



# 29.14 Acres @ Ambassador & Bertrand

LAND FOR SALE



1100 Blk Ambassador Caffery Parkway Lafayette, LA 70506

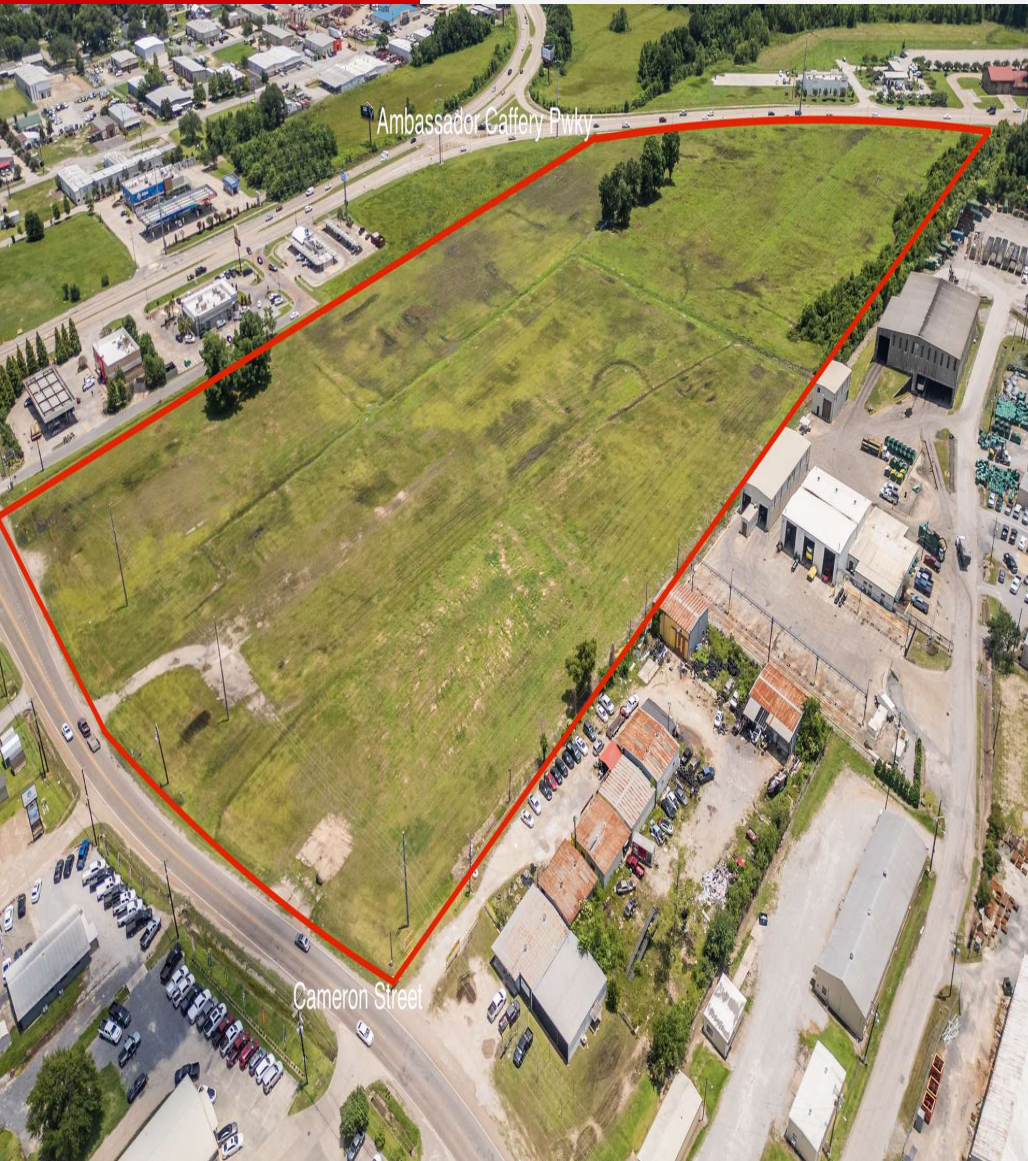
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## PROPERTY DESCRIPTION



### 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.

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

Lot Size - 29.14 acres

Zoning - Light Industrial

Located approximately 1.16 miles from I-10

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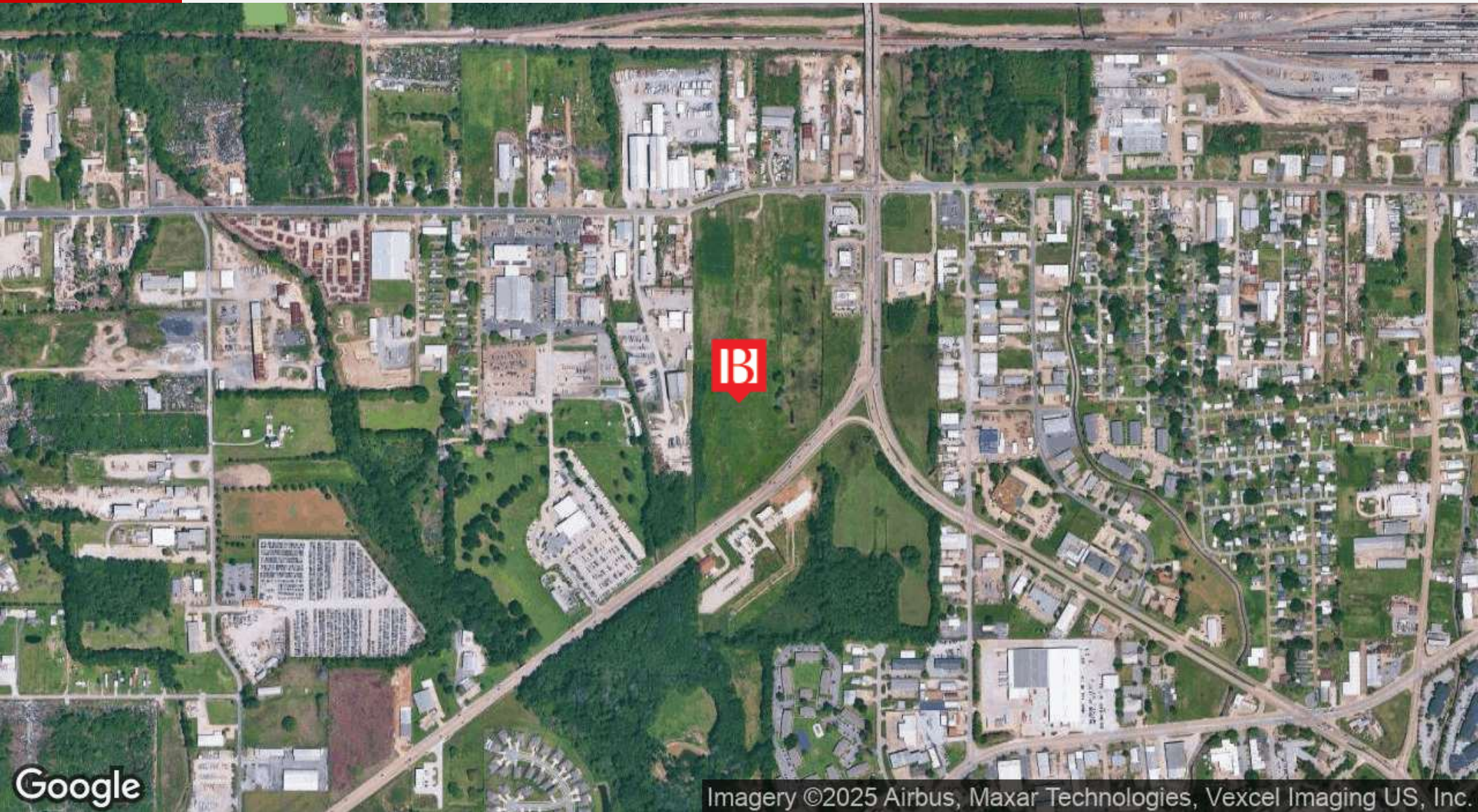
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AERIAL MAP



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## SURVEY



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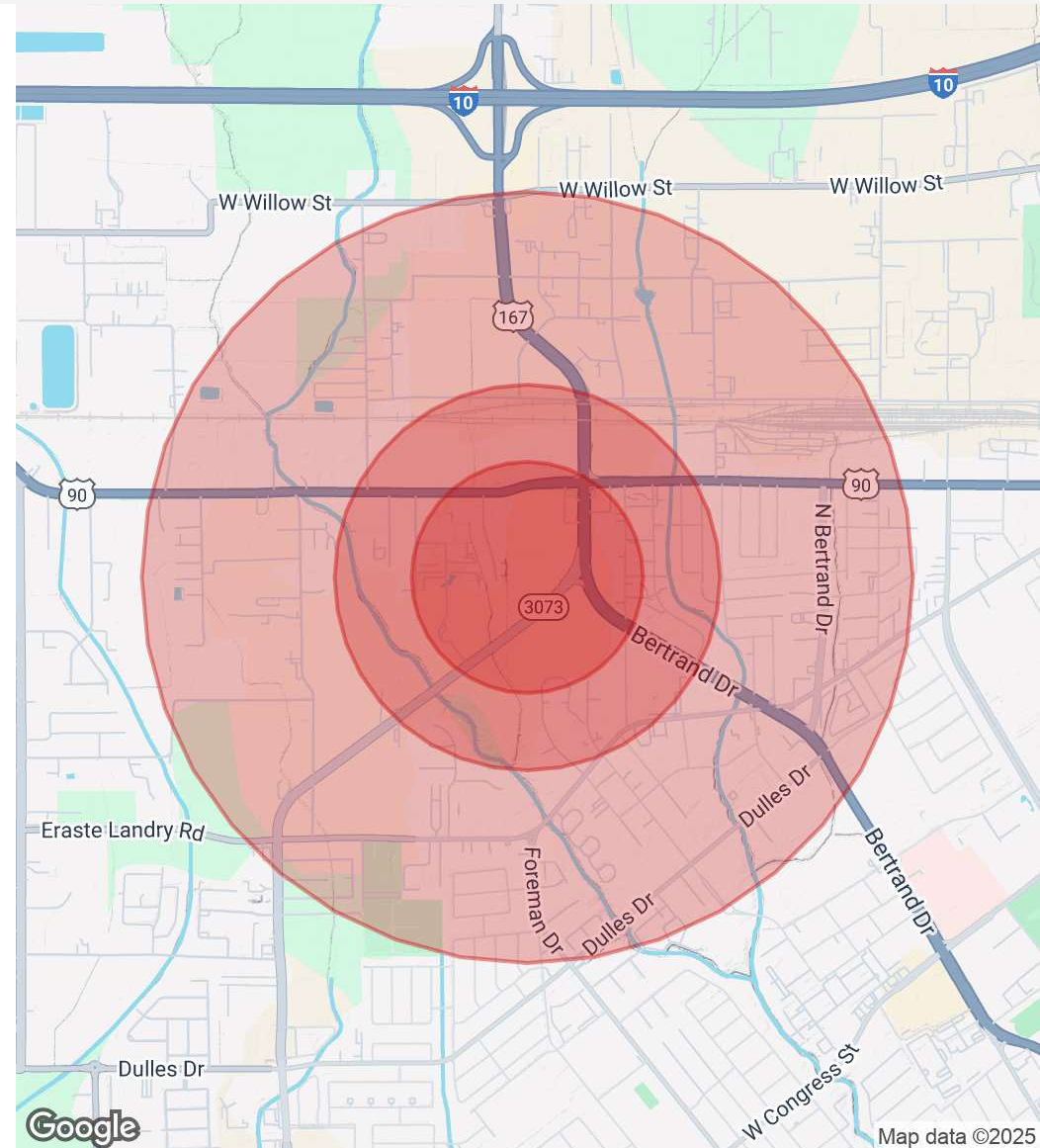
## DEMOGRAPHICS MAP & REPORT

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

Households & Income	0.3 Miles	0.5 Miles	1 Mile
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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