



LAND FOR SALE

±3.4 Acres Available

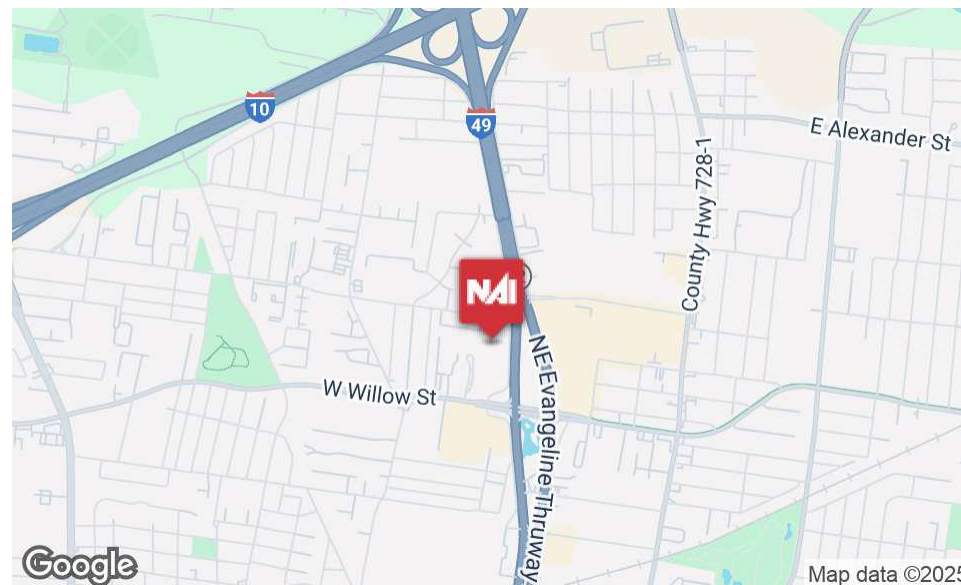
1801 NW Evangeline Thwy, Lafayette, LA 70501

Presented By:

Flo Meadows, CCIM, CPA

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PROPERTY HIGHLIGHTS

- ±3.4 Acres Available For Sale
- Located in Opportunity Zone
- Commercial Heavy Zoning
- Two Access Drives to Evangeline Thwy Service Road
- Two Miles from I-10/I-49 Interchange
- Approx. 5 Miles from Amazon Fulfillment Center
- Site is Vacant, All Improvements Removed

OFFERING SUMMARY

Sale Price:	\$630,552.78 (\$4.25/SF)
Lot Size:	±3.406 Acres

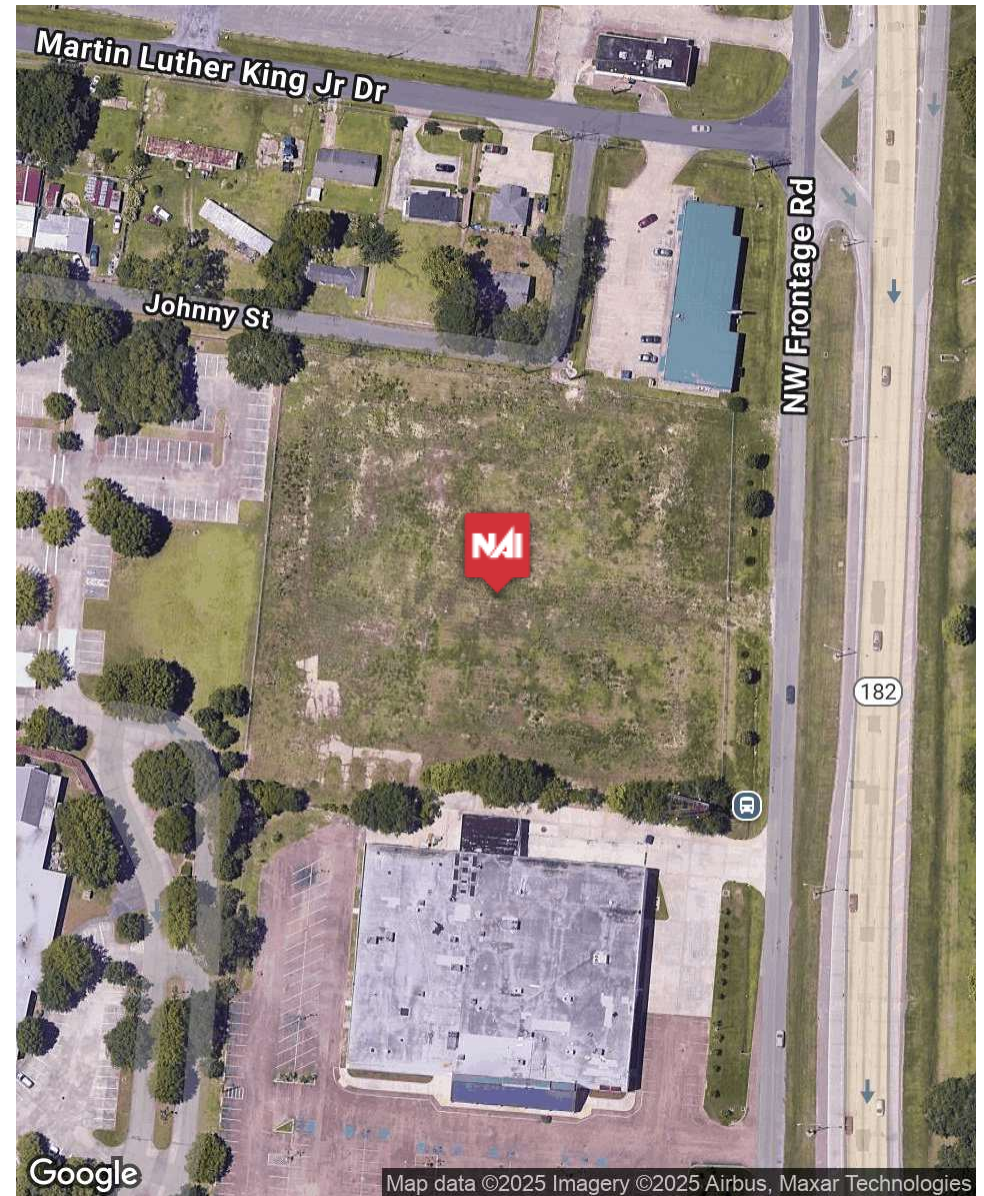
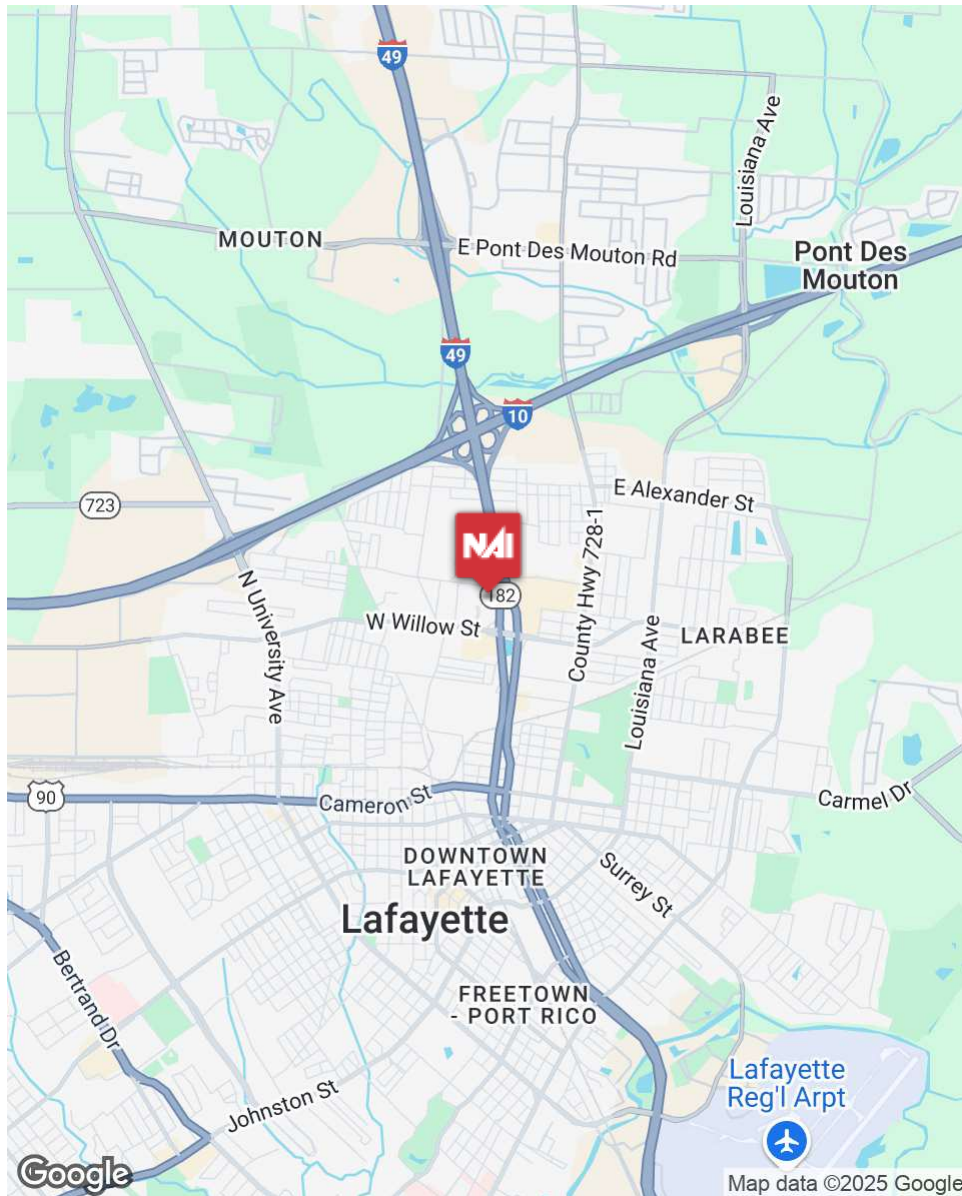
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,582	19,702	42,818
Total Population	9,819	50,997	107,406
Average HH Income	\$35,651	\$44,173	\$54,641



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For More Information:

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