

# FEU FOLLET/ VEROT SCHOOL RD SITES

## 1-8.66 ACRES AVAILABLE FOR SALE

200 Blk Verot School Road, Lafayette, LA



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



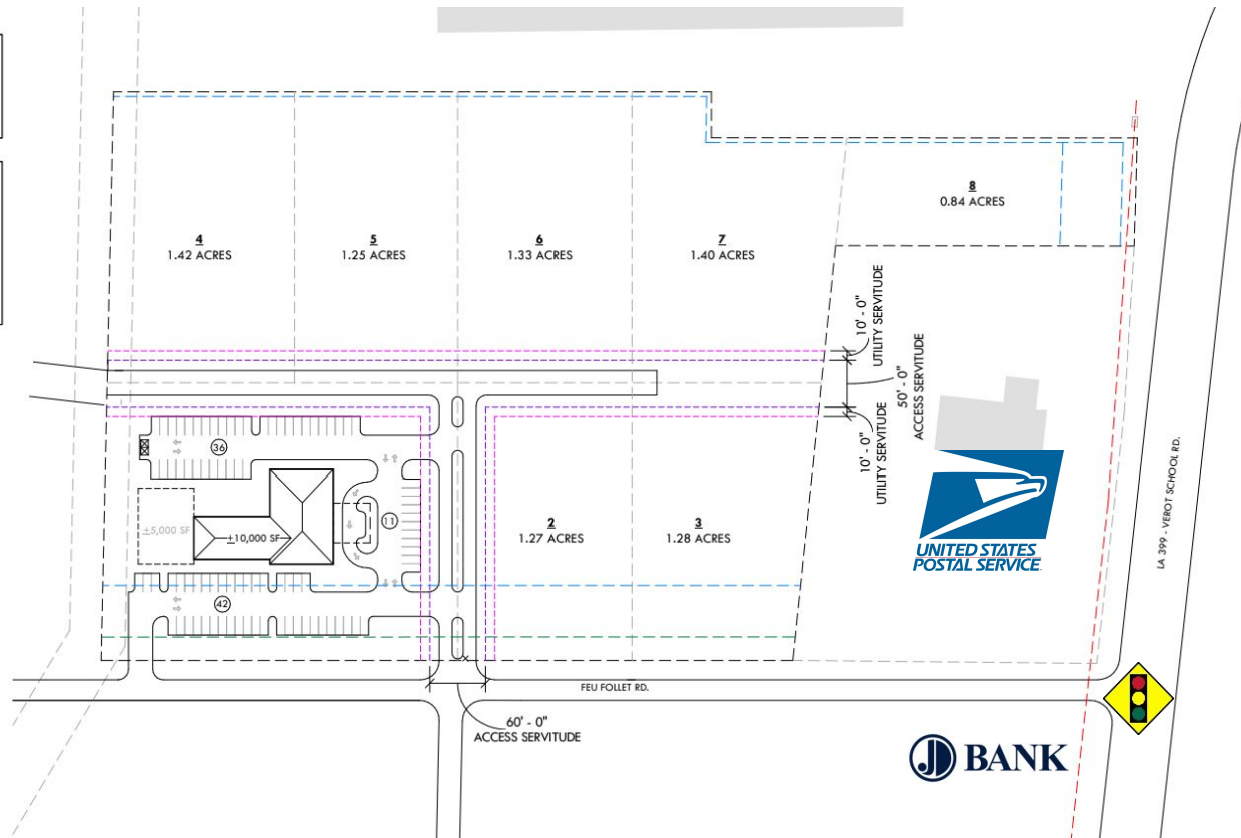
# Subdivided Site Options

# Pricing



**LOT 1:**  
2.58 ACRES  
10,000 SF BLDG  
89 PARKING STALLS  
1 STALL PER 112 SF

**LOT 2:** 1.27 ACRES  
**LOT 3:** 1.28 ACRES  
**LOT 4:** 1.42 ACRES  
**LOT 5:** 1.25 ACRES  
**LOT 6:** 1.33 ACRES  
**LOT 7:** 1.40 ACRES  
**LOT 8:** 0.84 ACRES



## LOT OPTIONS FOR SALE

- **LAND SIZE:** Whole (remaining) site:  
8.66 acres
- **PURCHASE PRICE:**
  - Whole site (8.66 acres): \$6 PSF
  - 5-7.99 acres: \$7 PSF
  - 3-4.99 acres: \$8 PSF
  - 1-2.99 acres: \$9 PSF
  - Less than 1 acre: \$10 PSF
  - Verot Frontage Lot (0.84 acre): \$12 PSF

# Property Highlights

Centrally located commercial corridor, Feu Follet, is surrounded by thriving professional and medical practices with convenient and safe access to (3) signalized intersections: Verot School Road, Kaliste Saloom Road and Pinhook Road.

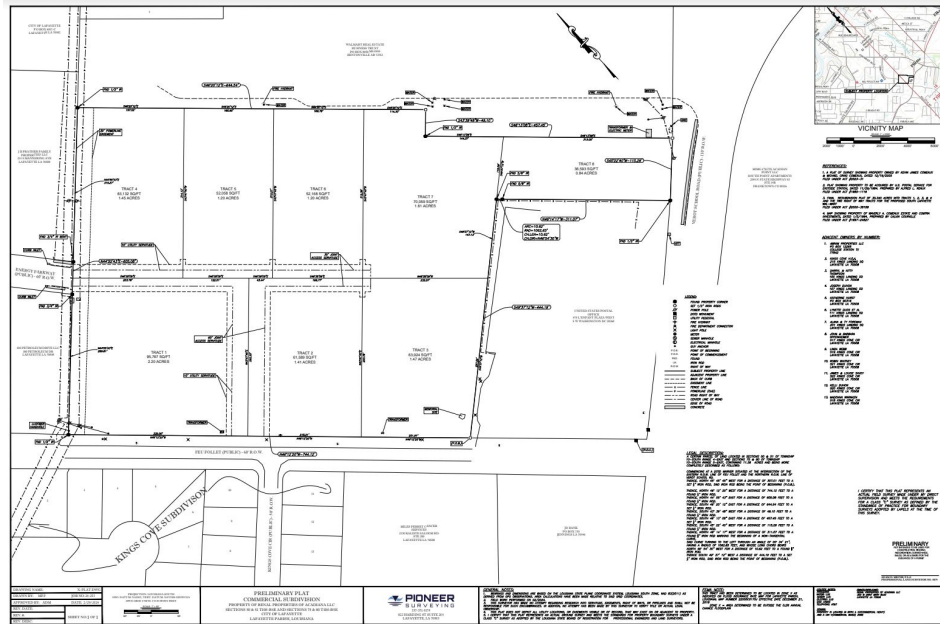
Site is within reach of several high-traffic retail projects, professional office buildings and medical clinics and hospitals.

This 8.66- acre site offers flexibility for a buyer to purchase desired acreage in their preferred location with shared drives and planned infrastructure to achieve a truly efficient, master-planned development.

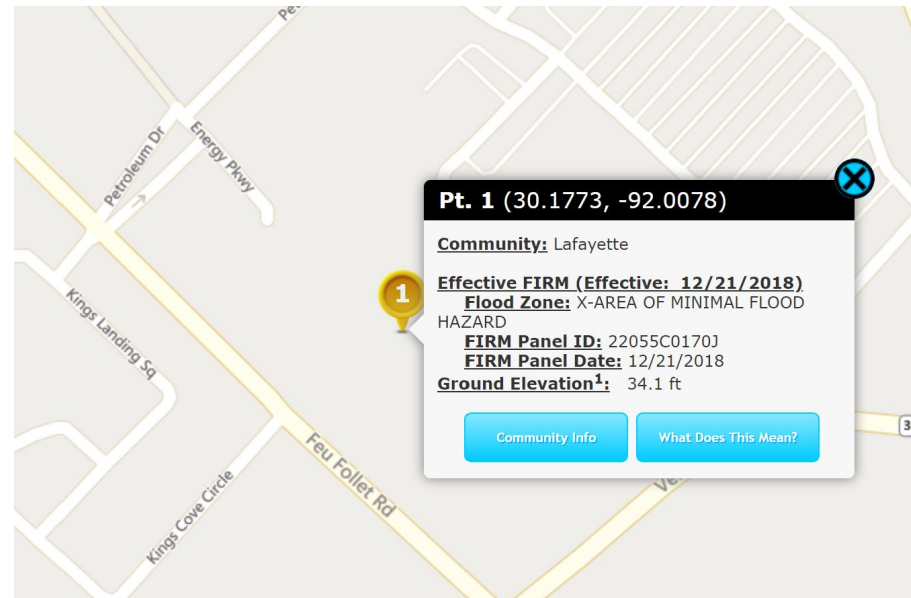
- **TOTAL POPULATION**
  - 166,610 (within 5 miles)
- **AVERAGE HOUSEHOLD INCOME**
  - \$78,076.93 (within 3 miles)
- **TRAFFIC COUNT**
  - 6,261 VPD on Verot School Rd



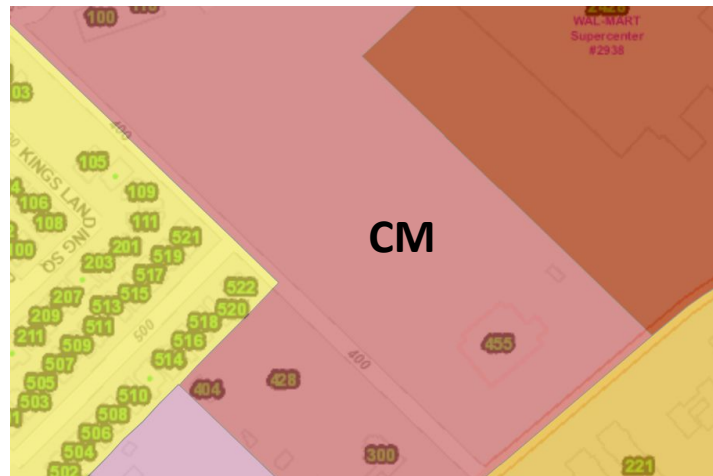
# Plat



# Flood



# Zoning



CM- Commercial Mixed

# Contact

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