



1.31 ACRES FOR SALE

4517 W Congress St.

Lafayette, LA 70506

Presented By:

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PROPERTY DESCRIPTION

Located along the highly traveled W. Congress Street corridor in Lafayette, Louisiana, 4517 W. Congress Street offers a prime 1.31-acre vacant land opportunity in one of the area's most established and accessible growth corridors. Situated approximately one-third mile from Ambassador Caffery Parkway, the property benefits from excellent regional connectivity, approximately 14,309 vehicles per day, and roughly 335 feet of frontage along W. Congress Street. The site is surrounded by established residential neighborhoods, multifamily developments, schools, churches, and commercial amenities, providing strong support for a variety of future development opportunities. Public utilities, including water, sewer, electricity, and fiber optic service, are available to the property.

Offered for \$315,000 (\$5.52 PSF), the approximately 57,064-square-foot parcel is zoned RM-1 (Residential Mixed 1), allowing for a broad range of residential and compatible institutional uses, including single-family and multifamily development, schools, daycares, churches, and other approved uses. With direct access from both W. Congress Street and S. Domingue Avenue, the site combines visibility, accessibility, and development flexibility in a growing Lafayette submarket. Its strategic location, available infrastructure, and favorable zoning make it an attractive opportunity for developers, investors, and owner-users seeking a well-positioned land acquisition along one of Lafayette's primary commercial corridors.

OFFERING SUMMARY

Sale Price:	\$315,000
Price Per Square Foot:	\$5.52
Lot Size:	1.31 Acres
Lot Frontage:	335 ft
Traffic Count:	14,309 VPD
Zoning:	RM-1
Flood Zone:	AE - 1% Chance of Annual Flooding
Electrical:	City - LUS
Water & Sewer:	City - LUS
Communications:	LFT Fiber
Property Taxes:	\$2,374 (2025)

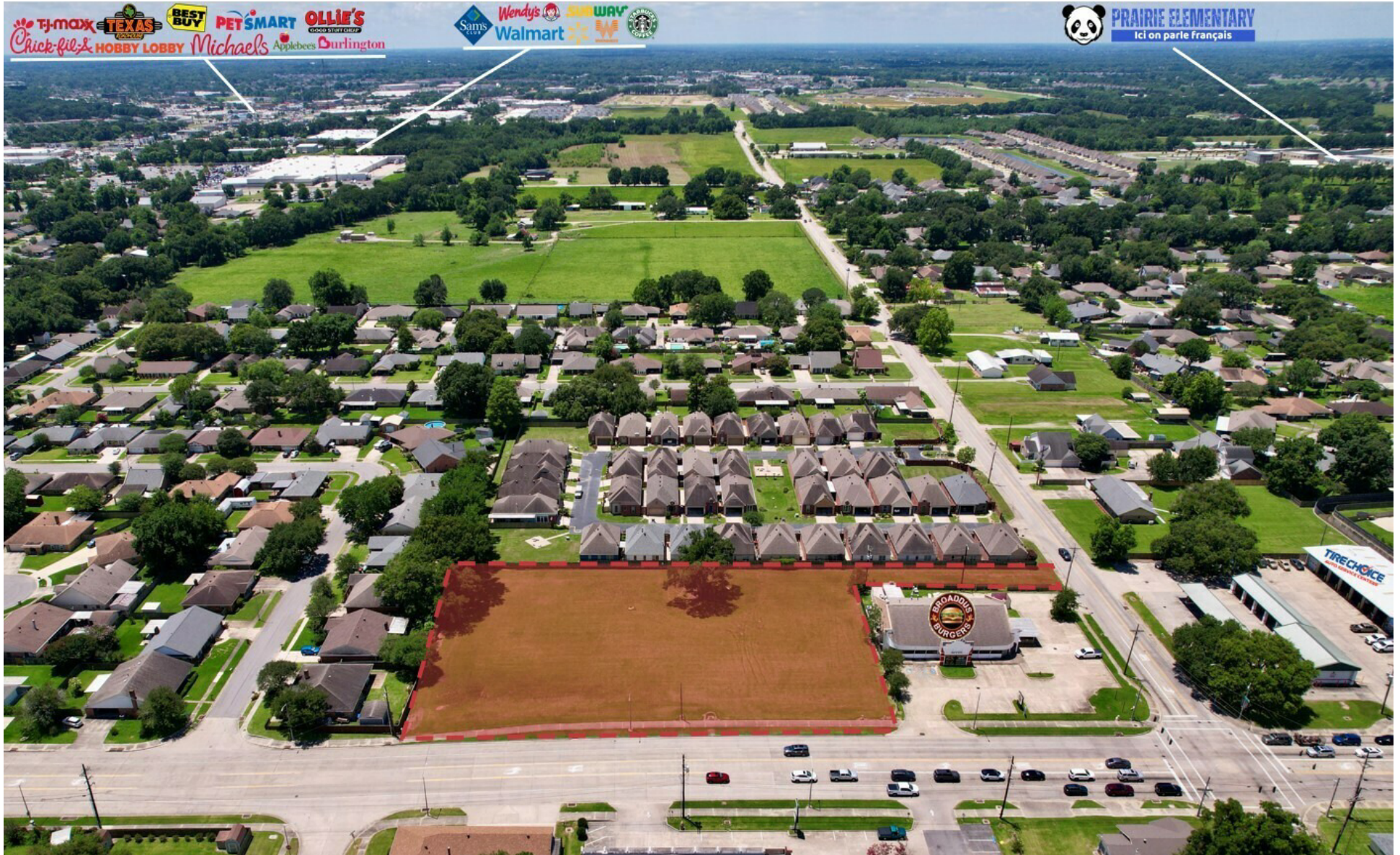


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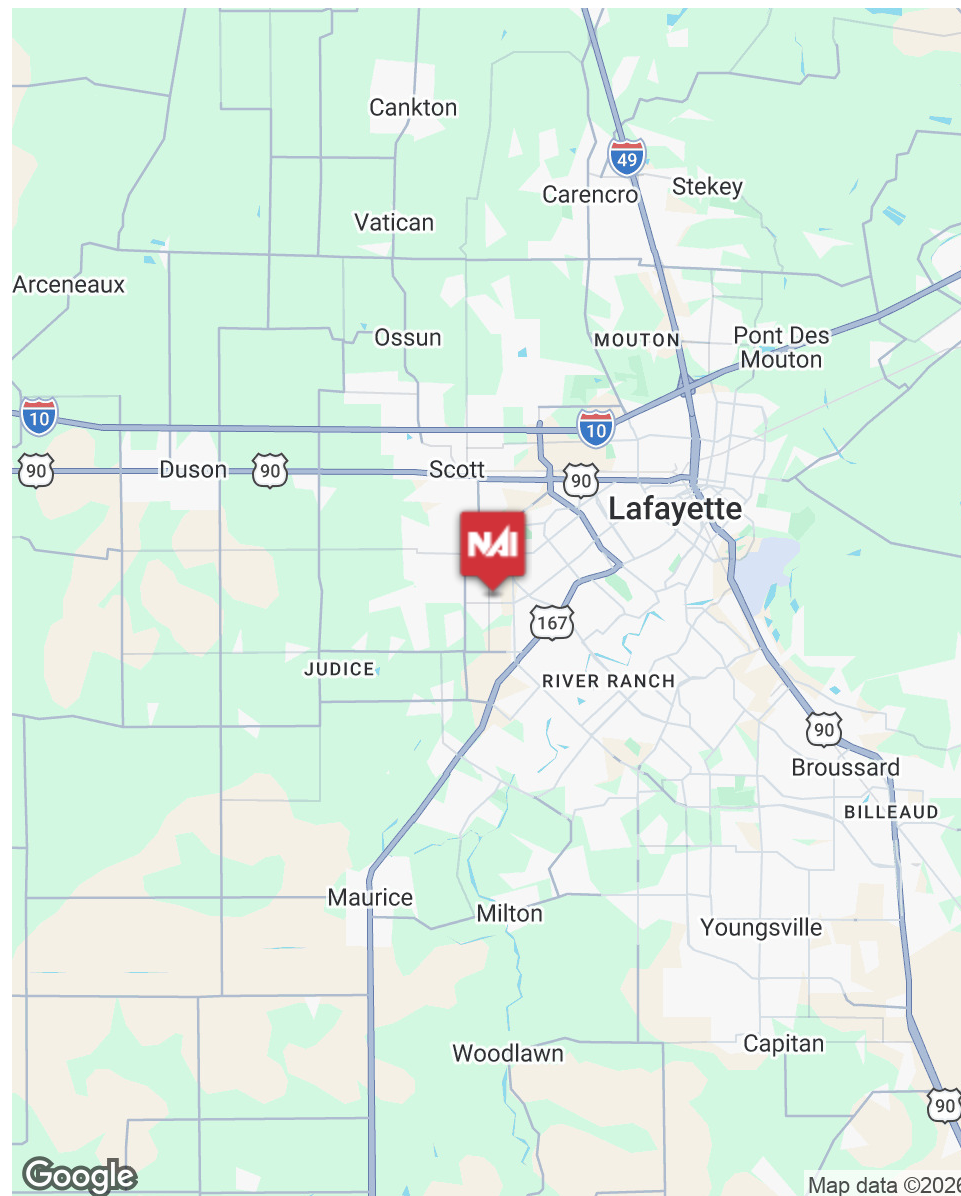
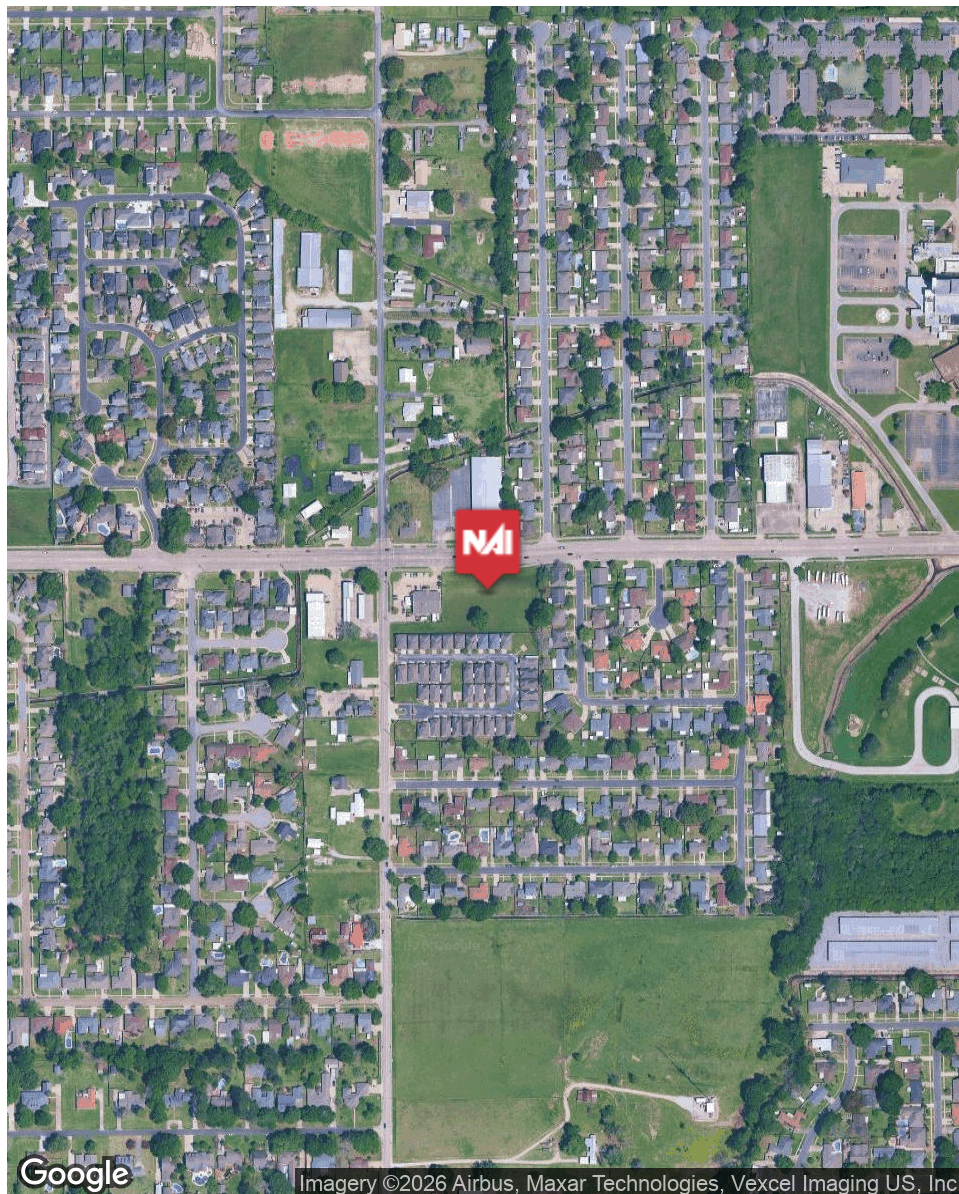
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SPENDING POWER

4517 W Congress St, Lafayette, Louisiana, 70506
Drive time of 10 minutes

KEY FACTS (2026)



68,409

Total Population



31,364

Total Households



\$65,259

Median Household
Income



37.7

Median Age



2.16

Average Household
Size



\$54,166

Median Disposable
Income



0.7%

2026-2031 Growth
Rate: Population



0.9%

2026-2031 Growth
Rate: Households



3.0%

2026-2031 Growth
Rate: Median HH Inc

TOTAL SPENT (2026)



\$66,649,555

Apparel/ Services



\$115,351,709

Food Away from Home



\$205,175,947

Health Care



\$110,340,418

Entertainment/ Recreation



\$515,645,409

Finance/ Insurance Sales



\$72,551,252

HH Furnishings/ Equipment



\$29,447,185

Personal Care Products/
Services



\$7,186,613

Large Appliance
Expenditures



Market Highlights

Population Momentum

The City of Lafayette is widely recognized as the hub of Acadiana, centrally positioned within a six-parish region that includes more than 600,000 consumers making up the Lafayette MSA. Celebrated for its distinctive Cajun heritage, Acadiana balances steady growth with irresistible charm. Lafayette Parish, which already houses more than 250,000 residents and is expected to exceed 261,000 by 2030, anchors the economy of South Louisiana. Crawfish boils, zydeco music, and headline festivals transform routine shopping trips into cultural adventures. Throughout the week merchants benefit as shoppers seeking retail, dining, health care, and entertainment push the daytime population beyond 277,000, filling lunch venues and evening checkout lines. With the intersection of interstates 10 and 49 in Lafayette shoppers and visitors alike enjoy an easy drive from Alexandria, Lake Charles, and the broader Gulf Coast. Lafayette remains the natural meeting point for commerce, culture, and an authentic Cajun experience.



Workforce & Talent Pipeline

Lafayette draws on a regional labor force of 264,000, giving retailers access to a deep bench of talent across sales, hospitality, and logistics. The University of Louisiana at Lafayette boosts this advantage with more than 19,000 students on campus each semester, supplying a steady flow of young consumers and service oriented workers who sharpen their skills through programs at the university, South Louisiana Community College, and the Louisiana Economic Development FastStart training initiative.

Purchasing Power



Retail momentum in Lafayette Parish shows no signs of slowing. In 2024 retail sales reached \$8.59 billion, a 1.52 percent year over year increase that proves consumer demand remains steady and resilient. That spending power is supported by a parish average disposable income of \$71,434, comfortably above the state average and giving households ample room for discretionary purchases.

Lifestyle & Visitor Magnet

The Cajundome and Convention Center, Louisiana's fourth largest arena with 13,500 seats, draws more than 450,000 ticketed visitors each year for concerts, Ragin' Cajuns basketball, and major conventions. Nearby, Moncus Park offers one hundred acres of urban green space where weekly farmers markets, festivals, and outdoor events invite residents from every corner of Acadiana. Adding to Lafayette's entertainment mix, Cajun Field at Our Lady of Lourdes Stadium is now in the midst of a \$65 million redevelopment that will deliver upgraded seating, enhanced amenities, and an elevated fan experience, promising even greater game day and event traffic for local businesses.



**Infrastructure
that moves
product
(and data)
fast**

Major employers such as Amazon, Stuller, Acadian Ambulance, VieMed, Ochsner Health, and CGI all see the value Lafayette's strategic location brings to their bottom line. Set where I-10 meets I-49, the parish offers same day truck routes to Houston, New Orleans, and Baton Rouge, along with Class 1 rail service, access to five Gulf Coast ports within 50 miles, and a modern regional airport that handled over 268,000 tons of cargo in 2024, allowing merchants to replenish inventory quickly. City owned LUS Fiber brings 10 gigabit service right to the storefront, giving retailers one of the nation's fastest and lowest cost broadband platforms for omnichannel transactions, point of sale security, and seamless back-office synchronization. Since 2020 Acadiana has added thousands of direct jobs and attracted more than \$1.6 billion dollars in new capital, surpassing its economic targets with signature projects such as SafeSource Direct personal protective equipment facilities and First Solar's module assembly plant.

Bottom Line for Retailers

Lafayette offers the fundamentals every retailer needs to grow: an ever-expanding customer base, above average disposable incomes, and a constant flow of visitors for every season. The city's position at the crossing of two major interstates, its Class One rail, and its high cargo capacity airport mean inventory can arrive overnight, while ten gigabit fiber keeps ecommerce platforms, point of sale systems, and inventory controls running at full speed. Together, these strengths make Lafayette the clear choice for retailers looking to expand in South Louisiana.

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For More Information:

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