

SUMMARY

FOR SALE

PROPERTY DESCRIPTION

Approximately ± 3.81 acres with ± 220 feet of frontage available along Curran Lane in Lafayette. The parcel provides a flexible development footprint with strong on-site visibility and direct access from Curran Lane, just off Ambassador Caffery Parkway.

The property benefits from close proximity to Lafayette's dominant retail trade area and is minutes from the signalized intersection of Johnston Street and Ambassador Caffery Parkway.

The surrounding area features a dense concentration of national retailers and daily-use amenities, including Walmart, Sam's Club, and Home Depot, along with high-performing restaurant concepts such as Chick-fil-A and Starbucks, driving steady traffic throughout the day.

Zoned CH (Commercial Heavy), the property allows for a wide range of commercial uses, making it suitable for retail, service, or mixed commercial development.

AVAILABILITY

- ± 3.81 Acres

PRICE

- \$350,000

NEARBY RETAIL

Walmart Supercenter, Sam's Club, Albertsons, AT&T, Hobby Lobby, GameStop, and Burlington

TRAFFIC COUNT (ADT 2025)

- On Ambassador Caffery Pkwy: 41,679
- On Curran Ln: 3,805

AERIAL

SURVEY

DEMOGRAPHICS



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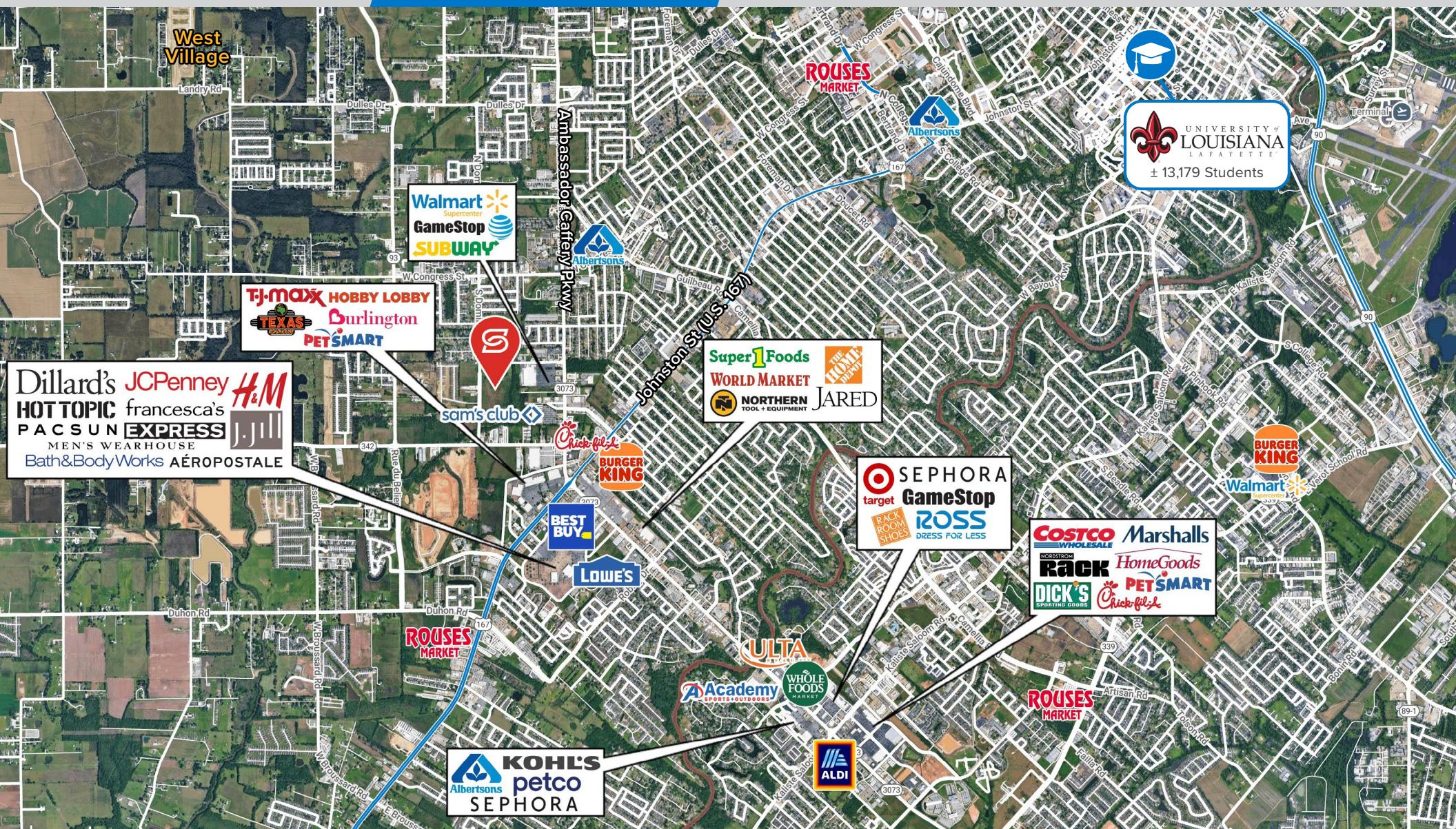
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211 CURRAN LANE

COMMERCIAL LAND OPPERTUNITY

211 Curran Ln, Lafayette, LA 70506

AERIAL

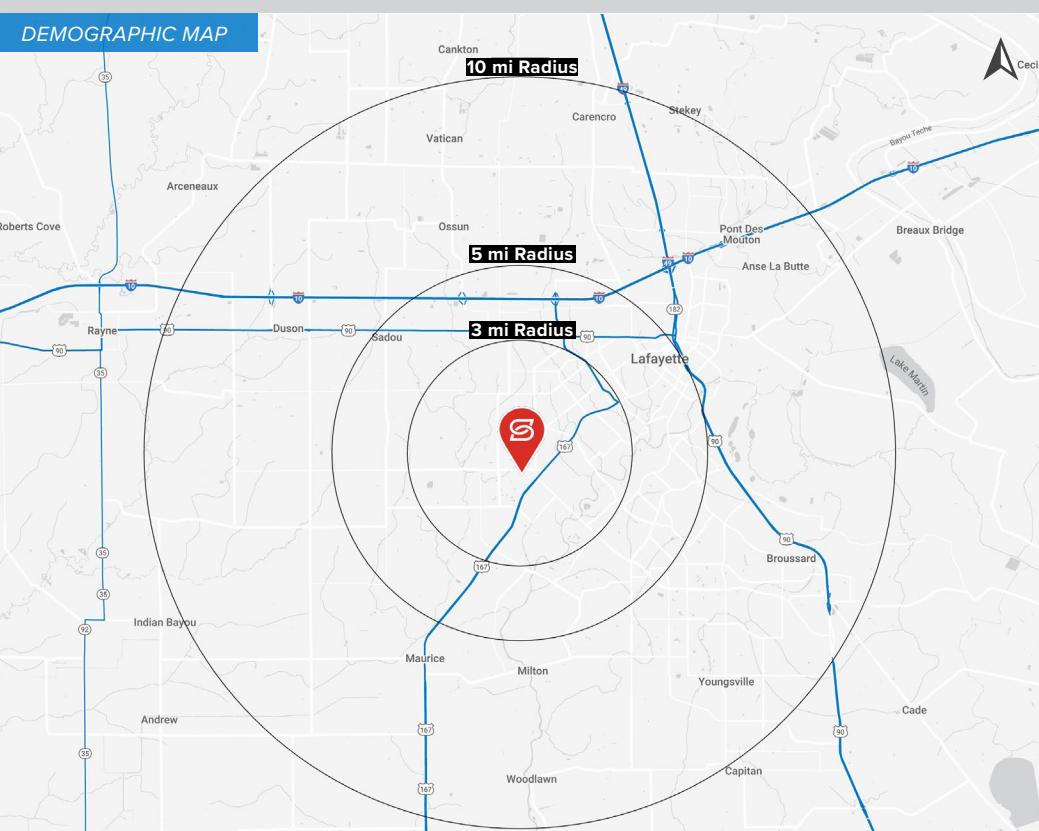


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Member of
 RETAIL BROKERS NETWORK

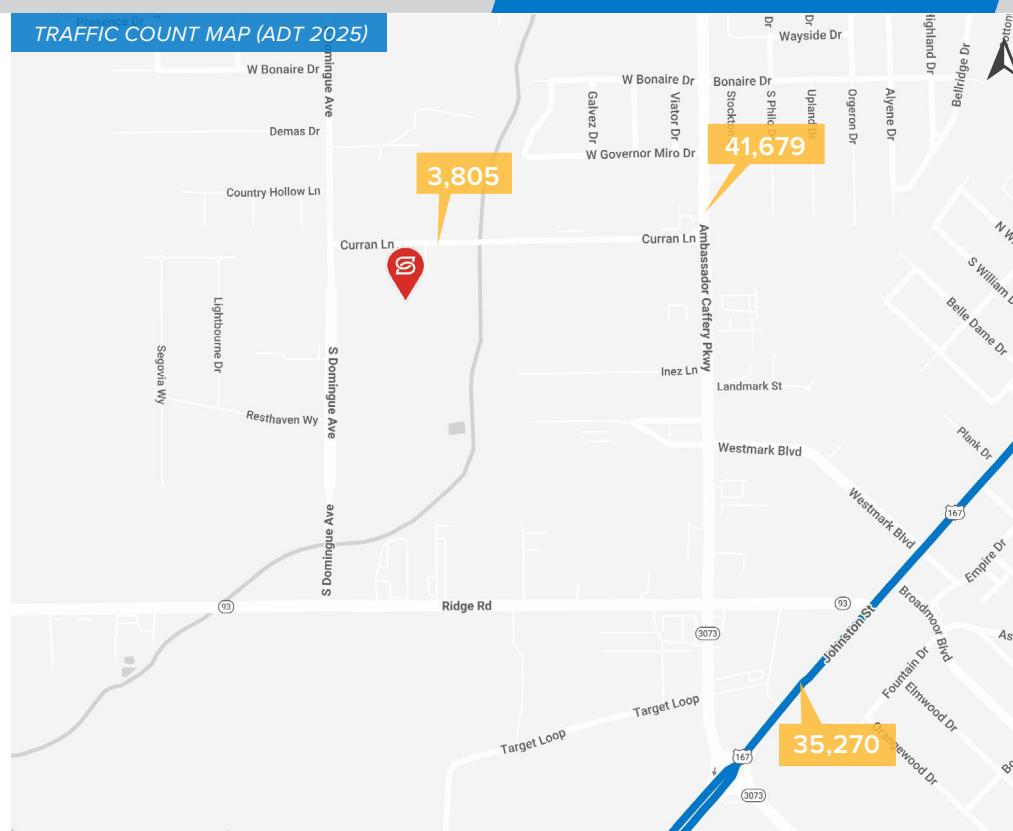
SUMMARY

DEMOGRAPHIC MAP



AERIAL

TRAFFIC COUNT MAP (ADT 2025)



SURVEY

DEMOGRAPHICS



POPULATION

3 MI
59,254

5MI
125,100

10 MI
256,009



AVG. HH INCOME

3 MI
110,340

5MI
108,399

10 MI
100,437



HOUSEHOLDS

3 MI
26,456

5MI
54,630

10 MI
105,512