

#### **Ryan Pécot**

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## Land at I-49

3300 BLK NW Evangeline Thwy, Carencro, LA

### For Sale

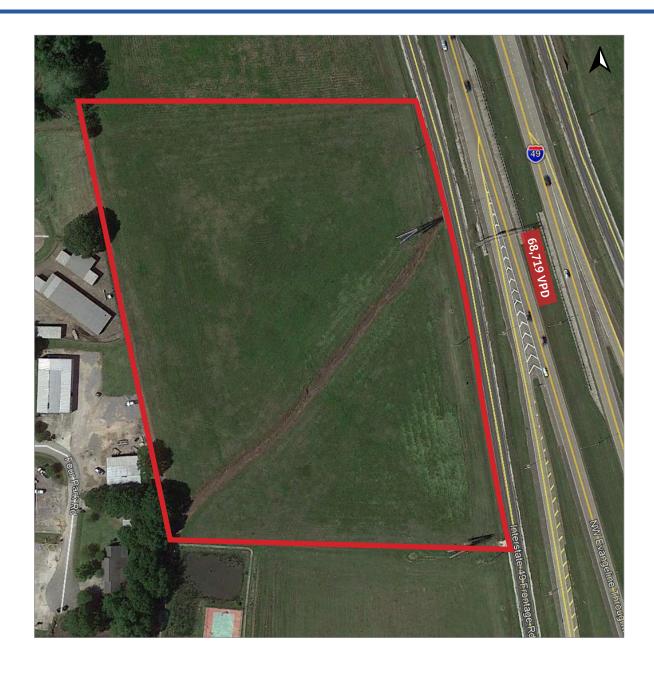
#### **Property Summary**

A fully assembled 10+ acre site, located on the north-west quadrant of I-49 and Gloria Switch Rd. This tract is located where the City of Lafayette & Carencro meet, which is growing at a healthy pace – both residentially and commercially. Being one of the last large hard corner sites available, at an I-49 interchange, the configuration will allow for an anchor, as well as a carveout of multiple pad sites along the frontage.

#### **Land Size**

10.415 Acres

2019 Demographics	1 mi.	3 mi.	5 mi.
Population	3,360	26,397	70,082
Avg. HH Income	\$46,863	\$46,695	\$45,540
Households	1.487	10.640	27.909





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