



HIGH-PROFILE SPRING FARM RD CORNER LOT FOR SALE OR LEASE

208 Spring Farm Road, Lafayette, LA



UNDER
CONSTRUCTION
± 300 Unit Class A
Luxury Apartments

Meadow Farm Rd

DAVE & BUSTER'S

Spring Farm Rd

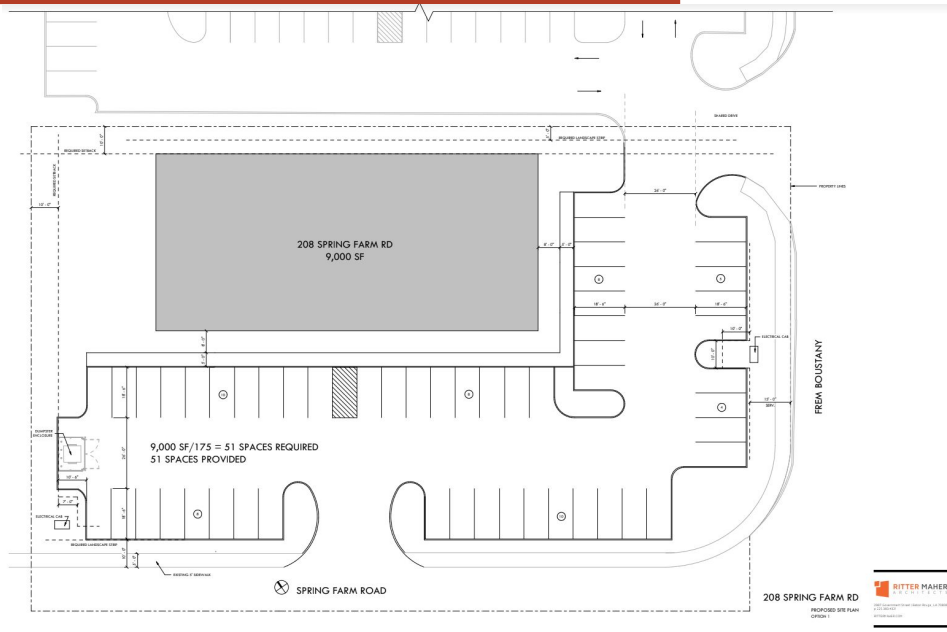
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OUR LADY
OF LOURDES
REGIONAL MEDICAL CENTER

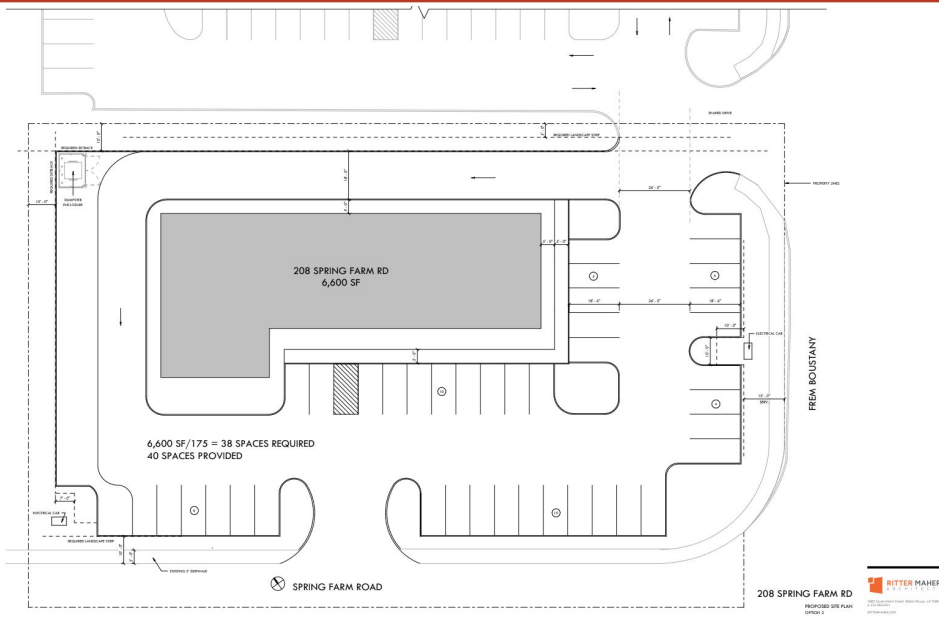
905 JEFFERSON ST #504, LAFAYETTE, LA 70501 | OFFICE: 337-443-0880 | CELL: 225-235-5755 | EMAIL: DIANA@SCOUTREC.COM |
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Site Layout Option 1



Site Layout Option 2 (drive- thru)



Offer Summary

OUTPARCEL FOR SALE

- **LAND SIZE:**
 - Lot 20B 1.12 acres available
- **PURCHASE PRICE:**
 - \$33-35 PSF
- **DELIVERY:**
 - 2024

RETAIL/RESTAURANT SPACE FOR LEASE

- **BUILDING SIZE:**
 - Suites starting at 1,500 SF up to 9,000 SF
- **LEASE RATE:**
 - \$40-60 PSF *Depending on building size, lease terms
- **LEASE TYPE:**
 - Triple Net
- **T.I. ALLOWANCE:**
 - TBD
- **BUILD TO SUIT:**
 - Terms TBD
- **DRIVE-THRU OPPORTUNITY**
- **DELIVERY:**
 - 2025
- **BUILDING SQUARE FOOTAGE CAN BE ADJUSTED FOR PREFERRED SIZE**

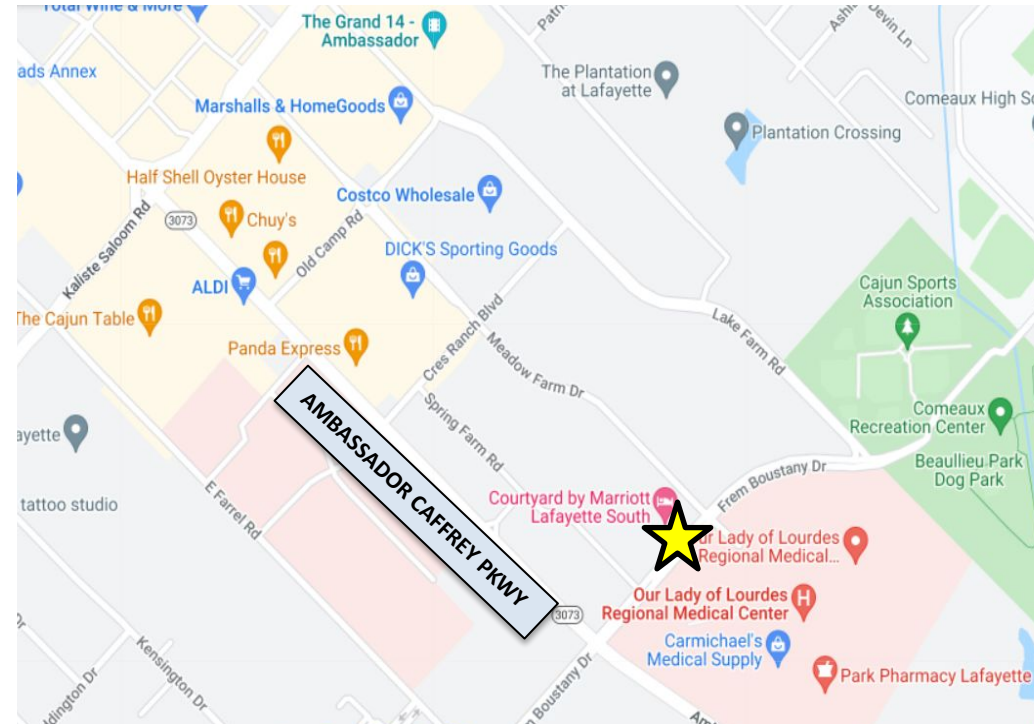
Property Highlights

Outparcel and retail suites available for sale or lease in high demand Ambassador Caffery Pkwy corridor

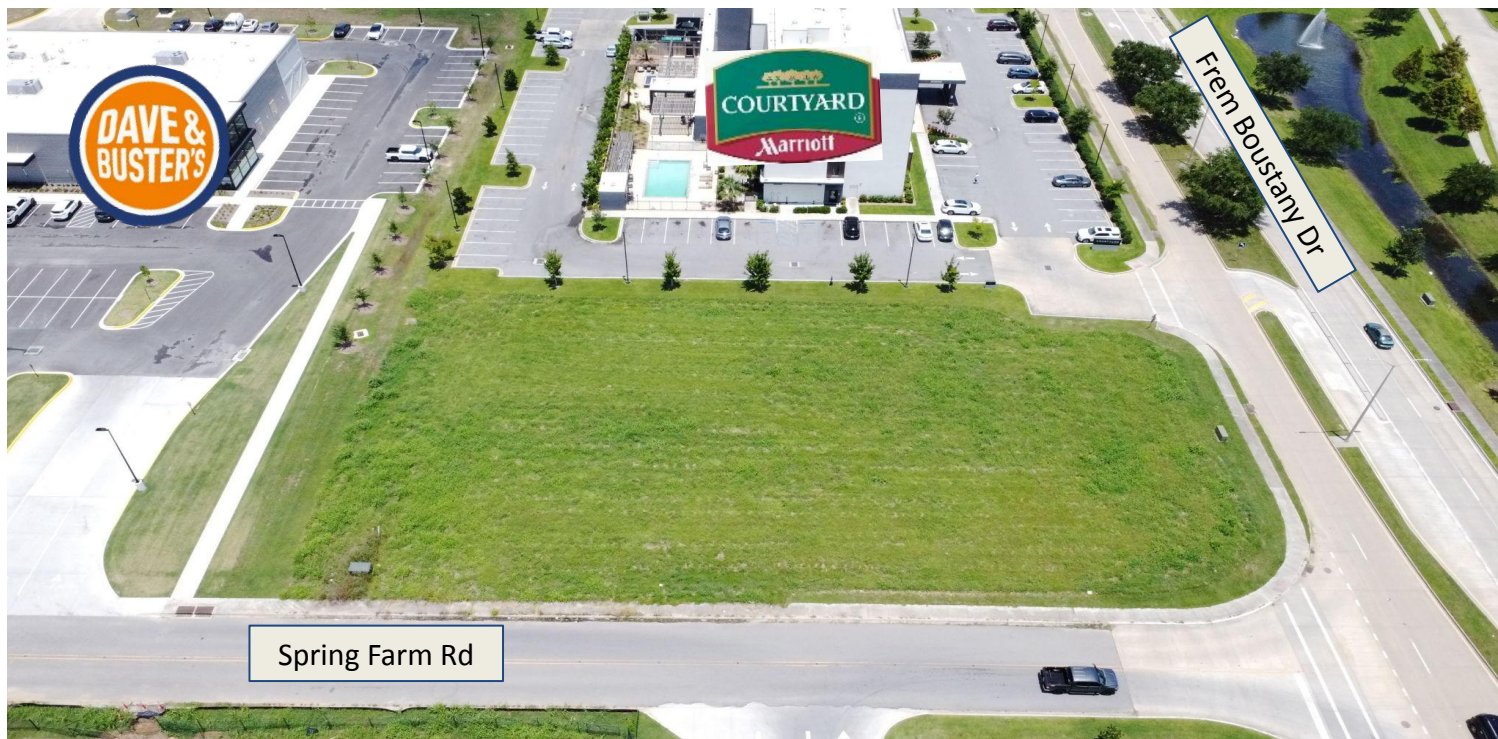
- Excellent visibility from Ambassador Caffery Parkway (with traffic counts over 44,000 VPD)
- Located on Spring Farm Rd (just off Ambassador Caffery Pkwy)
- Next to Our Lady of Lourdes Regional Medical Center and surrounded by medical/professional offices, rooftops, and many national/regional retailers.

Nearby developments include:

- **Ambassador Town Center** (430,000 SF regional retail development featuring Costco, Chuy's Mexican Restaurant, Dicks Sporting Goods, Dave & Buster's, Top Golf, BJ's Restaurant & Brewhouse, PetSmart, Panda Express, Home Goods & many more popular restaurants & retailers)
- **Our Lady of Lourdes Regional Medical Center & Our Lady of Lourdes Women's & Children's Hospital** (3,000 total employees across campuses)
- **Cordoba and Province** (160,000 SF medical/professional office parks)
- **+/-300 Unit Class A Luxury Apartment Complex** (under construction)
- **St Thomas Moore** (Largest private school in Lafayette, with +/-1,000 students enrolled)
- **Top Golf and Dave and Busters**



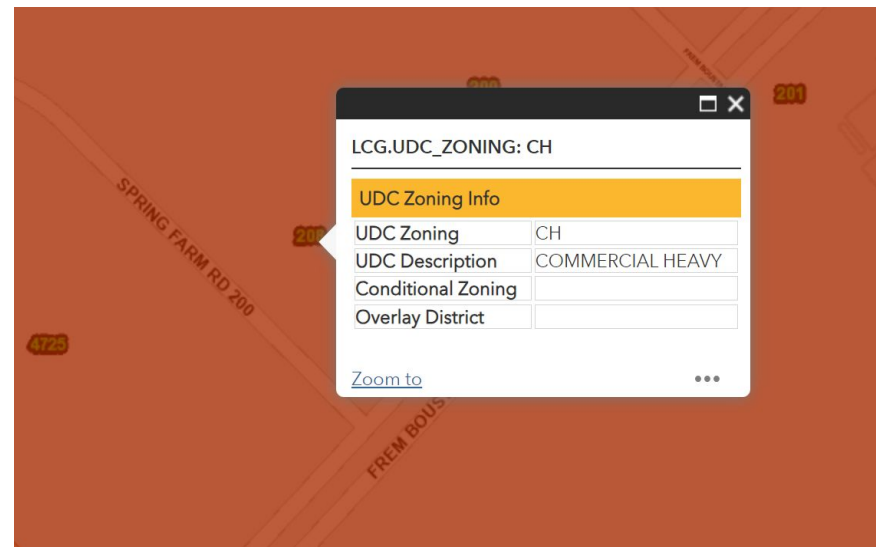
Aerial Photos



Flood



Zoning



Contact

Diana Stephens

Commercial Sales & Leasing

M: 225-235-5755

Diana@scoutrec.com



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