



HOCKADAY  
Heritage  
Village

AVAILABLE MIXED-USE LAND  
*A Traditional Neighborhood Development*  
Tower Road, Highway 1111, Crowley, LA 70526



FOR MORE INFORMATION, CONTACT:

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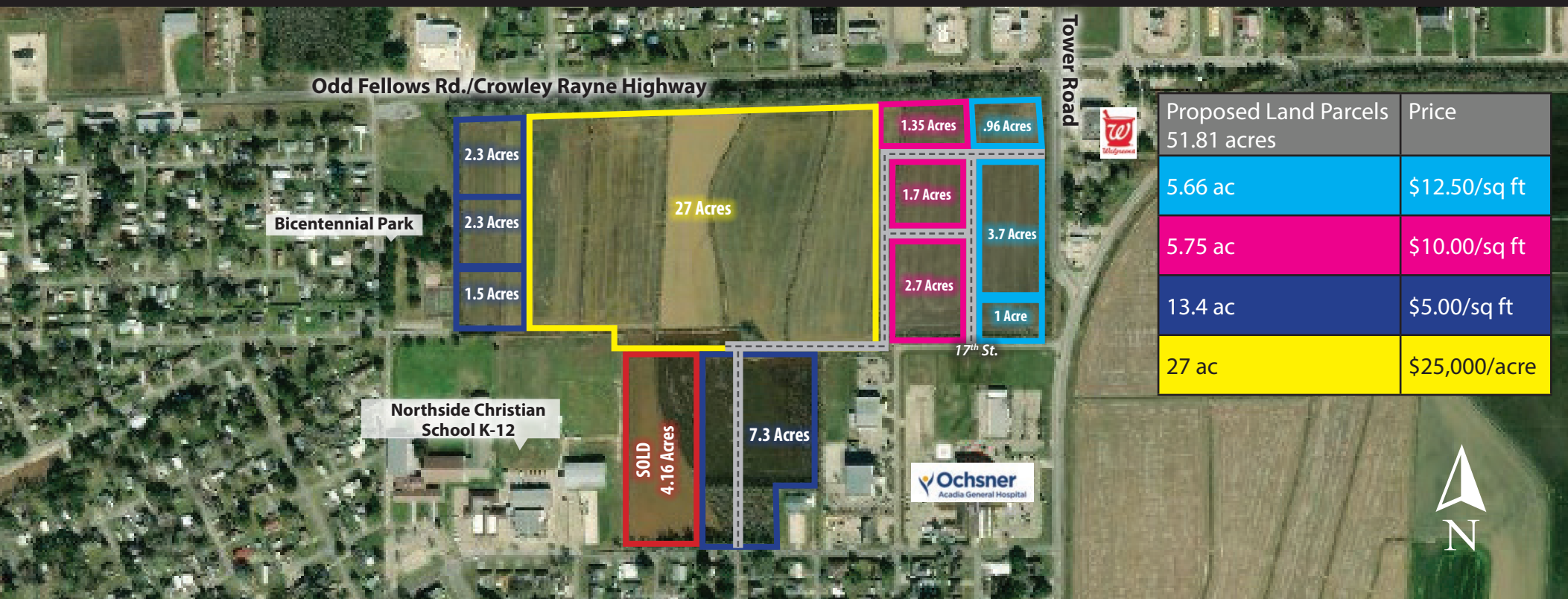
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## PROPERTY HIGHLIGHTS

- Subdividable land for residential and commercial mixed-use development
- Located 1/4 miles South of I-10 at exit 82 with 58,617 Cars Per Day
- Tower Road and Crowley Rayne Highway 11,826 Cars Per Day
- Adjacent to Ochsner Acadia General Hospital
- Surrounding properties include Walgreens, Lowes, Walmart, North Side Assembly of God, St Michaels Church School, Bicentennial Park
- 19 miles west of Lafayette, LA and 40 miles east of Lake Charles, LA

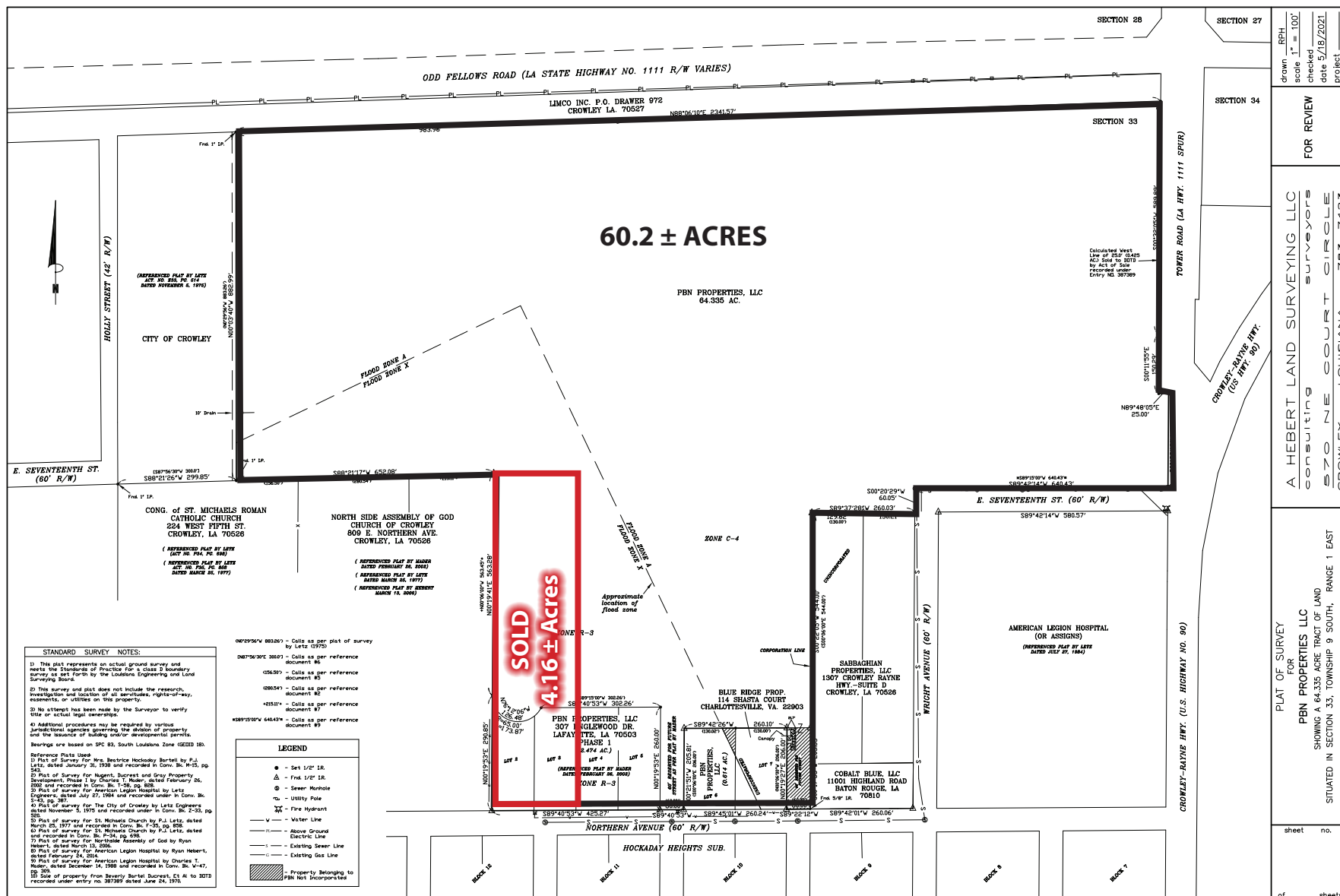




A TRADITIONAL NEIGHBORHOOD DEVELOPMENT  
TOWER ROAD, HIGHWAY 1111 CROWLEY LA 70526



# SITE PLAN





## TRADITIONAL NEIGHBORHOOD DEVELOPMENTS (TND)

Public and private spaces have equal importance, creating a balanced community that serves a wide range of home and business owners. The inclusion of civic buildings and civic space - in the form of plazas, greens, parks and squares - enhances community identity and value.

### Benefits of a TND

- Creates walkable neighborhoods
- Brings life to communities by allowing mixtures of uses
- Protects open space
- Preserves "village center" and public spaces concept
- Creates communities designed for live, work and play

*Sample TND's include Seaside, FL, Provenance in Shreveport, Hampstead in Alabama, and River Ranch in Lafayette.*





## CROWLEY, LOUISIANA COMMUNITY

Located in Crowley Louisiana the Parish seat of Acadia Parish and heart of Cajun Country. Hockaday Heritage Village is a traditional neighborhood development (TND) also known as a village style development with a comprehensive planning and development philosophy. It includes a variety of types of housing, land uses, and walkable design within a compact neighborhood-scale area.

Our development will include a range of housing types, well connected streets and blocks, and sufficient public spaces with amenities such as schools, stores, medical offices, and places of worship within walking distance of residences.

The Hockaday name has a long history in Crowley being one of the original settling families to arrive in Acadia Parish. Over the many generations since the family has remained to work the land in both rice and crawfish farming much of what this area of the state is known for.

While Crowley has held on to its easy pace and way of life it has revitalized it's downtown main streets and town square with new and re-purposed commercial properties teaming with new business.

Located in the heart of South Central Louisiana between New Orleans and Houston this area stands out having a talented workforce and pro business climate with diverse industries such as: agribusiness, aviation, energy, manufacturing, maritime, and software.





## DEMOGRAPHIC SNAPSHOT | 10, 20, 30 minute drive times



### POPULATION

10 MIN: 24,558  
20 MIN: 63,105  
30 MIN: 283,066



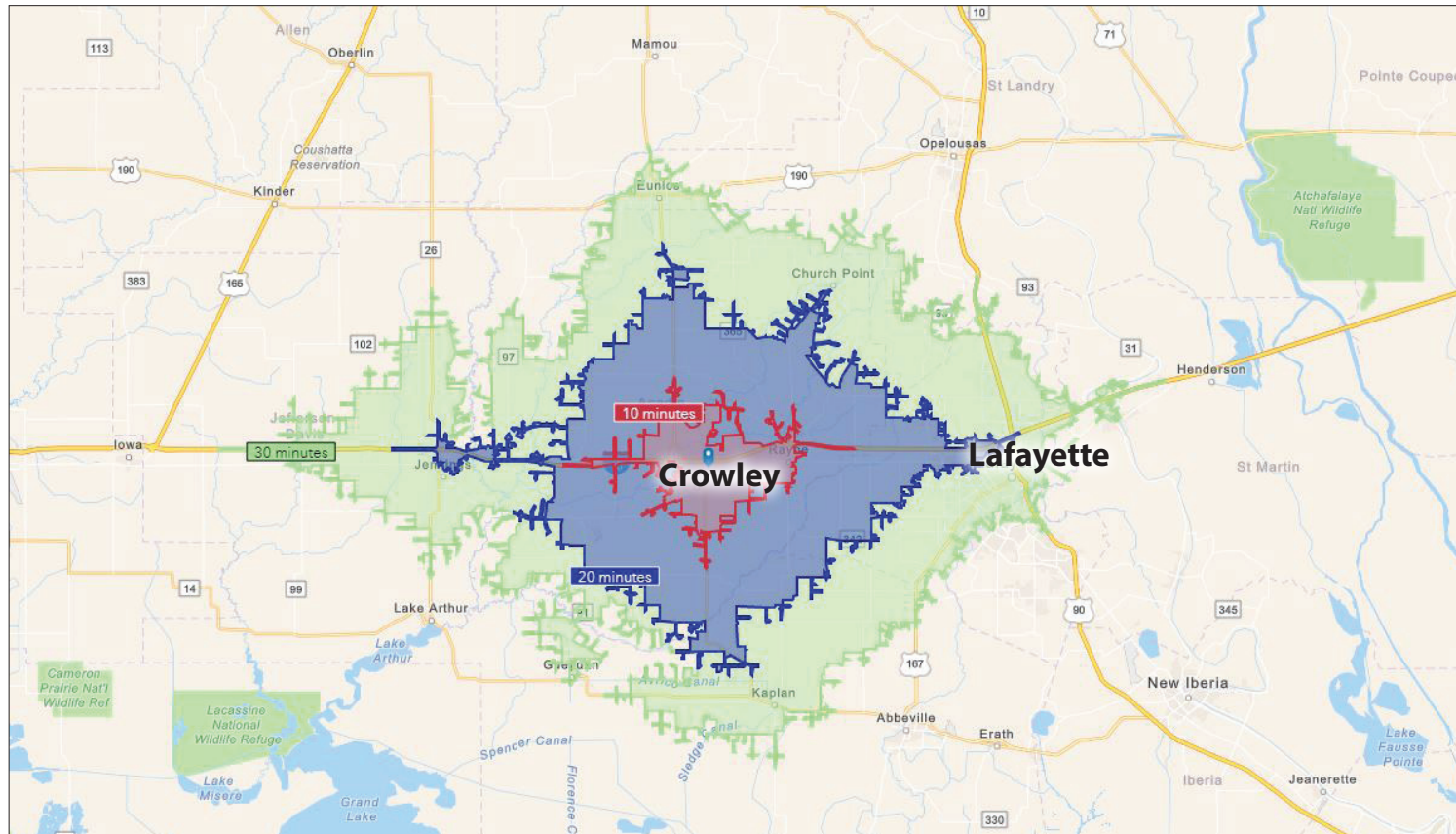
### HOUSEHOLDS

10 MIN: 9,489  
20 MIN: 23,748  
30 MIN: 109,590



### AVERAGE INCOME

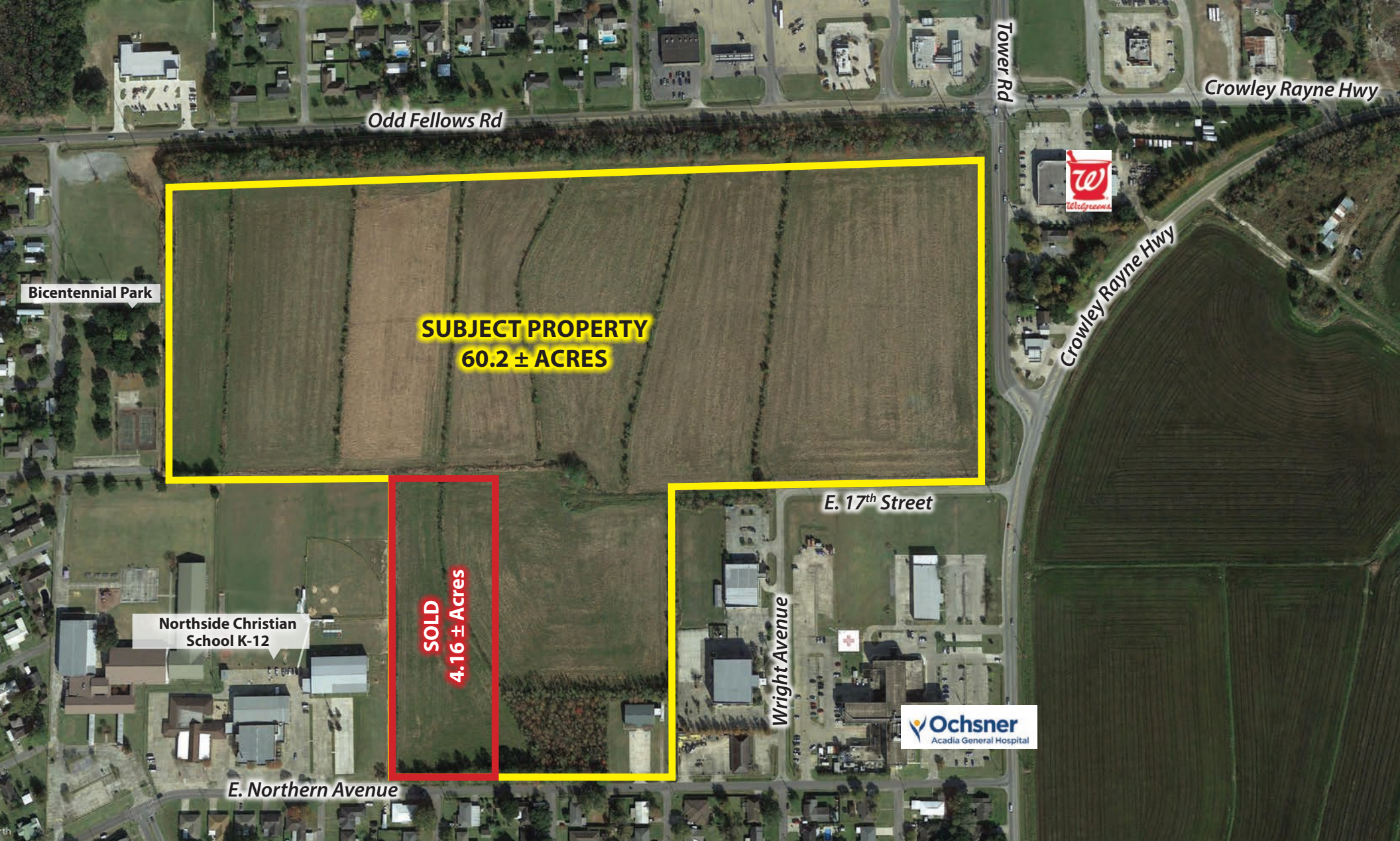
10 MIN: \$59,611  
20 MIN: \$71,813  
30 MIN: \$77,300





## LOCATION HIGHLIGHTS





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