



HOSPITALITY OFFERING FOR SALE

Event Venue w/On-Site Restaurant

2915 LA Hwy 14 New Iberia, LA 70560

Presented By:

John Monteleone, CCIM

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PROPERTY DESCRIPTION

A rare hospitality/venue opportunity, available for purchase or lease. This 8,964 sq ft hotel-oriented event center delivers a large main dining room, three banquet halls, a private bar, and a fully equipped catering kitchen with four 9' hood systems, a walk-in cooler and separate walk-in freezer. The floor plan is customizable and expandable to 14,396 sq ft adding additional banquet hall space, allowing you to scale weddings, conferences, and corporate functions.

Located at LA Hwy 14 and US Hwy 90 (future I-49), the property benefits from outstanding visibility with traffic counts exceeding 51,000 VPD and immediate connectivity to the future I-49. Within ½ mile, nine hotel/motels offer 791 guest rooms offering powerful built-in demand for banquets, receptions, and group dining. Bring your brand or catering operation and plug into a proven hospitality corridor with lodging, access, and parking all working in your favor.

OFFERING SUMMARY

Minimum Rent:	\$6.02 SF/ Yr
Lease Type:	NNN
Building Size:	8,964 - 14,396 SF
Zoning:	C-4: Highway Commercial District
Traffic Count:	Exceeds 51,000 ADT
Hood System:	Four 9' Hood Systems
Grease Trap:	1,000 Gallon Subsurface
Walk-In Cooler:	Yes
Walk-In Freezer:	Yes
Banquet Rooms:	3 to 6



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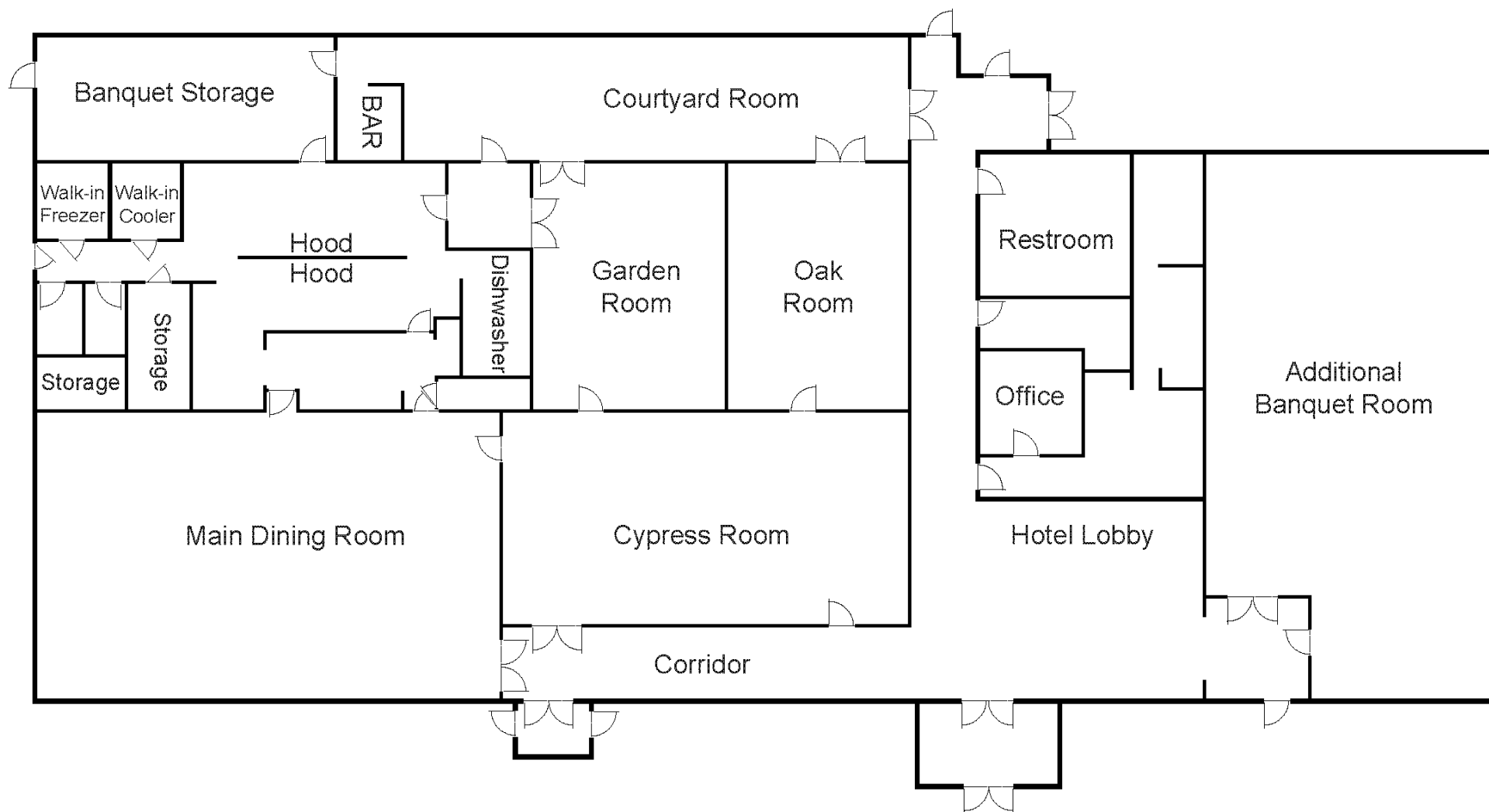
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SPENDING POWER

Drive time of 30 minutes

KEY FACTS (2025)



228,400

Total Population



93,459

Total Households



\$62,194

Median Household Income



38.8

Median Age



2.41

Average Household Size



\$51,281

Median Disposable Income



0.1%

2025-2030 Growth Rate: Population



0.5%

2025-2030 Growth Rate: Households



1.8%

2025-2030 Growth Rate: Median HH Inc

TOTAL SPENT (2025)



\$174,474,273

Apparel/ Services



\$290,040,756

Food Away from Home



\$579,373,284

Health Care



\$292,018,056

Entertainment/ Recreation



\$1,374,524,990

Finance/ Insurance Sales



\$208,435,092

HH Furnishings/ Equipment



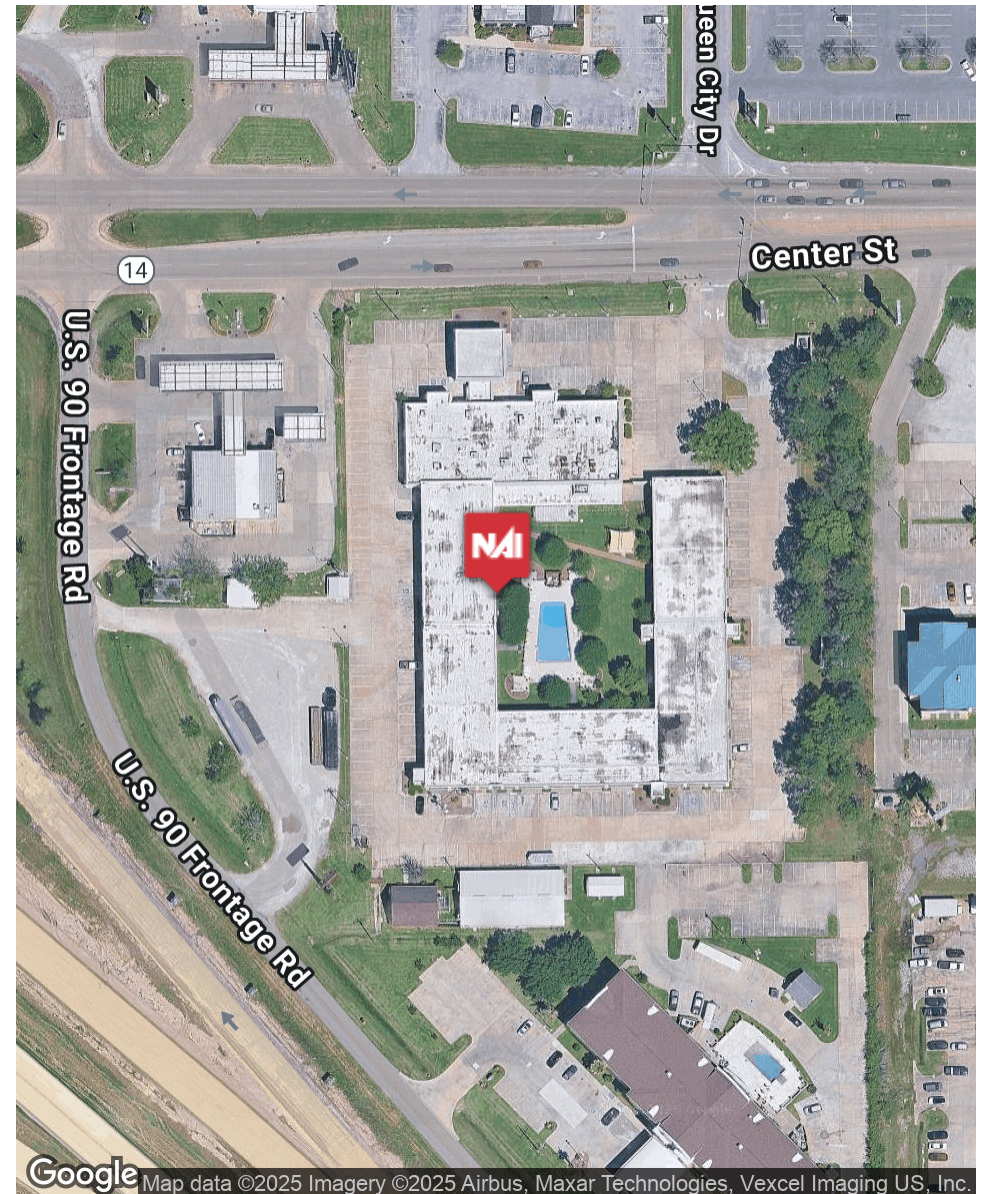
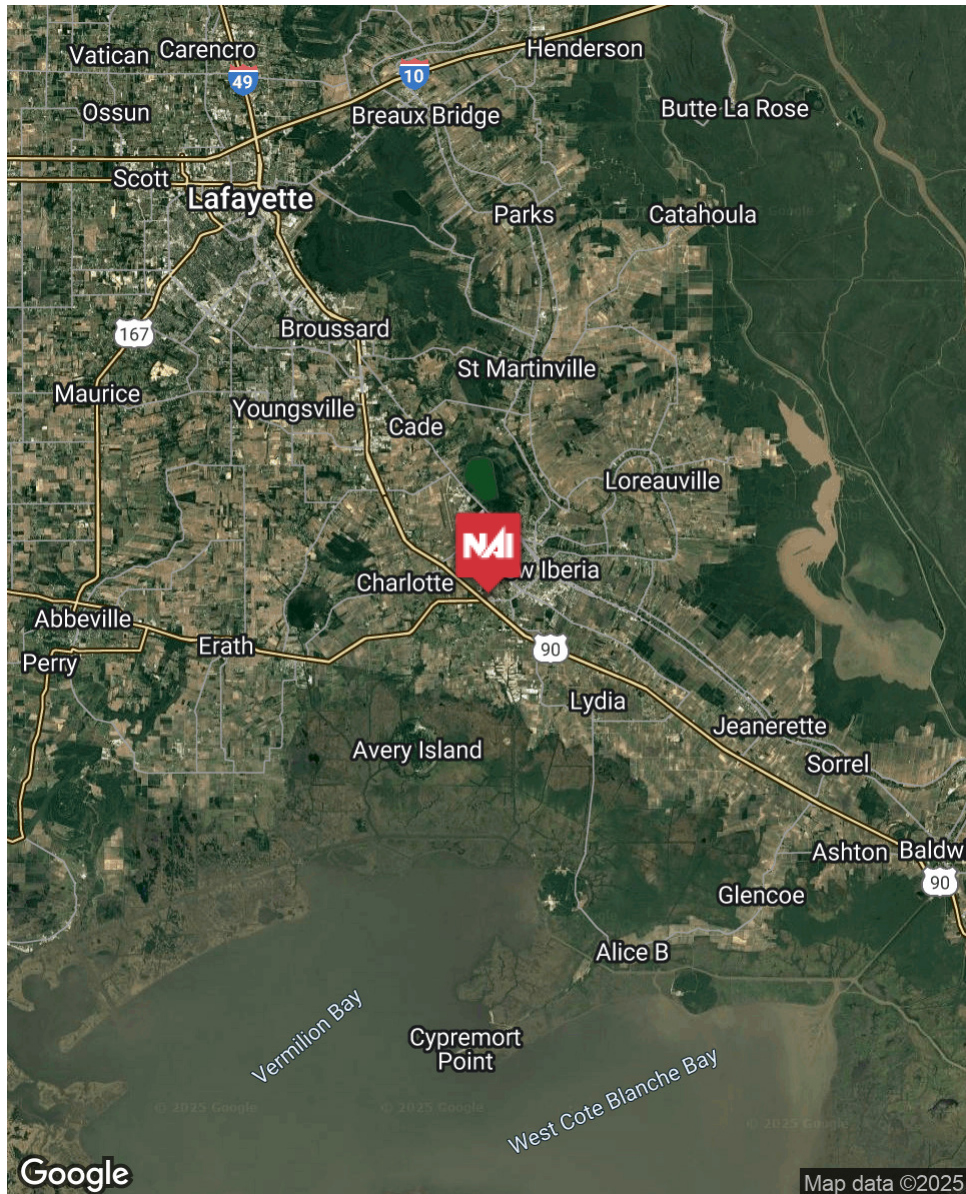
\$74,391,888

Personal Care Products/ Services



\$20,490,557

Large Appliance Expenditures



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For More Information:

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