



# 29.14 Acres @ Ambassador & Bertrand

LAND FOR SALE

1100 Blk Ambassador Caffery Parkway Lafayette, LA 70506

Mamie Hightower | 337.789.3802 | [mhightower@beaibox.com](mailto:mhightower@beaibox.com)

Monty Warren, SIOR | 337.233.1488 | [mwarren@beaibox.com](mailto:mwarren@beaibox.com)



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### PROPERTY DESCRIPTION



### Property Description

Prime land investment opportunity in Lafayette with excellent proximity to I-10 and I-49. The location offers easy access to key services, amenities and major transportation routes, positioning it as a strategic asset for development. The property has 1,009' of frontage on Ambassador Caffery and 783' of frontage on Cameron Street, offering ample and flexible access options for a variety of development projects. The site is level and falls within flood zones A & X. Power, water and sewer are on site and provided by LUS and on site gas service is provided by Atmos. Seller has an ALTA survey, wetlands determination and other reports on the property. This is a premier industrial or mixed use commercial development site.

### Location Description

Offering Summary Sale Price - \$3,800,000

Lot Size - 29.14 acres

Zoning - Light Industrial

Located approximately 1.16 miles from I-10

**Mamie Hightower**

337.789.3802

[mhightower@beaibox.com](mailto:mhightower@beaibox.com)

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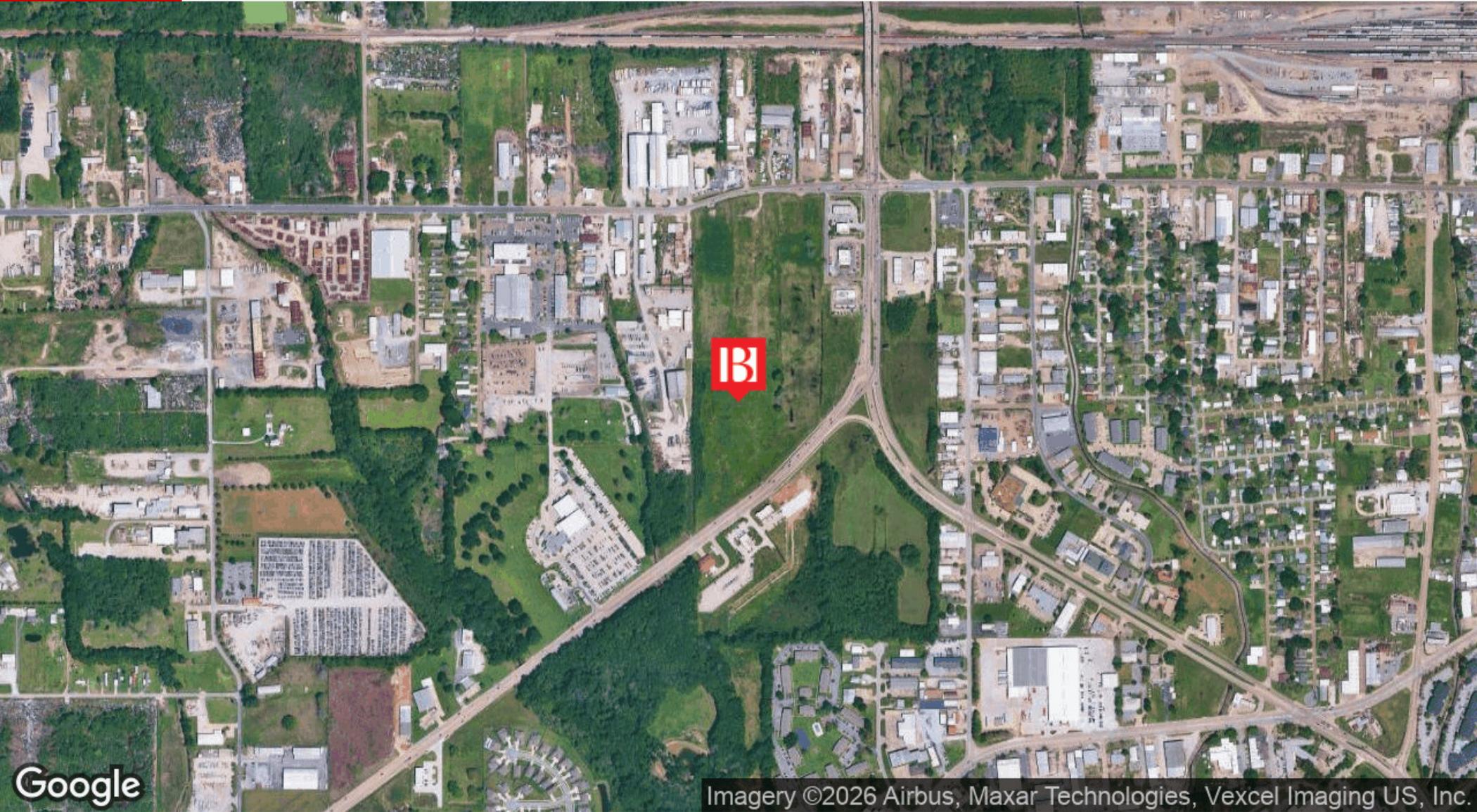
[mwarren@beaibox.com](mailto:mwarren@beaibox.com)

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AERIAL MAP



**Mamie Hightower**  
337.789.3802  
mhightower@beaibox.com

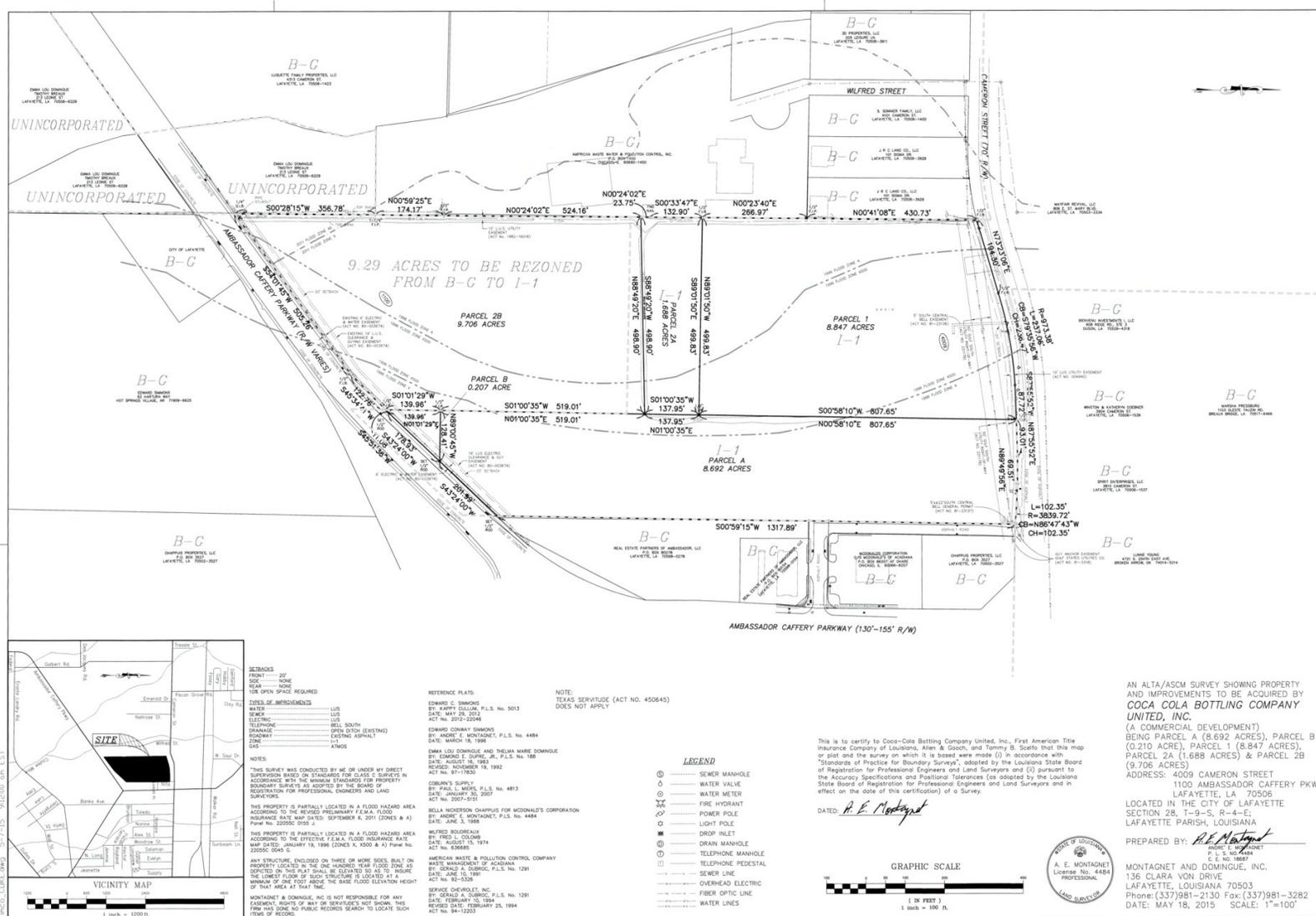
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mwarren@beaibox.com

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**SURVEY**



AN ALTA/ASCM SURVEY SHOWING PROPERTY AND IMPROVEMENTS TO BE ACQUIRED BY COCA COLA BOTTLING COMPANY UNITED, INC. (A COMMERCIAL DEVELOPMENT) BEING PARCEL A (8.692 ACRES), PARCEL B (0.210 ACRES), PARCEL 1 (8.847 ACRES), PARCEL 2A (1.688 ACRES) & PARCEL 2B (9.706 ACRES) ADDRESS: 4009 CAMERON STREET 1100 AMBASSADOR CAFFERY PKWY LAFAYETTE, LA 70506 LOCATED IN THE CITY OF LAFAYETTE SECTION 28, T-0-S, R-4-E, LAFAYETTE PARISH, LOUISIANA

PREPARED BY: *R.E. Montagnet*  
 R. E. MONTAGNET  
 C.E. No. 1887  
 PROFESSIONAL ENGINEER  
 MONTAGNET AND DOMINGUE, INC.  
 136 CLARA VON DRIVE  
 LAFAYETTE, LOUISIANA 70503  
 Phone: (337)981-2130 Fax: (337)981-3282  
 DATE: MAY 18, 2015 SCALE: 1"=100'

**Mamie Hightower**  
 337.789.3802  
 mhightower@beaubox.com

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 mwarren@beaubox.com

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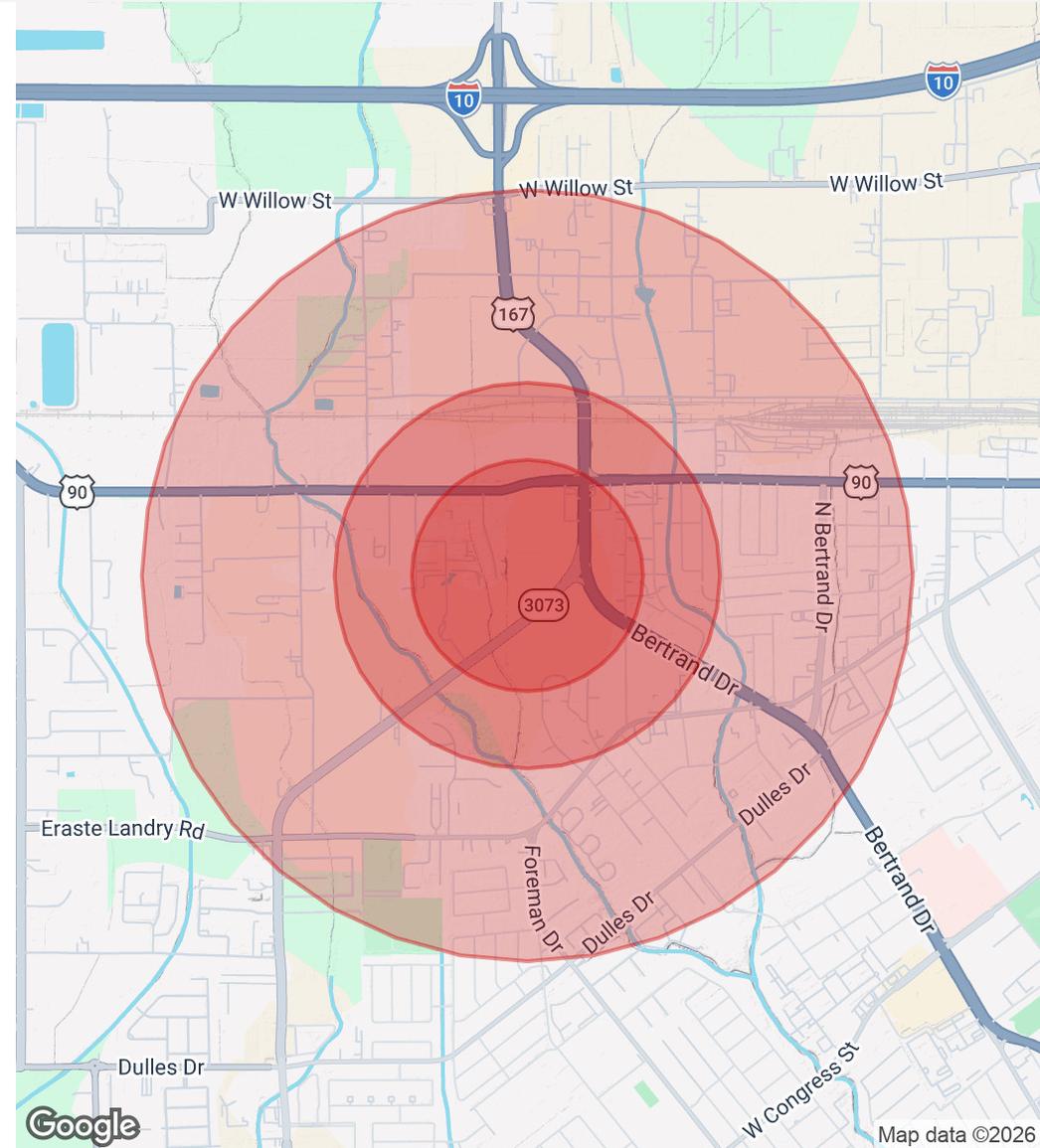
### DEMOGRAPHICS MAP & REPORT

<b>Population</b>	<b>0.3 Miles</b>	<b>0.5 Miles</b>	<b>1 Mile</b>
Total Population	48	548	5,015
Average Age	34	35	38
Average Age (Male)	34	35	36
Average Age (Female)	34	35	39

<b>Households &amp; Income</b>	<b>0.3 Miles</b>	<b>0.5 Miles</b>	<b>1 Mile</b>
Total Households	25	276	2,237
# Of Persons Per HH	1.9	2	2.2
Average HH Income	\$35,439	\$35,218	\$49,218
Average House Value	\$195,119	\$171,657	\$169,588

*Demographics data derived from AlphaMap*



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