · INDUSTRIAL LAND



±153.89

ACRES

\$23,500

PER ACRE · \$3.62M
TOTAL

Zone X/A

FEMA FLOOD ·
MIXED

OVERVIEW

100 Blk Wellhead Dr is a ±153.89-acre assemblage in the heart of Broussard's industrial corridor. Very few tracts this size remain for an industrial park, a phased lot program or a large owner-user campus. The initial phase of an industrial park development is currently in planning.

ACCESS IS THE STANDOUT

Wellhead Dr feeds directly off the US 90 frontage road at the new US 90 / Ambassador Caffery interchange — a \$136 million DOTD project that opened its overpass in March 2026, replacing a signalized four-lane intersection with a six-lane, free-flowing interchange as part of the I-49 South conversion. Trucks and site traffic reach US 90 immediately, north to Lafayette, I-10 and I-49, or south to New Iberia and the Port of Iberia. Lakeview Rd gives the tract a second way in and out, north to LA Hwy 182 (Old Spanish Trail), where rail runs along the tract's frontage.

MASTER PLANNING UNDERWAY

Master planning for an industrial development on the site has begun, and early conversations with the City of Broussard are in progress — a running start on layout and entitlements. Planning materials are available to qualified buyers.

IDEAL FOR

Industrial park developers · industrial outdoor storage (IOS) and laydown yards · contractor and fabrication yards · owner-user campuses · long-term land investors

SITE NOTES

Part of the tract is in St. Martin Parish. Buyers should conduct their own due diligence on flood, wetlands, rail spur feasibility, zoning and utilities.

ACCESS & LOCATION

- Direct site access from Wellhead Dr
- US 90 widened to six lanes from LA 92 to Albertson Pkwy
- Second access to LA Hwy 182 via Lakeview Rd; potential access at Mayor Charles Langlinais Ln.

PROPERTY

- ±153.89 acres in a single assemblage — offered as one tract
- Layout supports phased build-out of the park
- Rail line along the LA 182 side
- Current zoning mixed - residential & light industrial



Joey Stelly

Agent, Scout Real Estate Co.

337-250-8996 · joey@scoutrec.com

BROKERAGE | MANAGEMENT | CONSTRUCTION

617 S. Buchanan St. · Lafayette, LA 70501

337-443-0880 · www.scoutrec.com

Information herein was obtained from sources deemed reliable, including public records, the owner and third-party consultants. Scout Real Estate Co. makes no representation or warranty as to its accuracy. Acreage per survey; assessor records differ. Aerial imagery is for illustration only; boundaries shown are approximate and not drawn to survey. Buyer to verify acreage and boundaries by survey and all other information independently.