



Ambassador Caffery Pkwy

..... OFFERING MEMORANDUM

THE GLEN AT AMBASSADOR CAFFERY

7700 Ambassador Caffery Pkwy, Broussard, LA 70518

Marcus & Millichap

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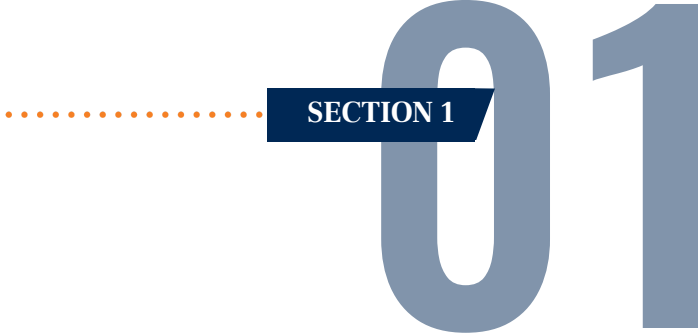
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SECTION 1

EXECUTIVE SUMMARY

Property Details & Highlights

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THE GLEN

PROPERTY DETAILS & HIGHLIGHTS

Development Name	The Glen at Ambassador Caffery Pkwy
Development Type	Land
Address	7700 Ambassador Caffery Pkwy
Total List Price	\$12,000,000
Total Acreage	+/- 53 Acres (2,336,689 SF)
Residential Acreage	+/- 36 Acres
Commercial Acreage	+/- 17 Acres
# of Residential Parcels	2
# of Commercial Parcels	4
Traffic Count	10,000 VPD

The Glen at Ambassador Caffery presents a rare opportunity to acquire a large-scale assembled development tract totaling ±53.64 acres (per 2016 boundary survey) along Broussard’s primary growth corridor. The site offers prominent frontage along Ambassador Caffery Parkway and benefits from an existing boundary survey suitable for immediate marketing and preliminary planning discussions. The assemblage supports a ±36-acre proposed residential development footprint toward the interior, with additional frontage-oriented parcels positioned for proposed commercial outparcels.

Ownership reports the corridor frontage has been materially de-risked through prior roadway and substantial investment in site infrastructure, including approximately \$5.5 million in roadway and related improvements. Third-party corridor materials indicate an orientation toward modern commercial uses (retail, office, and service), and utilities are identified as available in the immediate area (buyer to verify capacity, location, and serviceability by parcel).

The tract’s scale and configuration support multiple executable strategies—ranging from subdivided pad development along the corridor to residential or multifamily concepts toward the rear—allowing a buyer to phase capital and align product type with market demand. With limited offerings of this size along the Ambassador Caffery corridor, The Glen provides a compelling platform for developers seeking visibility, flexibility, and long-term optionality in one of Acadiana’s most active submarkets.



- ±53.64-acre assembled development tract (“The Glen at Ambassador Caffery”)
- Strategic frontage along Ambassador Caffery Parkway in Broussard—one of Acadiana’s most active growth corridors, commonly cited as one of Louisiana’s fastest-growing municipalities.
- Significant seller investment (~\$5.5MM) into roadway and infrastructure improvements.
- Assemblage offers flexible mixed-use potential (frontage commercial/QSR; rear positioned for residential concepts).
- “Corridor context” zoning supports a blend of retail, office, service, and business uses (CA – Ambassador Caffery District; verify for full assemblage).
- Ability to position as phased or subdivided development
- Nearby Development: A multifamily project is reported to be planned/underway across the parkway, supporting long term residential demand.
- Seller may consider a joint-venture structure for a multifamily program with a qualified developer, subject to negotiation and Seller approval.

SECTION 2

PROPERTY INFORMATION

Property Details
Boundary Plat
Louisiana DOTD Driveway Permit Exhibit
Regional Map
Local Map

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THE GLEN

PROPERTY DETAILS

PROPERTY SUMMARY

Assessors Parcel Number	6153633
Zoning	CA
Opportunity Zone	No
Frontage	Ambassador Caffery Parkway
Flood Plain	Flood Zone X

SITE DESCRIPTION

Lot Size SF	2,336,689
Price/SF	\$5.14
Lot Size Acres	53.64
Price/Acres	\$223,701
Traffic Count	10,000 VPD

PUBLIC UTILITIES

Sanitary Sewer	City of Broussard
Potable Water	City of Broussard
Gas	CenterPoint

TRACTS/PARCELS (PER BOUNDARY PLAT)

Tract 1	5.416 Acres
Parcel A	18.686 Acres
Parcel B	1.192 Acres
Parcel C	15.073 Acres
Parcel D	11.418 Acres
Tract 1B	1.858 Acres
Total	53.64 Acres



DOTD ACCEPTED
9/20/21
PERMIT # 03034417 & 03034338



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CONSTRUCTION PLANS FOR
THE GLENN AT AMBASSADOR CAFFERY
LA HWY 3073 (AMB. CAFFERY) TURNING IMPROVEMENTS

CITY OF BROUSSARD
LAFAYETTE PARISH, LOUISIANA

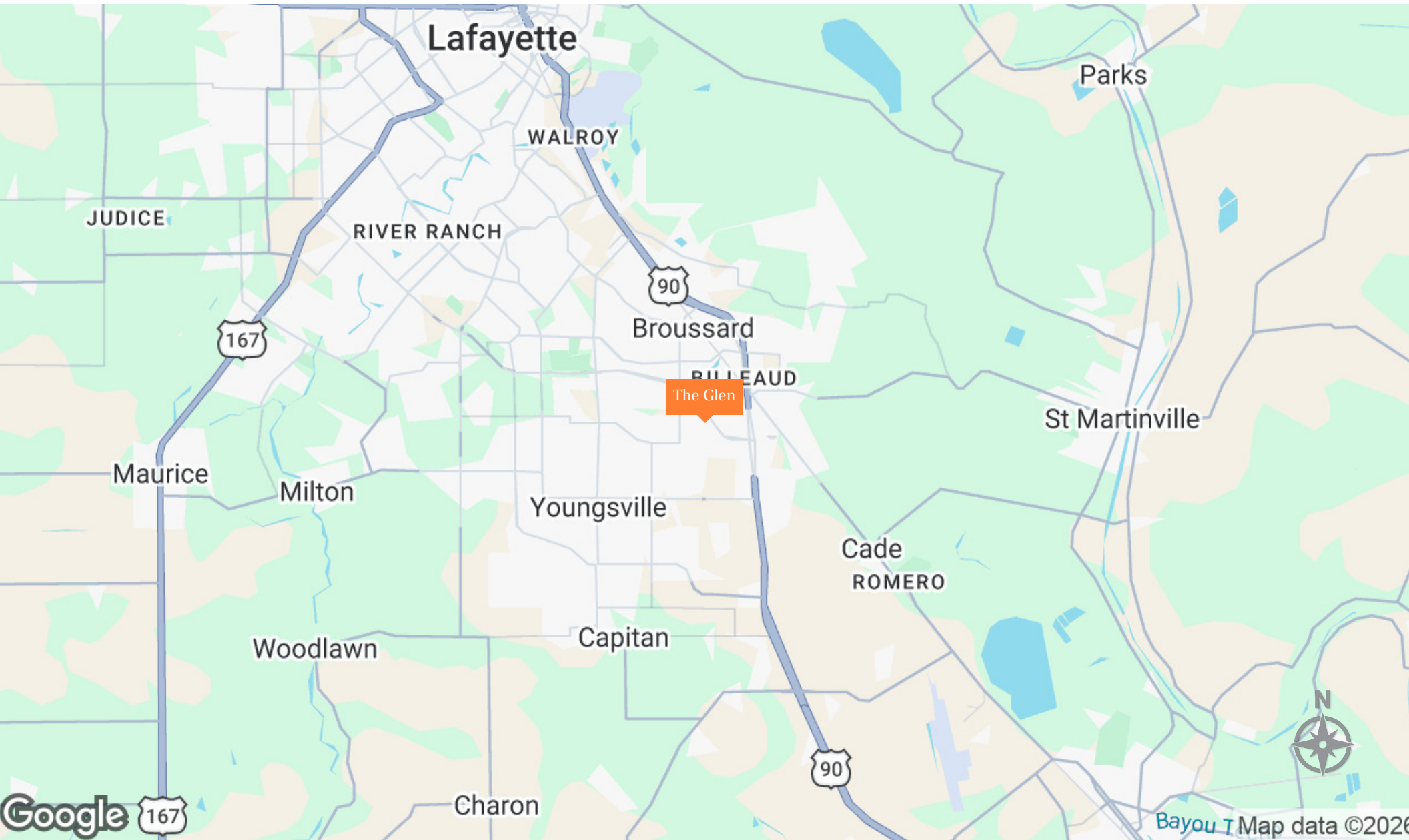


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DRAWN	BLS
CHECKED	WVP
SCALE	1"=200'
DATE	10/29/2020
SPEC PROJECT NO.	14-070
SHEET	C1.0

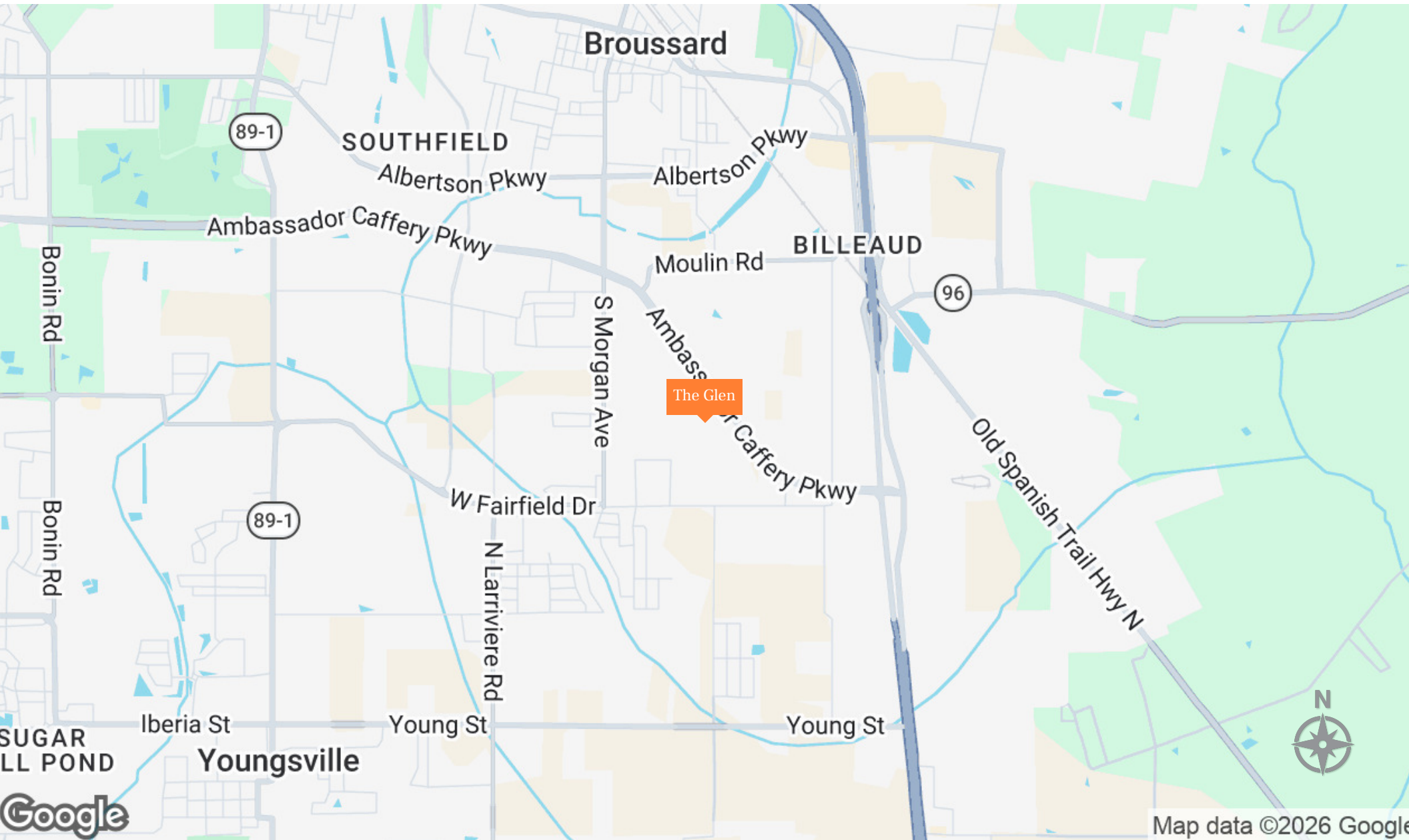
THE GLEN

REGIONAL MAP

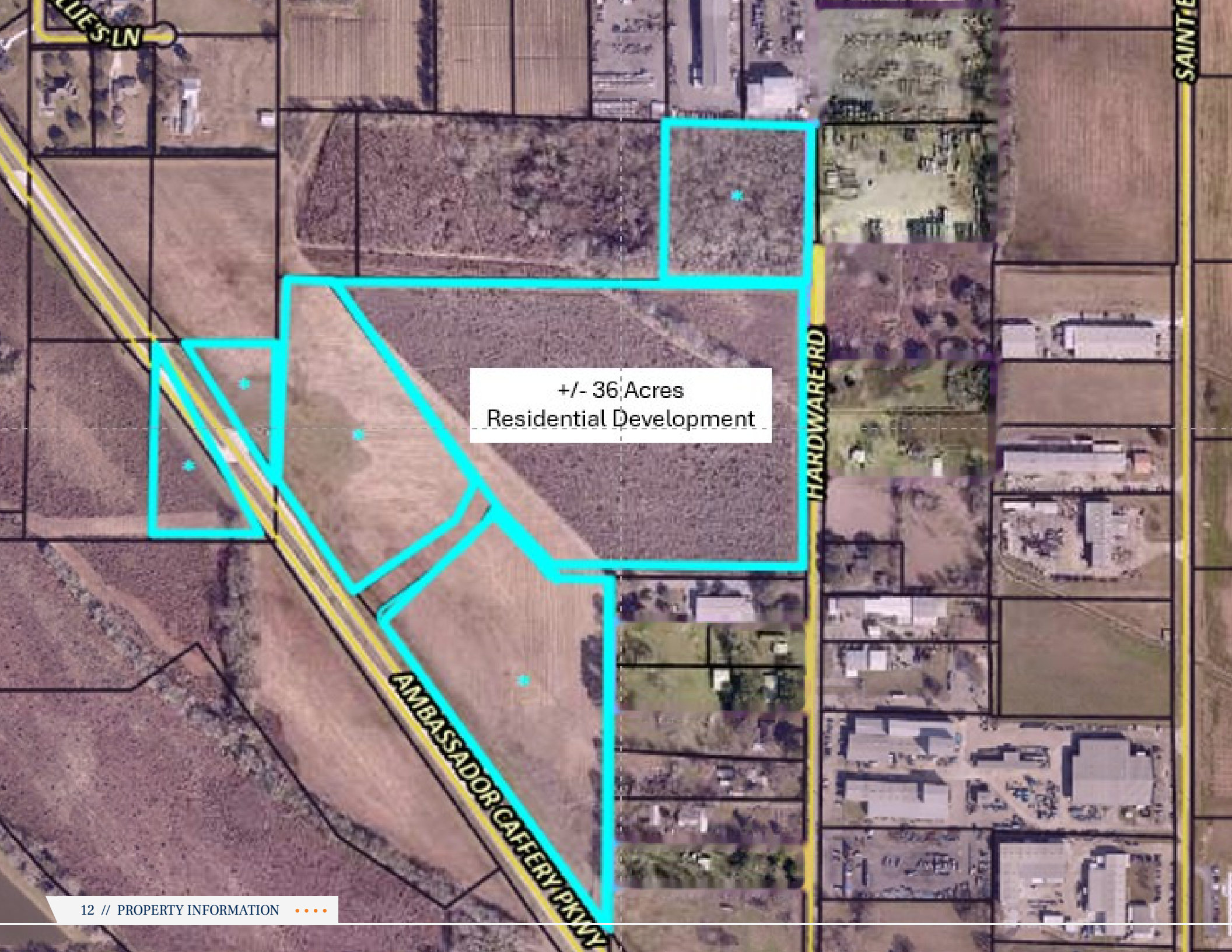


THE GLEN

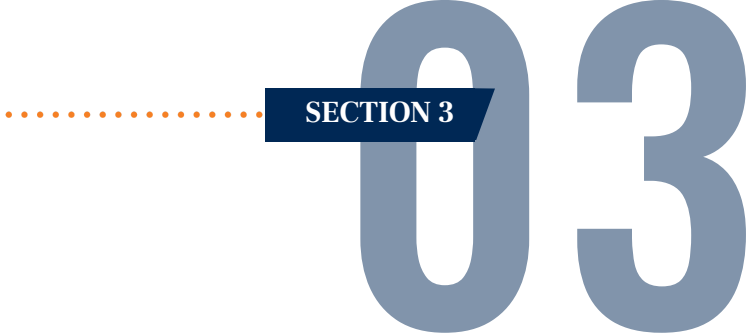
LOCAL MAP



Map data ©2026 Google



+/- 36 Acres
Residential Development



SECTION 3



MARKET OVERVIEW

Market Overview
Demographics
Broker of Record

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THE GLEN

MARKET OVERVIEW

LAFAYETTE, LA

Lafayette, situated in southwestern Louisiana, is considered the epicenter of Cajun culture. The largest and most populous portion of French Louisiana's Acadiana region, the metro is known for its Cajun and Creole cuisine, entertainment and Zydeco music. It is a hub for in-state trade, as Lafayette lies an hour west of Baton Rouge and roughly 130 miles from New Orleans. Metro population growth of 12,000 residents is expected in the next five years, spread between the Acadia, Iberia, Lafayette, St. Martin and Vermilion areas.

ECONOMY

- Oil field service companies maintain a sizable local presence. Frank's International, Island Operating Co., WHC, Schlumberger and Baker Hughes all maintain payrolls of up to 1,000 workers each.
- Lafayette is home to Stuller, the world's largest jewelry and setting manufacturer. The company employs more than 1,600 people.
- While the metro's oil industry has faced challenges in the past, employment in education and health care has provided support to the local economy. Lafayette General Health and Lafayette Parish School System account for a large portion of the jobs in this sector.

QUICK FACTS



POPULATION
483K
Growth 2024-2029*
2.5%



HOUSEHOLDS
198K
Growth 2024-2029*
3.2%



MEDIAN AGE
38.0
U.S. Median:
39.0



MEDIAN HOUSEHOLD INCOME
\$59,700
U.S. Median:
\$76,100

* Forecast



METRO HIGHLIGHTS



FRENCH CONNECTION

Lafayette maintains a Cajun population — descendants of French colonists expelled from Eastern Canada's Maritime Provinces during the 18th century.



RAGIN' CAJUNS

The metro is home to the University of Louisiana at Lafayette. The college is the state's second largest, with a student population of around 19,200.



ENERGY INDUSTRY

The region's oil fields are a primary economic driver, underscored by the prolonged conflict in Eastern Europe and its effects on global energy markets.

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

POPULATION	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Population	3,674	27,134	65,011
2025 Estimate			
Total Population	3,462	26,205	61,642
2020 Census			
Total Population	3,074	24,656	55,586
2010 Census			
Total Population	1,649	17,187	42,503
Daytime Population			
2025 Estimate	3,081	28,626	59,775
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Households	1,230	10,167	25,135
2025 Estimate			
Total Households	1,165	9,791	23,749
Average (Mean) Household Size	2.9	2.7	2.6
2020 Census			
Total Households	1,041	9,070	21,092
2010 Census			
Total Households	549	6,362	16,069

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2025 Estimate			
\$250,000 or More	2.9%	6.5%	6.2%
\$200,000-\$249,999	1.7%	3.1%	2.9%
\$150,000-\$199,999	19.8%	15.2%	11.4%
\$125,000-\$149,999	10.5%	8.9%	9.0%
\$100,000-\$124,999	13.3%	11.0%	12.9%
\$75,000-\$99,999	15.3%	12.2%	11.6%
\$50,000-\$74,999	15.9%	15.4%	14.7%
\$35,000-\$49,999	7.1%	8.7%	10.1%
\$25,000-\$34,999	3.2%	6.9%	8.4%
\$15,000-\$24,999	5.0%	4.9%	5.9%
Under \$15,000	5.3%	7.1%	6.7%
Average Household Income	\$107,821	\$110,790	\$105,843
Median Household Income	\$95,599	\$93,122	\$87,993
Per Capita Income	\$37,562	\$41,219	\$40,235

POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2025 Estimate	3,462	26,205	61,642
0 to 4 Years	8.6%	7.9%	7.4%
5 to 14 Years	15.3%	15.0%	15.1%
15 to 17 Years	4.0%	4.2%	4.2%
18 to 19 Years	2.2%	2.2%	2.2%
20 to 24 Years	3.9%	4.3%	4.6%
25 to 29 Years	6.1%	5.7%	6.0%
30 to 34 Years	10.3%	8.9%	8.3%
35 to 39 Years	9.0%	8.6%	8.3%
40 to 49 Years	15.3%	14.1%	14.4%
50 to 59 Years	10.6%	10.9%	11.3%
60 to 64 Years	5.0%	5.5%	5.7%
65 to 69 Years	4.3%	4.9%	4.8%
70 to 74 Years	2.5%	3.5%	3.4%
75 to 79 Years	1.4%	2.2%	2.2%
80 to 84 Years	0.7%	1.2%	1.2%
Age 85+	0.5%	1.0%	0.9%
Median Age	35.0	36.0	37.0

POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population 25+ by Education Level			
2025 Estimate Population Age 25+	2,282	17,408	41,020
Elementary (0-8)	0.7%	2.9%	2.0%
Some High School (9-11)	2.3%	5.1%	5.9%
High School Graduate (12)	21.8%	24.2%	24.9%
Some College (13-15)	29.8%	24.7%	22.1%
Associate Degree Only	8.2%	6.3%	5.9%
Bachelor's Degree Only	31.4%	27.7%	28.7%
Graduate Degree	5.9%	9.0%	10.5%
HOUSING UNITS			
Occupied Units			
2030 Projection	1,298	10,855	27,180
2025 Estimate	1,229	10,457	25,680
Owner Occupied	1,124	8,036	18,651
Renter Occupied	79	1,760	5,092
Vacant	64	666	1,931
Persons in Units			
2025 Estimate Total Occupied Units	1,165	9,791	23,749
1 Person Units	15.1%	20.7%	23.1%
2 Person Units	31.1%	32.6%	32.8%
3 Person Units	21.5%	19.2%	17.9%
4 Person Units	20.3%	18.8%	17.8%
5 Person Units	9.2%	6.5%	6.2%
6+ Person Units	2.8%	2.2%	2.3%



POPULATION

In 2025, the population in your selected geography is 61,642. The population has changed by 45.03 percent since 2010. It is estimated that the population in your area will be 65,011 five years from now, which represents a change of 5.5 percent from the current year. The current population is 49.3 percent male and 50.7 percent female. The median age of the population in your area is 37.0, compared with the U.S. average, which is 40.0. The population density in your area is 785 people per square mile.



HOUSEHOLDS

There are currently 23,749 households in your selected geography. The number of households has changed by 47.79 percent since 2010. It is estimated that the number of households in your area will be 25,135 five years from now, which represents a change of 5.8 percent from the current year. The average household size in your area is 2.6 people.



INCOME

In 2025, the median household income for your selected geography is \$87,993, compared with the U.S. average, which is currently \$78,171. The median household income for your area has changed by 48.27 percent since 2010. It is estimated that the median household income in your area will be \$101,524 five years from now, which represents a change of 15.4 percent from the current year.

The current year per capita income in your area is \$40,235, compared with the U.S. average, which is \$41,680. The current year's average household income in your area is \$105,843, compared with the U.S. average, which is \$103,571.



EMPLOYMENT

In 2025, 32,950 people in your selected area were employed. The 2010 Census revealed that 65.6 percent of employees are in white-collar occupations in this geography, and 21.2 percent are in blue-collar occupations. In 2025, unemployment in this area was 4.0 percent. In 2010, the average time traveled to work was 24.00 minutes.



HOUSING

The median housing value in your area was \$272,718 in 2025, compared with the U.S. median of \$333,538. In 2010, there were 12,278.00 owner-occupied housing units and 3,793.00 renter-occupied housing units in your area.



EDUCATION

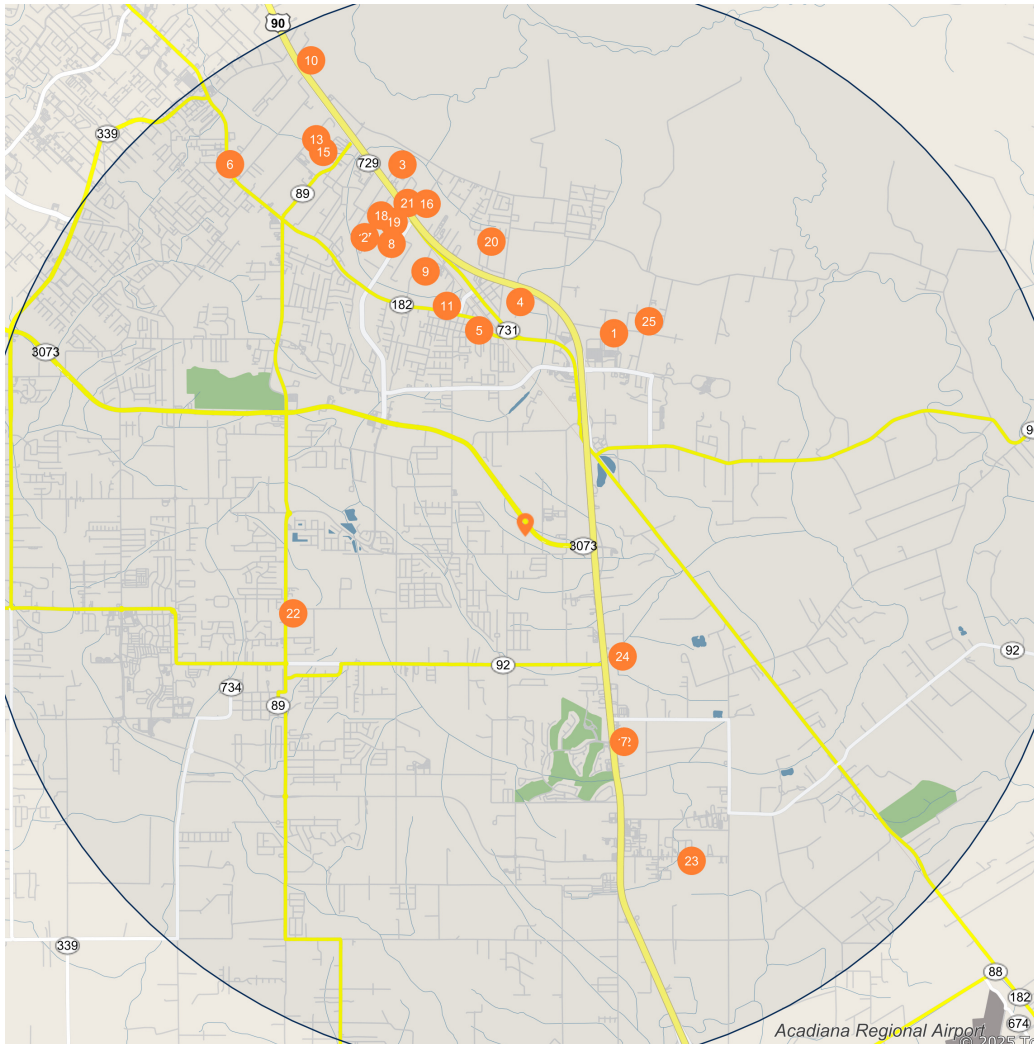
The selected area in 2025 had a lower level of educational attainment when compared with the U.S. averages. 38.5 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.7 percent, and 5.9 percent completed a bachelor's degree, compared with the national average of 21.2 percent.

The number of area residents with an associate degree was higher than the nation's at 17.1 percent vs. 8.8 percent, respectively.

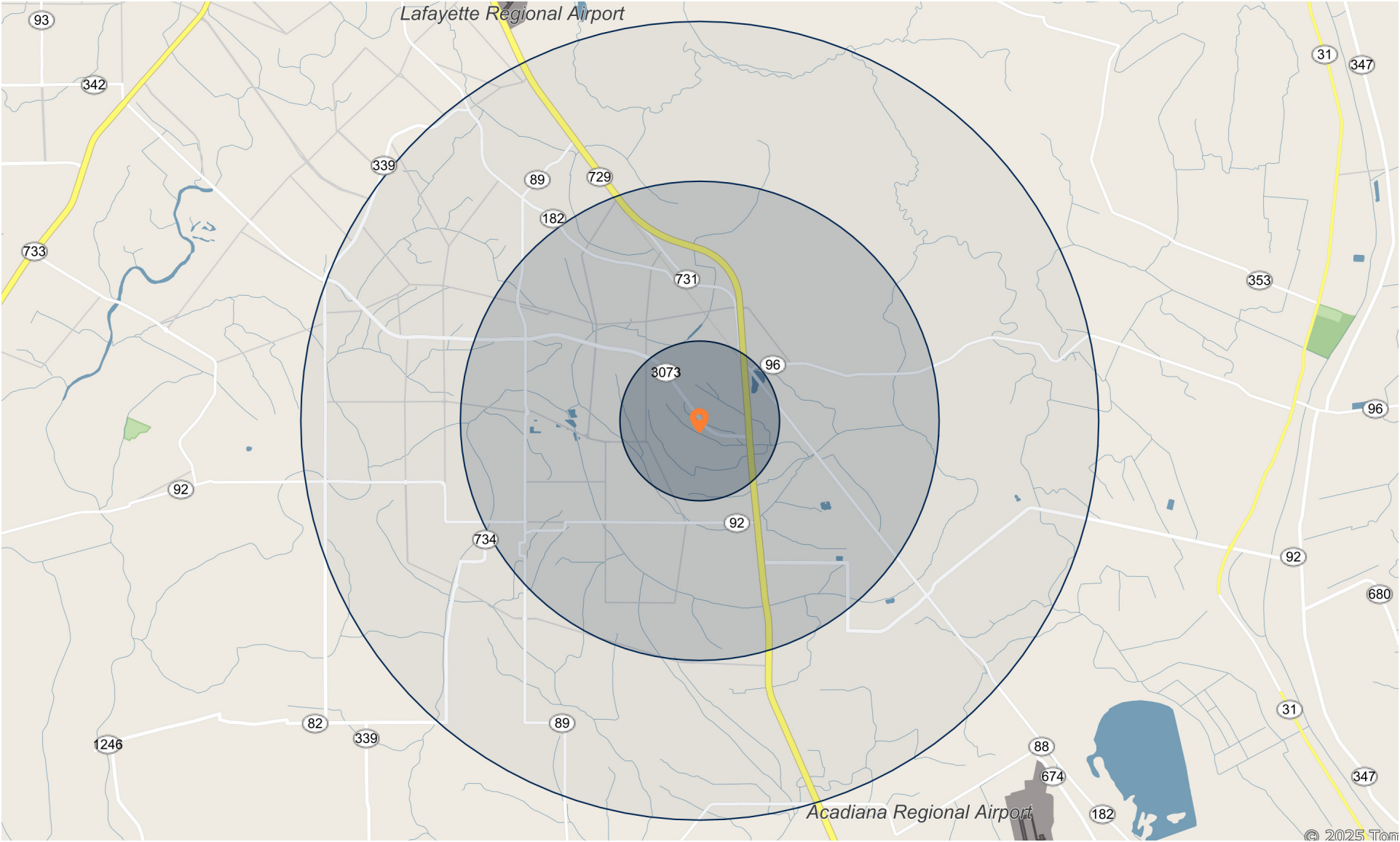
The area had fewer high-school graduates, 2.1 percent vs. 26.1 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 29.9 percent in the selected area compared with the 19.6 percent in the U.S.

THE GLEN

DEMOGRAPHICS



Major Employers		Employees
1	Capital-311 LLC-	801
2	Whc LLC-Whc Energy Services	669
3	Asv Global LLC-L3 Asv	600
4	Versa Integrity Group La Inc-	525
5	Hub Legacy LLC-	500
6	Compass Group Usa Inc-	482
7	U S Weatherford L P-Weathrford Artfl Lifts Systems	300
8	Electrcal Instrmntntion Unlmted-E I U	300
9	Sysco USA II LLC-Doerle Food Service	260
10	Southwest La Elc Mmbrship Corp-S L E M C O	250
11	Diocese of Lafayette-St Cecilia School	221
12	U S Weatherford L P-	214
13	Linear Controls Inc-	200
14	U S Weatherford L P-Weatherford International	198
15	U S Weatherford L P-	181
16	Sun Coast Resources Inc-	177
17	Whc LLC-Whc Energy Services	172
18	Kent Colligan-Southern Specialties	150
19	Siemens Energy Inc-Siemens Water Solutions	150
20	U S Weatherford L P-Hpi	148
21	U S Weatherford L P-Weatherford Completion	148
22	Traco Production Services Inc-Quality	137
23	Life Line Technologies LLC-Xstreme MD	135
24	Loadmaster Derrick & Equipment-Loadmaster Industries	125
25	Bilfinger Salamis Inc-	125



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BROKER OF RECORD

STEVE GREER

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