

#### Seth Citron

Office: 337-234-4481 Direct: 337-572-0273 scitron@stirlingprop.com

## Future Land Development

Brown Fortier Dr, Lafayette, LA

### For Sale

#### **Property Summary**

With the growth of Lafayette's residential and commercial landscape to the South Lafayette area, this property is in a prime position. Sitting just outside of the gateway to the best in class and most recently developed Rouses anchored grocery, this tract would be a great development opportunity for many office or residential possibilities. Roadway construction connecting to Duhon Road to be completed in September 2019.

#### Available

6.70 - 8.70 Acres
\*Will Subdivide

### Price

• \$3.75 psf

#### **Traffic Counts (ADT 2016)**

- Johnston Street: 43k
- Ambassador Caffery Pkwy: 42k
- Duhon Road: 8k

2017 Demographics	1 mi.	3 mi.	5 mi.
Population	6,204	48,084	113,524
Avg. HH Income	\$85,549	\$89,245	\$87,619





Seth Citron

Office: 337-234-4481 Direct: 337-572-0273 scitron@stirlingprop.com

# Future Land Development

Brown Fortier Dr, Lafayette, LA



The foregoing is solely for information purposes and is subject to change without notice. Stirling Properties makes no representations or warranties regarding the properties or information herein including but not limited to any and all images pertaining to these properties. It is the obligation of each purchaser/tessee to investigate the condition and attributes of the properties and to verify the accuracy of the foregoing information to the extent such purchaser/tessee do usubject to errors, omissions, changes in terms and conditions, prior sale, lease or withdrawal, with onclose. 2/18

Member of ORETAIL BROKERS NETWORK

stirlingproperties.com f 🎔 🛞 🖸 in