



15.49 ACRES FOR SALE

205 E Pont des Mouton Rd

Lafayette, LA 70507

Presented By:

John Monteleone, CCIM

Commercial Sales & Leasing

O: 337.233.9541 | C: 337.278.6444

jmonteleone@rampartcre.com



PROPERTY HIGHLIGHTS

- Owner's are willing to subdivide with acceptable offer.
- 860' +/- frontage along Pont des Mouton
- 760' +/- frontage along High Meadows Blvd.
- Pont des Mouton Traffic Count = 13,612 VPD (2023)
- Only a few hundred feet from I-49 with a 2023 traffic count of 85,004 VPD.
- Only 1 mile from the new Buc-ee's development on I-10 at Louisiana Ave and E. Pont des Mouton.
- Ideal uses include retail, medical, office, and higher density housing.
- Situated just south of Carencro, Louisiana's fastest growing community with an 8.62% growth rate makes this a great opportunity for investors looking to capitalize on the areas ongoing expansion.
- Zoned CH Commercial Heavy allowing for a wide range of permitted business uses and multifamily development.

OFFERING SUMMARY

Sale Price:	\$2,295,000
Sale Price PSF:	\$3.40
Lot Size:	15.49 Acres
Flood Zone:	X
Zoning:	CH Commercial Heavy

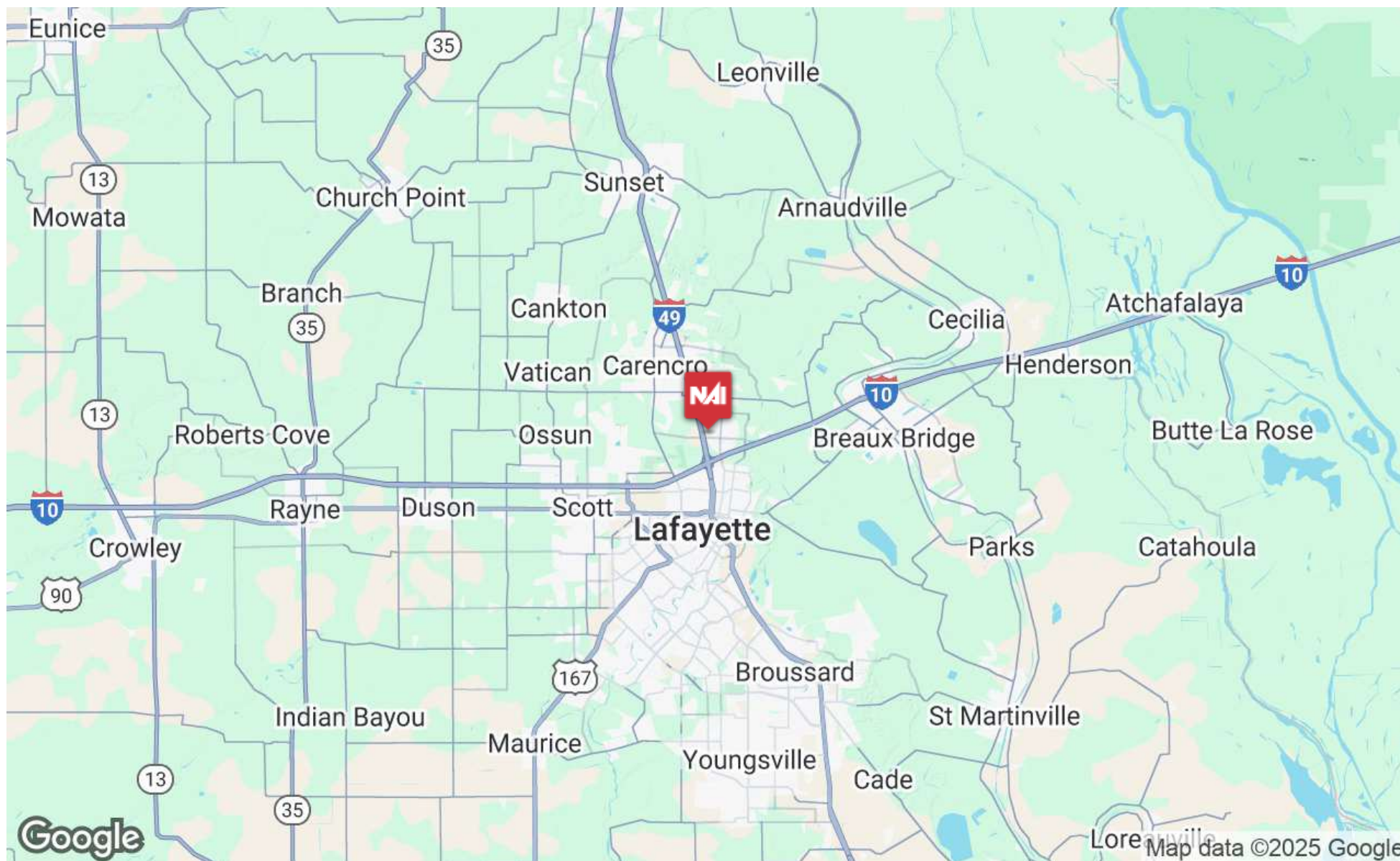
INFORMATION SUBJECT TO VERIFICATION & NO LIABILITY FOR ERRORS & OMISSION ASSUMED. // LICENSED IN LOUISIANA



INFORMATION SUBJECT TO VERIFICATION & NO LIABILITY FOR ERRORS & OMISSION ASSUMED. // LICENSED IN LOUISIANA



INFORMATION SUBJECT TO VERIFICATION & NO LIABILITY FOR ERRORS & OMISSION ASSUMED. // LICENSED IN LOUISIANA



INFORMATION SUBJECT TO VERIFICATION & NO LIABILITY FOR ERRORS & OMISSION ASSUMED. // LICENSED IN LOUISIANA

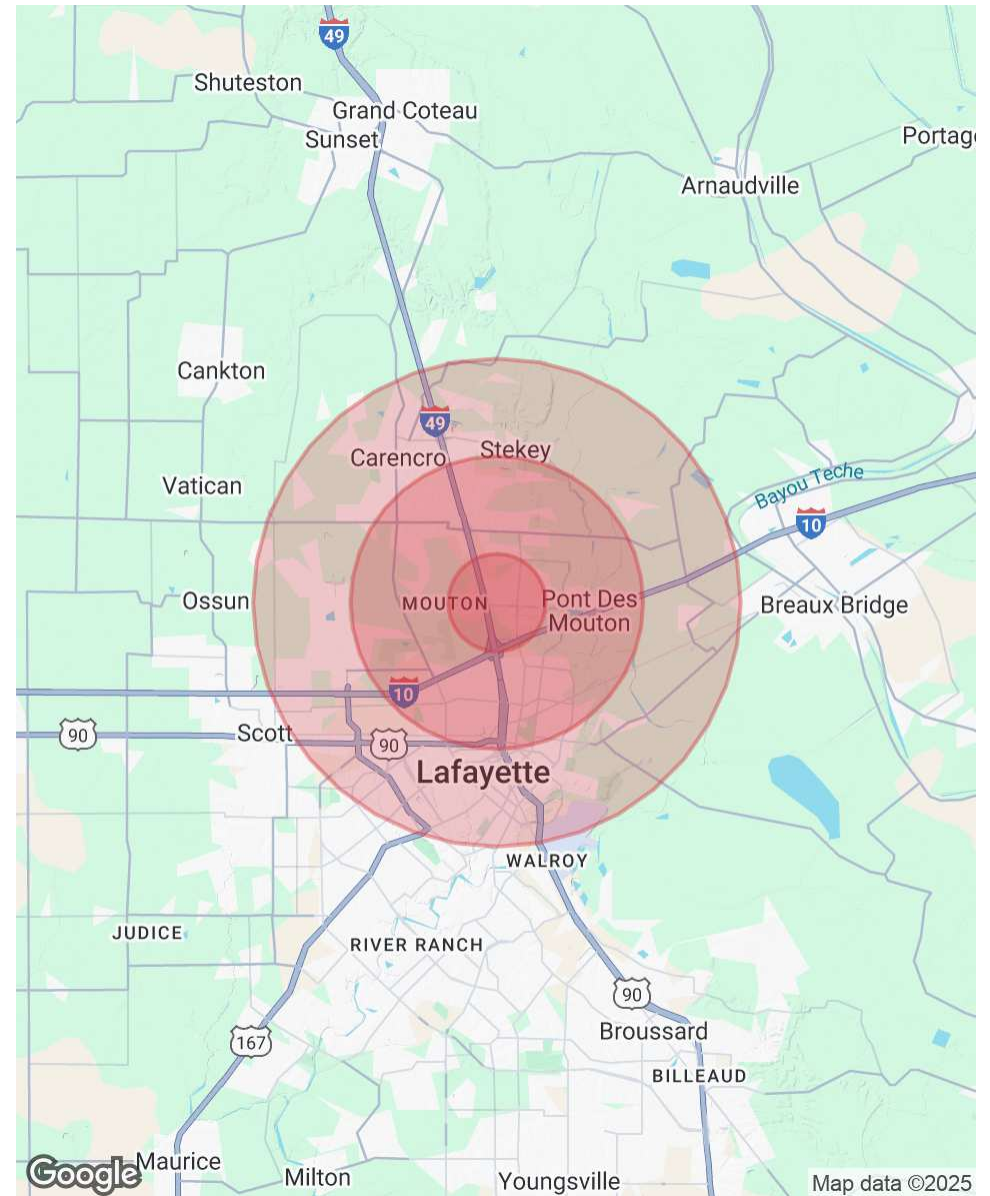


INFORMATION SUBJECT TO VERIFICATION & NO LIABILITY FOR ERRORS & OMISSION ASSUMED. // LICENSED IN LOUISIANA

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,216	37,188	78,051
Average Age	41	39	39
Average Age (Male)	40	38	38
Average Age (Female)	42	41	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,858	14,795	31,397
# of Persons per HH	2.3	2.5	2.5
Average HH Income	\$65,975	\$62,876	\$65,257
Average House Value	\$207,085	\$188,799	\$208,818

Demographics data derived from AlphaMap



INFORMATION SUBJECT TO VERIFICATION & NO LIABILITY FOR ERRORS & OMISSION ASSUMED. // LICENSED IN LOUISIANA



Moss St

For More Information:

John Monteleone, CCIM
Commercial Sales & Leasing
O: 337.233.9541 | C: 337.278.6444
jmonteleone@rampartcre.com

NAI Rampart

2000 Kaliste Saloom Rd, Ste 101
Lafayette, LA 70508

www.rampartcre.com

*LINES ARE APPROXIMATE