

Build-Ready Industrial Lot Near Hwy 90 In Broussard

2.8+/- Acres

FOR SALE

206 Stanton Street Broussard LA 70518

Danielle Wirth | 337.557.4926 | dwirth@beaubox.com



206 Stanton Street

206 Stanton Street Broussard, LA 70518

PROPERTY SUMMARY



Property Description

Build-ready \pm 2.8-acre industrial lot located in Sugarcrest Industrial Park, Broussard, Louisiana. Situated near Highway 90, just behind major oilfield service operators such as Halliburton and Oceaneering, offering excellent access to regional transportation corridors. City water and 3-phase power are available, with private septic required. Zoned I-L (Industrial Light), the site is ideal for development of an 8,000 – 15,000 SF industrial or service-based facility. The property lies in Flood Zone X, classified as an area of minimal flood hazard.

Property Highlights

- \pm 2.8 Acre Build-Ready Industrial Lot
- Located $\frac{1}{2}$ mile from Highway 90 in Broussard Positioned behind Halliburton and Oceaneering
- Zoned I-L (Industrial Light) City Water and 3-Phase Electric Available
- Ideal for 8,000 – 15,000 SF Building Development
- Flood Zone X – Minimal Flood Risk

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Offering Summary

Sale Price:	\$280,962
Lot Size:	2.8 Acres
Utilities:	City Water & 3-Phase Electric are Available
Zoning:	I-L (Industrial Light)

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	16	135	511
Total Population	34	287	1,131
Average HH Income	\$97,478	\$97,494	\$94,997



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AERIAL MAP



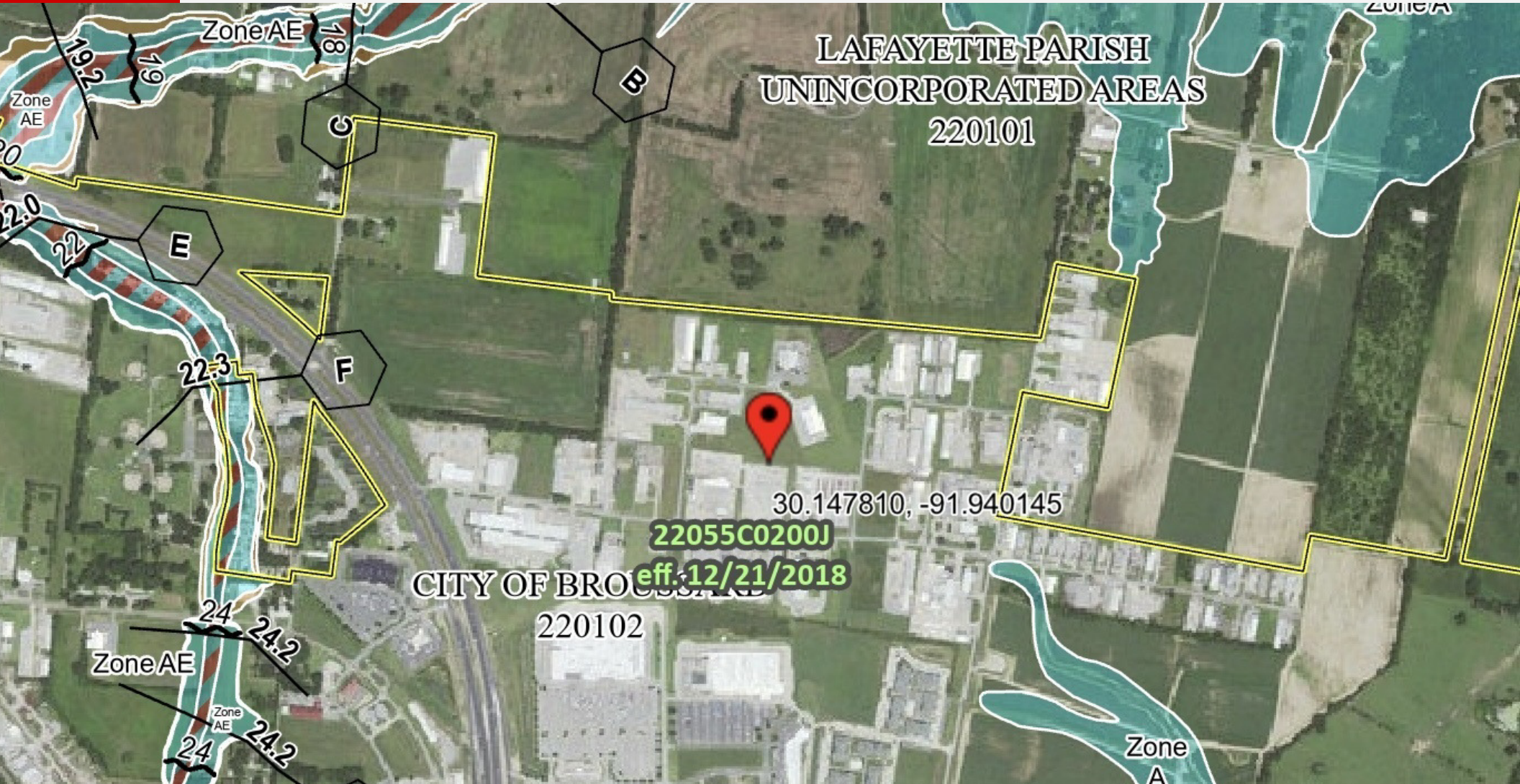
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FLOOD MAP



Subject property is in Flood Zone X: Designated as Area of Minimal Flood Hazard

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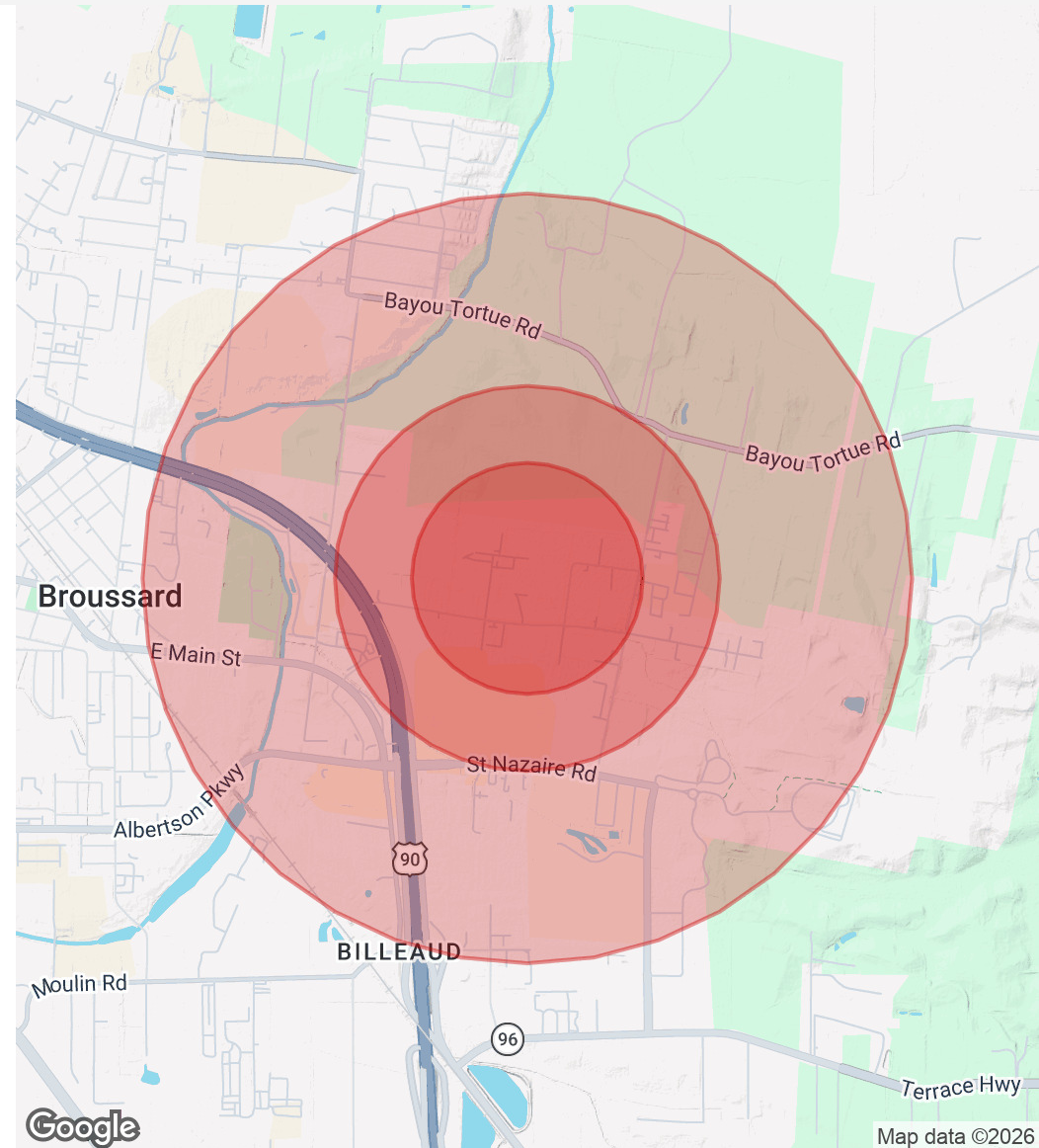
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DEMOGRAPHICS MAP & REPORT

Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	34	287	1,131
Average Age	39	39	40
Average Age (Male)	40	40	40
Average Age (Female)	39	39	40

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	16	135	511
# Of Persons Per HH	2.1	2.1	2.2
Average HH Income	\$97,478	\$97,494	\$94,997
Average House Value	\$300,200	\$300,342	\$315,598

Demographics data derived from AlphaMap



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MEET THE TEAM



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Agent

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