



## 3450 NE Evangeline Thwy

Carencro, Louisiana 70520

### Property Highlights

- Newly subdivided tracts For Sale
- ±0.727 acres - ±2.363 acres
- Large ±6 acre tract in Rear
- Development Potential
- High Visibility
- High Traffic Counts
- Growing Area

### Sale Price

See page 3



For more information

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**CALL OR EMAIL FOR MORE INFORMATION**



## Property Overview

A 13+ acre development located just north of the Gloria Switch Rd exit along the frontage road where Carencro and Lafayette meet. This area is growing place both residentially and commercially. The site is well positioned for a multitude of end uses due to proximity to residential neighborhoods, access to Interstate and high visibility to large traffic counts. See proposed site plan on Page 3 for how the property can be divided.

## Location Overview

The subject site is located on the frontage road on the east side of I-49 just north of exit 2 (Gloria Switch Rd). The site is  $\pm 0.5$  miles south of the new Amazon fulfillment center. Prior to, and especially since this recent announcement, this area of Lafayette parish is growing both commercially (Super 1 Foods, Walmart and surrounding shadow centers, Billy's, etc.) and residentially (multiple subdivisions). The current population within a 7 min drive time is 18,714 and is projected to grow 1.44% year over year, double the national average, over the next 5 years. Median Household Income for this area is \$43,800.

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TOTAL LAND AVAILABLE:  **$\pm 7$  Acres Remaining**

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LOT SIZES: **0.727 - 5.979 acres**

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APN #: **6034590**

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MARKET: **Carencro**

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TRAFFIC COUNT: **68,719**

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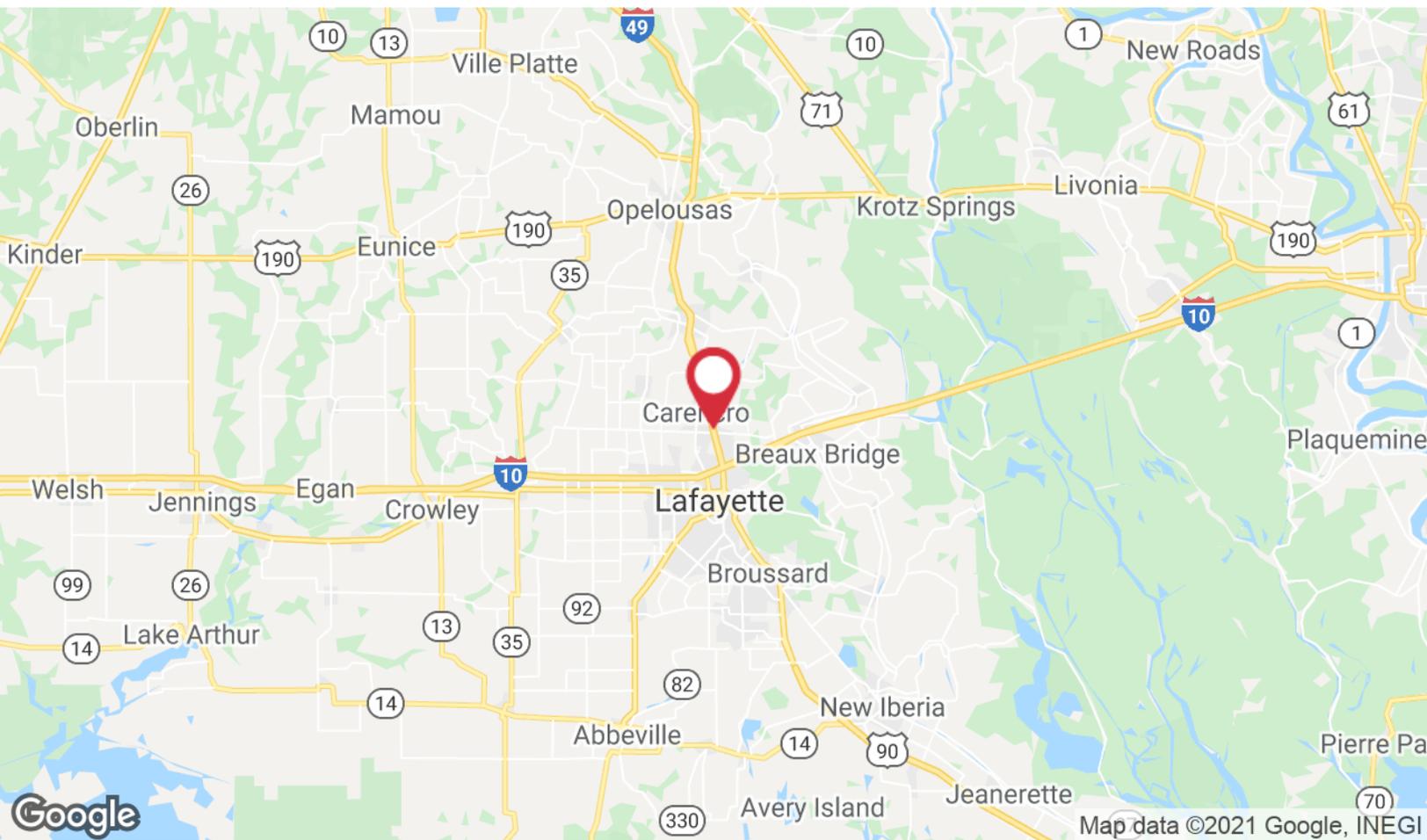
TRAFFIC STREET: **I-49**

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# Property Site Plans



# Location Maps



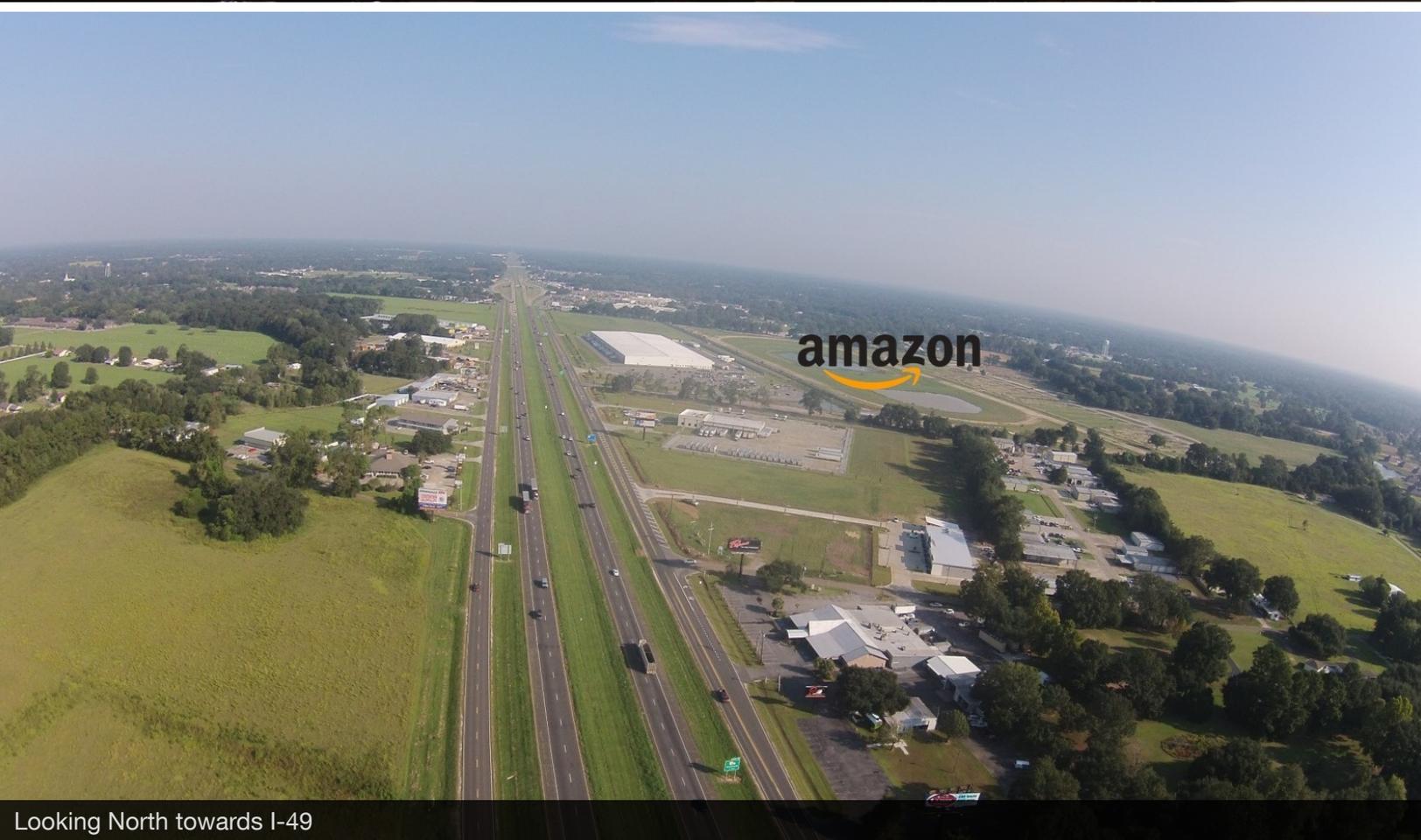
6 Degaulle Square  
Lafayette, LA 70508  
337 233 9541 tel  
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Additional Photos



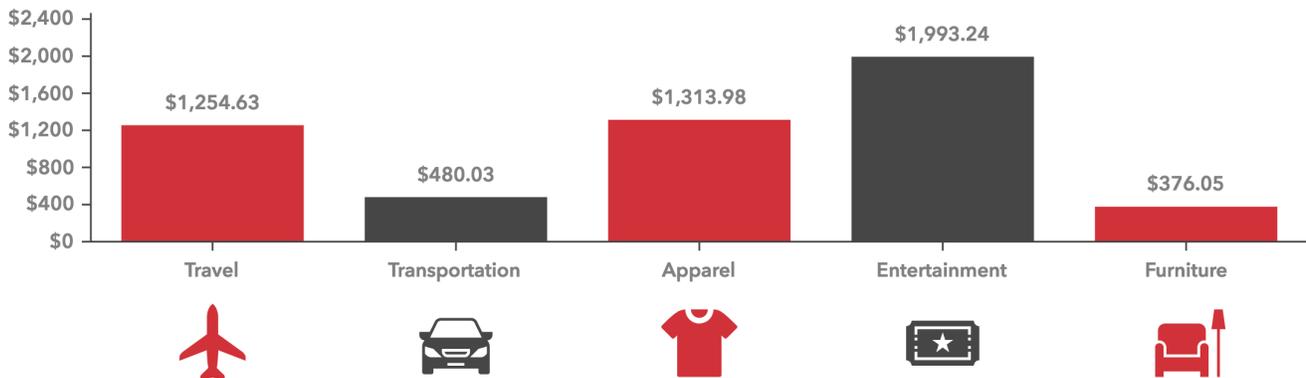
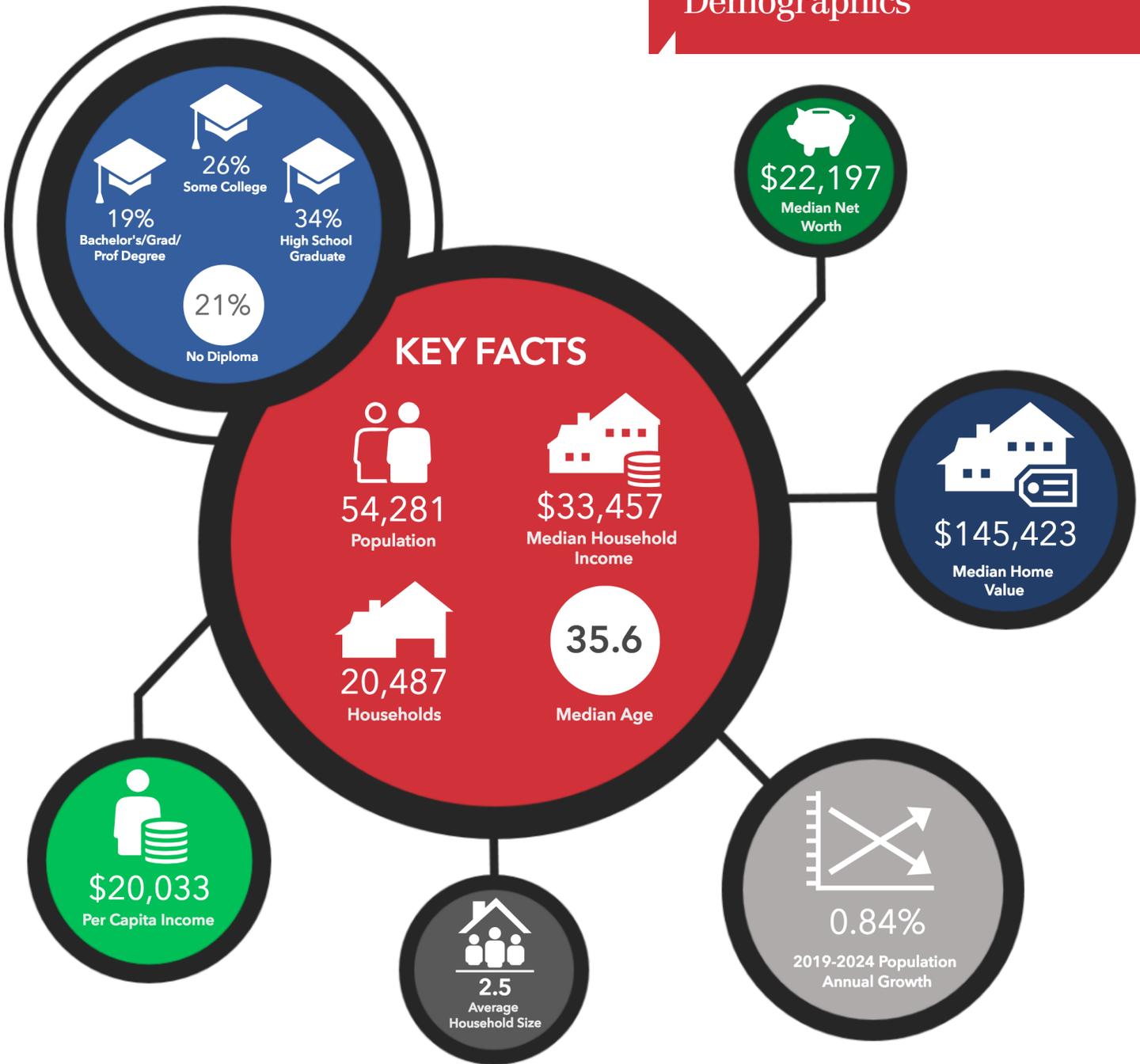
**SITE**

Looking South towards I-10



**amazon**

Looking North towards I-49



\*Spending facts are average annual dollars per household

Demographics for a 10 minute drive time from the site