



1530 Ambassador Caffery Pkwy

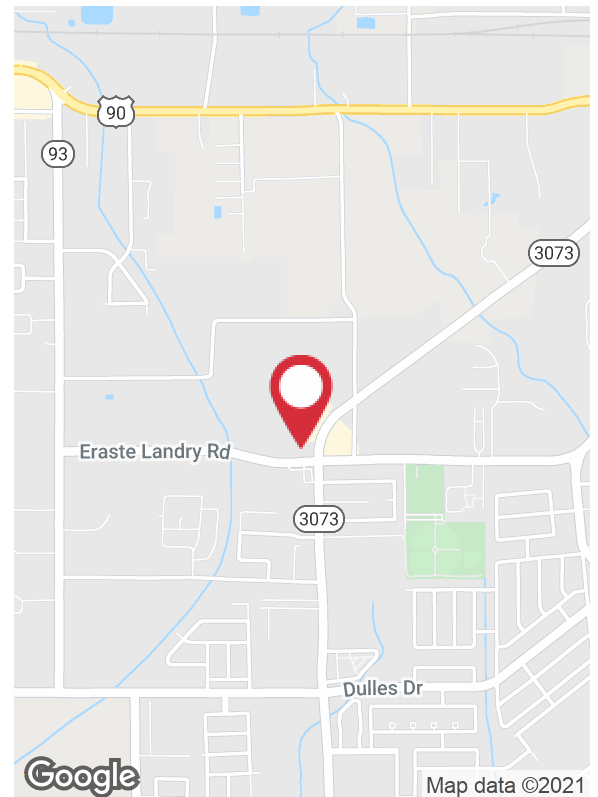
1530 Ambassador Caffery Pkwy, Lafayette, Louisiana 70506

Property Highlights

- Highly visible land on the corner of Eraste Landry Rd and Ambassador Caffery Pkwy
- The property is 2 miles south of I-10 and 2 miles north of Johnston St
- This signalized intersection is located in a growing area of Lafayette, with access to many expanding businesses in this area
- ±680 ft of frontage on Eraste Landry Rd and ±90 ft on Ambassador Caffery Pkwy
- Additional adjoining property is available for Larger uses
- Legal: P.O.G. in Section 32 T95 R4E

Sale Price

\$1,065,000



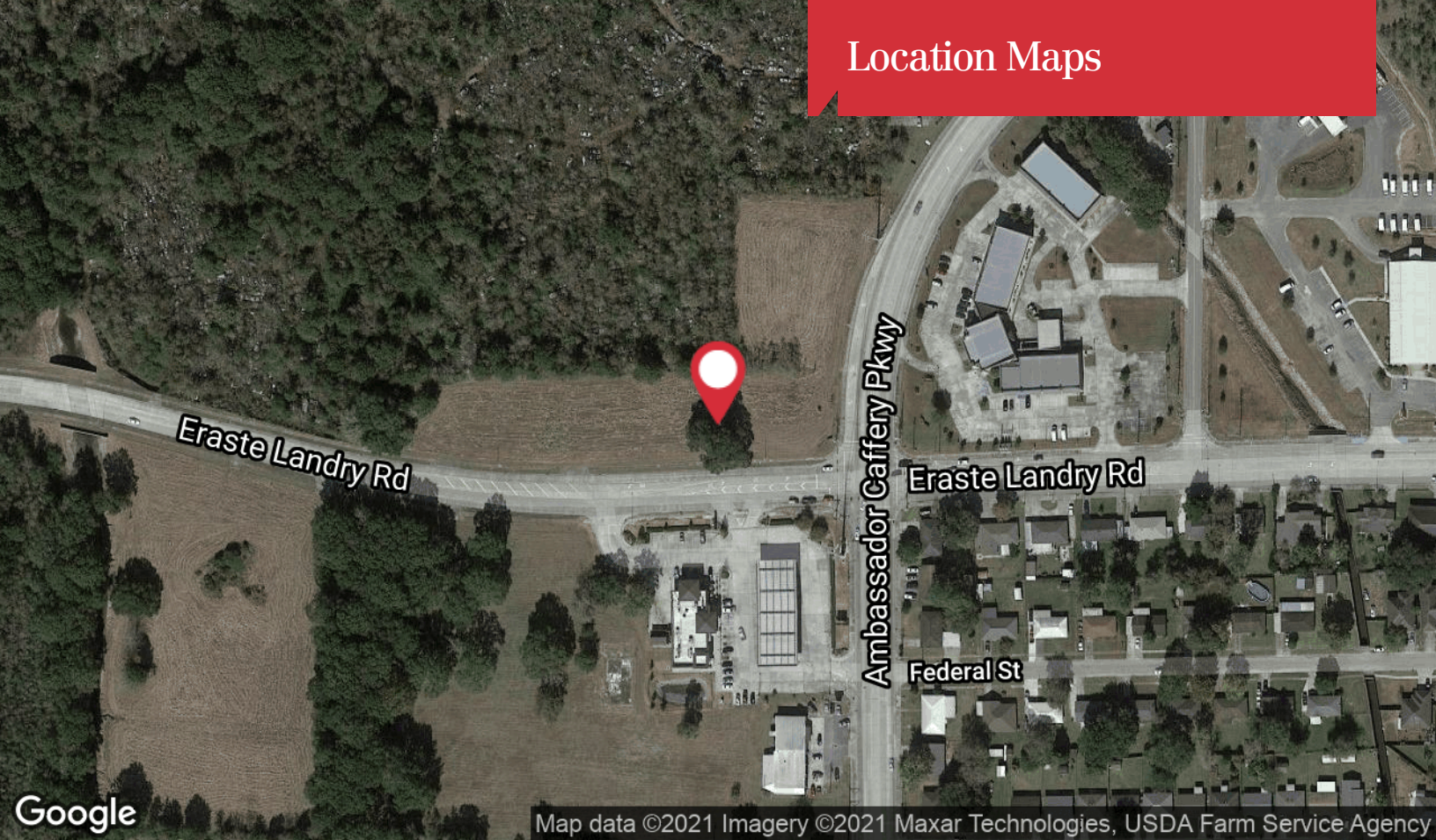
For more information

Robert Crouchet

O: 337 233 9541 | C: 337 781 6614
rcrouchet@latterblum.com

CALL OR EMAIL FOR MORE INFORMATION

Location Maps



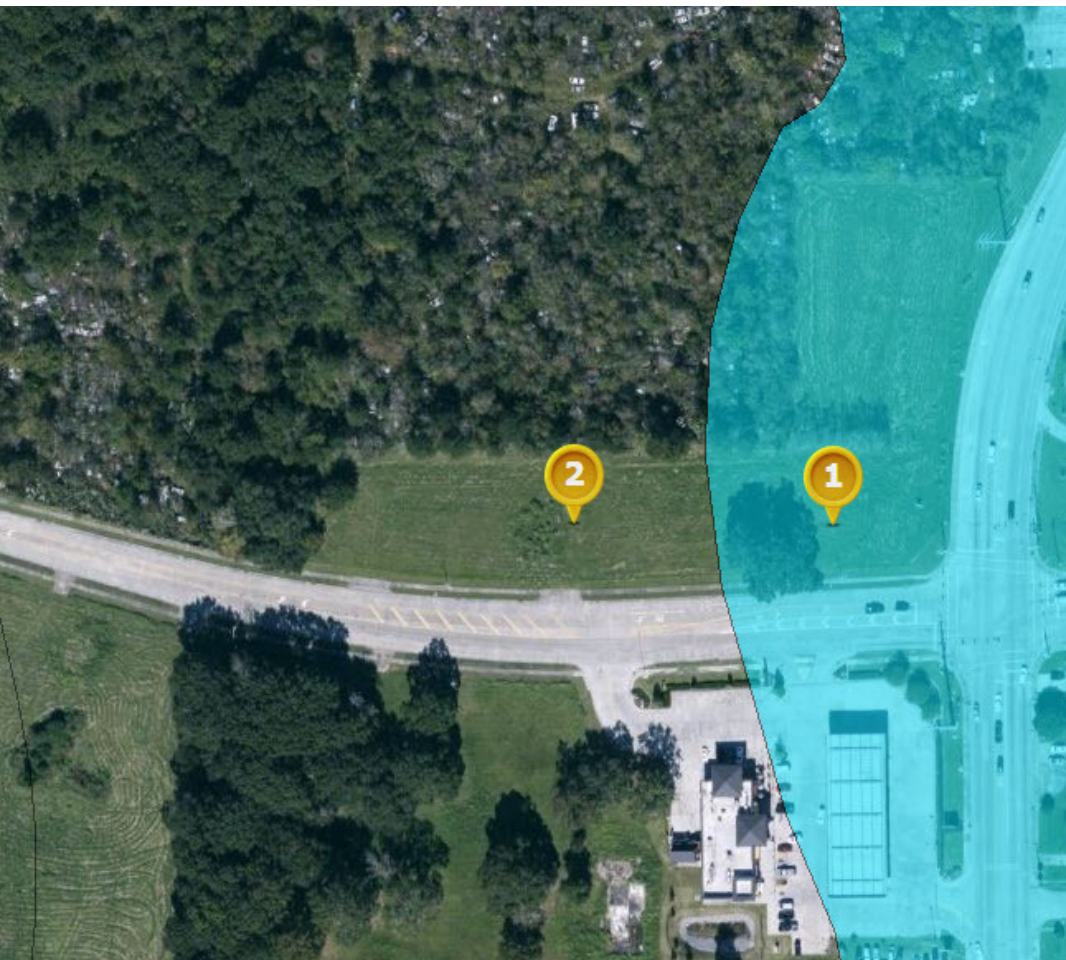
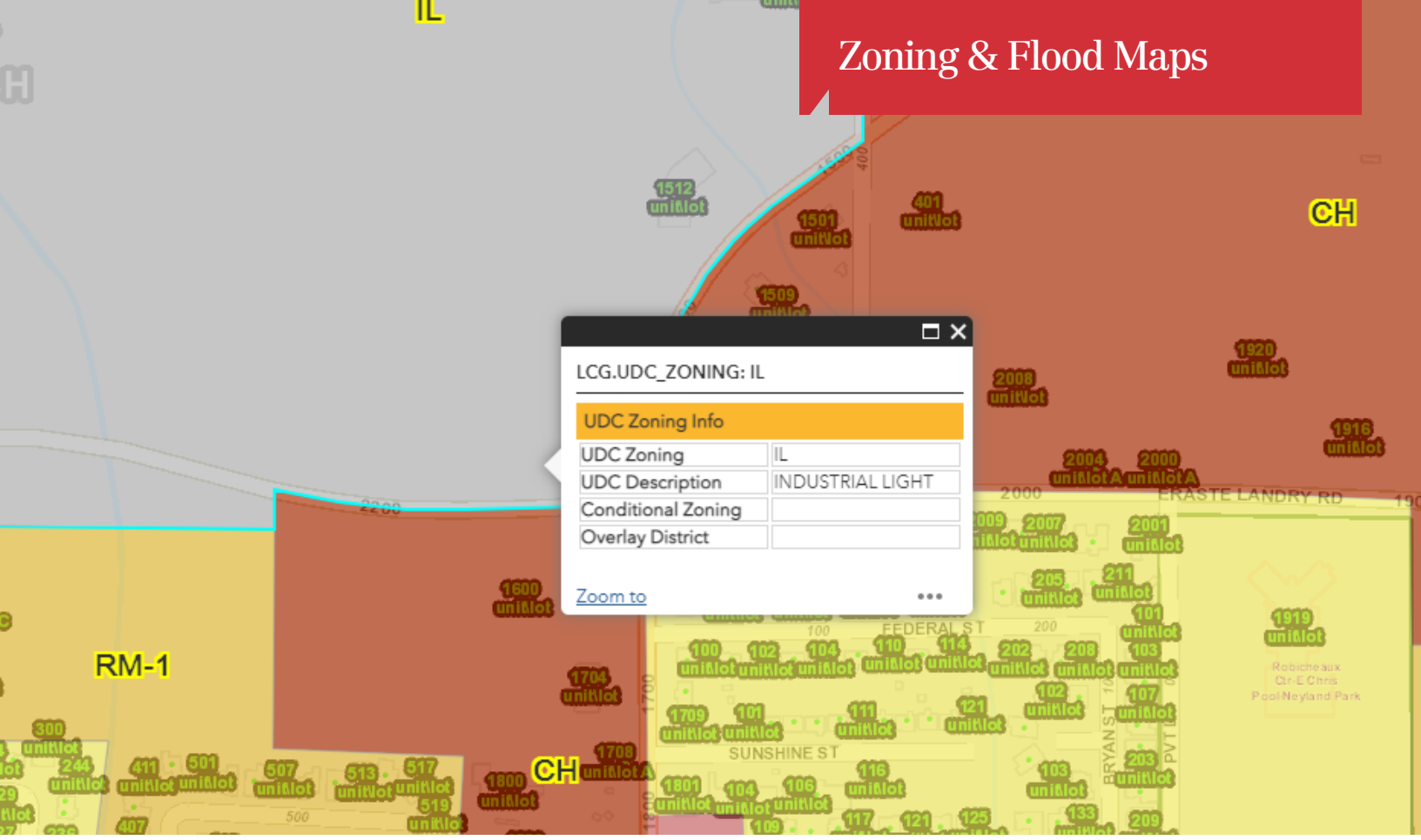
Map data ©2021 Imagery ©2021 Maxar Technologies, USDA Farm Service Agency



PileMap data ©2021

6 Degaulle Square
Lafayette, LA 70508
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latterblum.com

Zoning & Flood Maps



Points

Flood Insurance Study Text

Pt. 1 (30.2194, -92.0764)

Community: Lafayette

Effective FIRM (Effective: 12/21/2018)
Flood Zone: A
FIRM Panel ID: 22055C0155J
FIRM Panel Date: 12/21/2018

Ground Elevation¹: 31.5 ft

[Community Info](#) [What Does This Mean?](#)

Pt. 2 (30.2194, -92.0773)

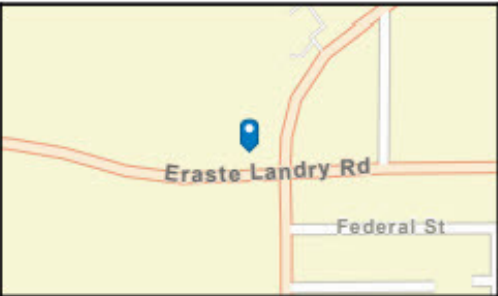
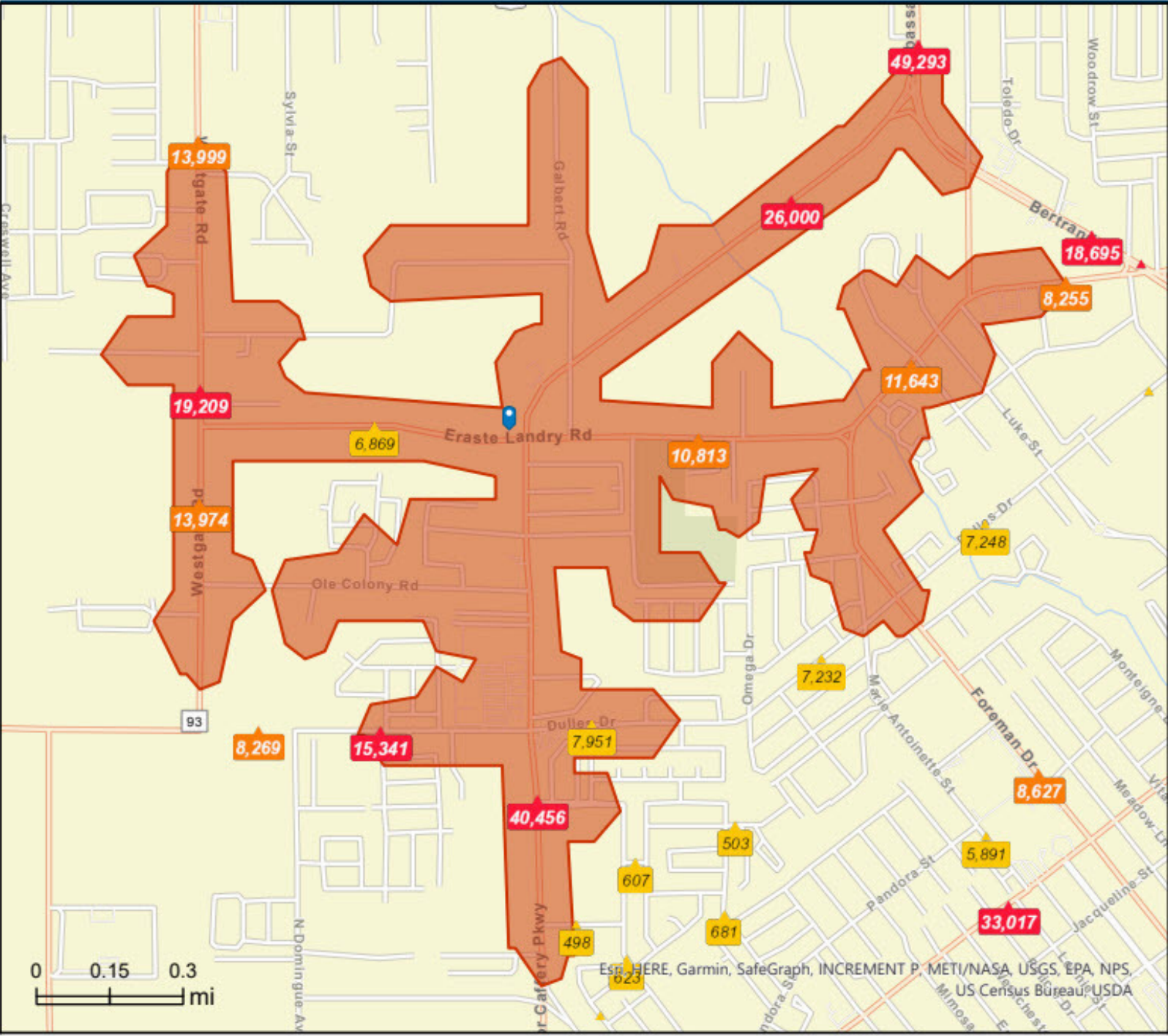
Community: Lafayette

Effective FIRM (Effective: 12/21/2018)
Flood Zone: X-AREA OF MINIMAL FLOOD
HAZARD
FIRM Panel ID: 22055C0155J
FIRM Panel Date: 12/21/2018

Ground Elevation¹: 34.1 ft

[Community Info](#) [What Does This Mean?](#)

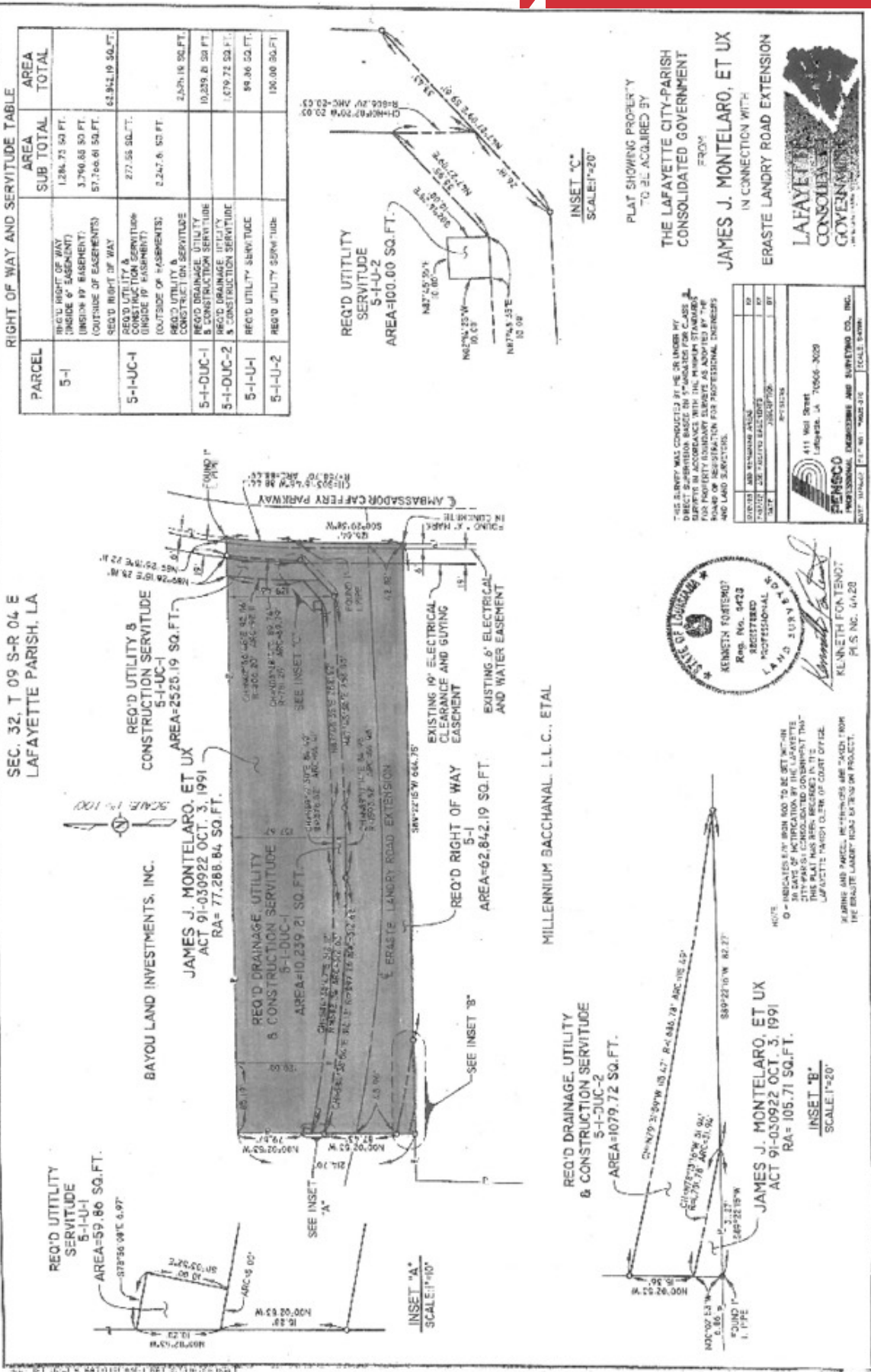
Traffic Counts



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



SEC. 32, T 09 S-R 04 E
LAFAYETTE PARISH, LA



RIGHT OF WAY AND SERVITUDE TABLE

PARCEL	DESCRIPTION	AREA SUB TOTAL	AREA TOTAL
5-1	10'-0" RIGHT OF WAY (INSIDE 6" EASEMENT); 3,796.88 SQ FT (OUTSIDE OF EASEMENTS)	1,284.73 SQ FT	57,266.61 SQ FT
5-1-UC-1	REQ'D UTILITY & CONSTRUCTION SERVITUDE (INSIDE 10' EASEMENT); 2,247.6 SQ FT (OUTSIDE OF EASEMENTS); 2,247.6 SQ FT	277.58 SQ FT	63,942.19 SQ FT
5-1-DUC-1	REQ'D DRAINAGE UTILITY & CONSTRUCTION SERVITUDE	10,239.8 SQ FT	10,239.8 SQ FT
5-1-DUC-2	REQ'D DRAINAGE UTILITY & CONSTRUCTION SERVITUDE	1,079.72 SQ FT	1,079.72 SQ FT
5-1-U-1	REQ'D UTILITY SERVITUDE	89.36 SQ FT	89.36 SQ FT
5-1-U-2	REQ'D UTILITY SERVITUDE	136.00 SQ FT	136.00 SQ FT

REQ'D UTILITY SERVITUDE
5-1-U-2
AREA=100.00 SQ.FT.

INSET "C"
SCALE 1"=20'

PLAT SHOWING PROPERTY TO BE ACQUIRED BY

THE LAFAYETTE CITY-PARISH CONSOLIDATED GOVERNMENT FROM
JAMES J. MONTELARO, ET UX
IN CONNECTION WITH
ERASTE LAUNDRY ROAD EXTENSION



THIS SURVEY WAS CONDUCTED BY ME OR UNDER MY SUPERVISION IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ADOPTED BY THE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

DATE OF SURVEY	10/11/2011
DATE OF RECORDING	10/11/2011
BOOK	100
PAGE	10
BY	KLARENTH FONTENOT



NOTE: 0" INDICATES 0' IN THIS PLAT. THE CITY-PARISH CONSOLIDATED GOVERNMENT HAS REVIEWED THIS PLAT AND HAS RECORDED IT IN THE LAFAYETTE PARISH CLERK OF COURT OFFICE. THE ERASTE LAUNDRY ROAD EXTENSION PROJECT.

REQ'D DRAINAGE, UTILITY & CONSTRUCTION SERVITUDE 5-1-DUC-2
AREA=1079.72 SQ.FT.

JAMES J. MONTELARO, ET UX
ACT 91-050922 OCT. 3, 1991
RA= 105.71 SQ.FT.

INSET "B"
SCALE 1"=20'

MILLENNIUM SACCHANAL, L.L.C., ETAL

REQ'D UTILITY SERVITUDE 5-1-U-1
AREA=59.86 SQ.FT.

INSET "A"
SCALE 1"=10'

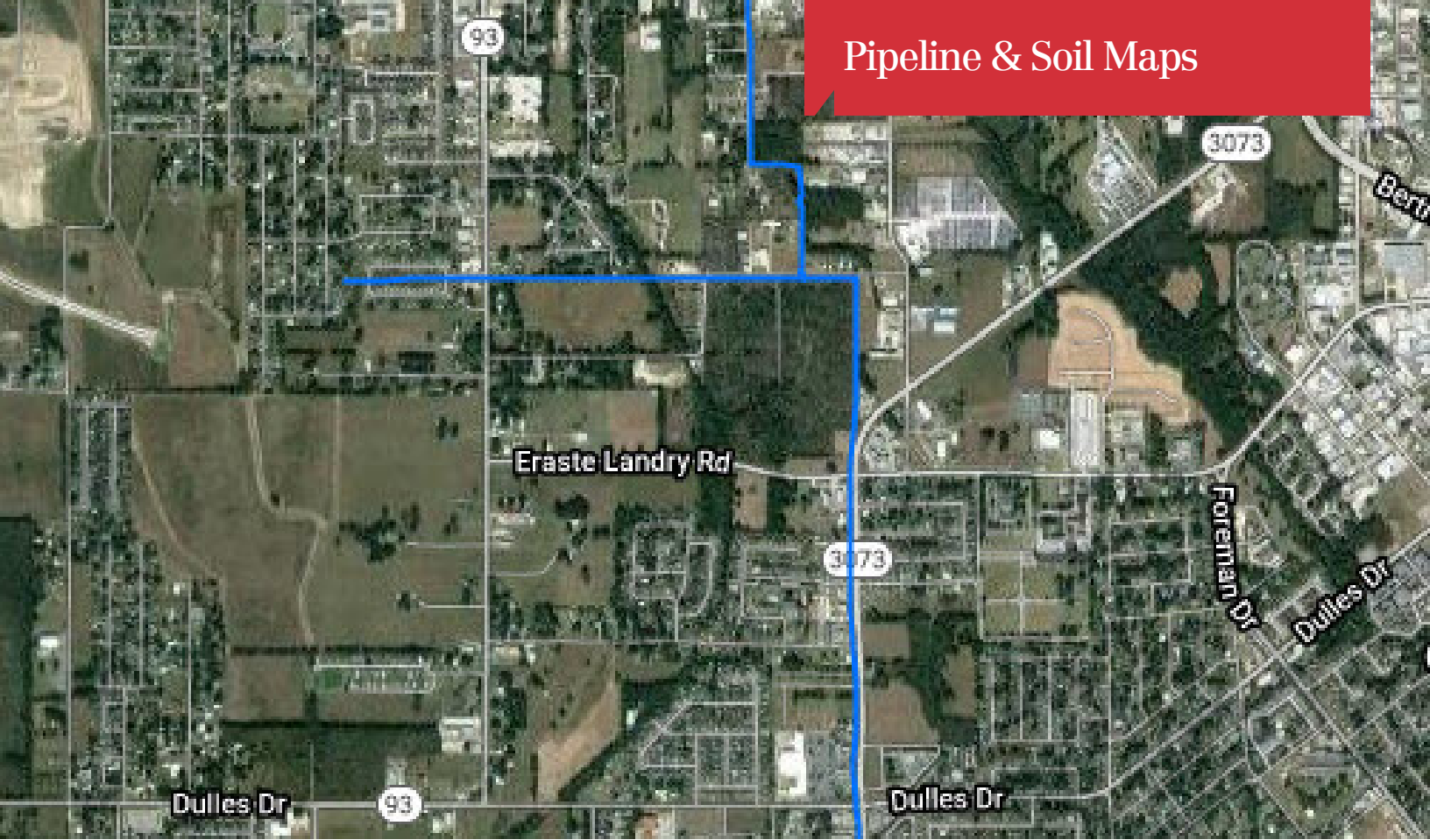
REQ'D RIGHT OF WAY 5-1
AREA=62,842.19 SQ.FT.

REQ'D UTILITY & CONSTRUCTION SERVITUDE 5-1-UC-1
AREA=2525.19 SQ.FT.

JAMES J. MONTELARO, ET UX
ACT 91-050922 OCT. 3, 1991
RA= 77,288.84 SQ.FT.

BAYOU LAND INVESTMENTS, INC.

Pipeline & Soil Maps

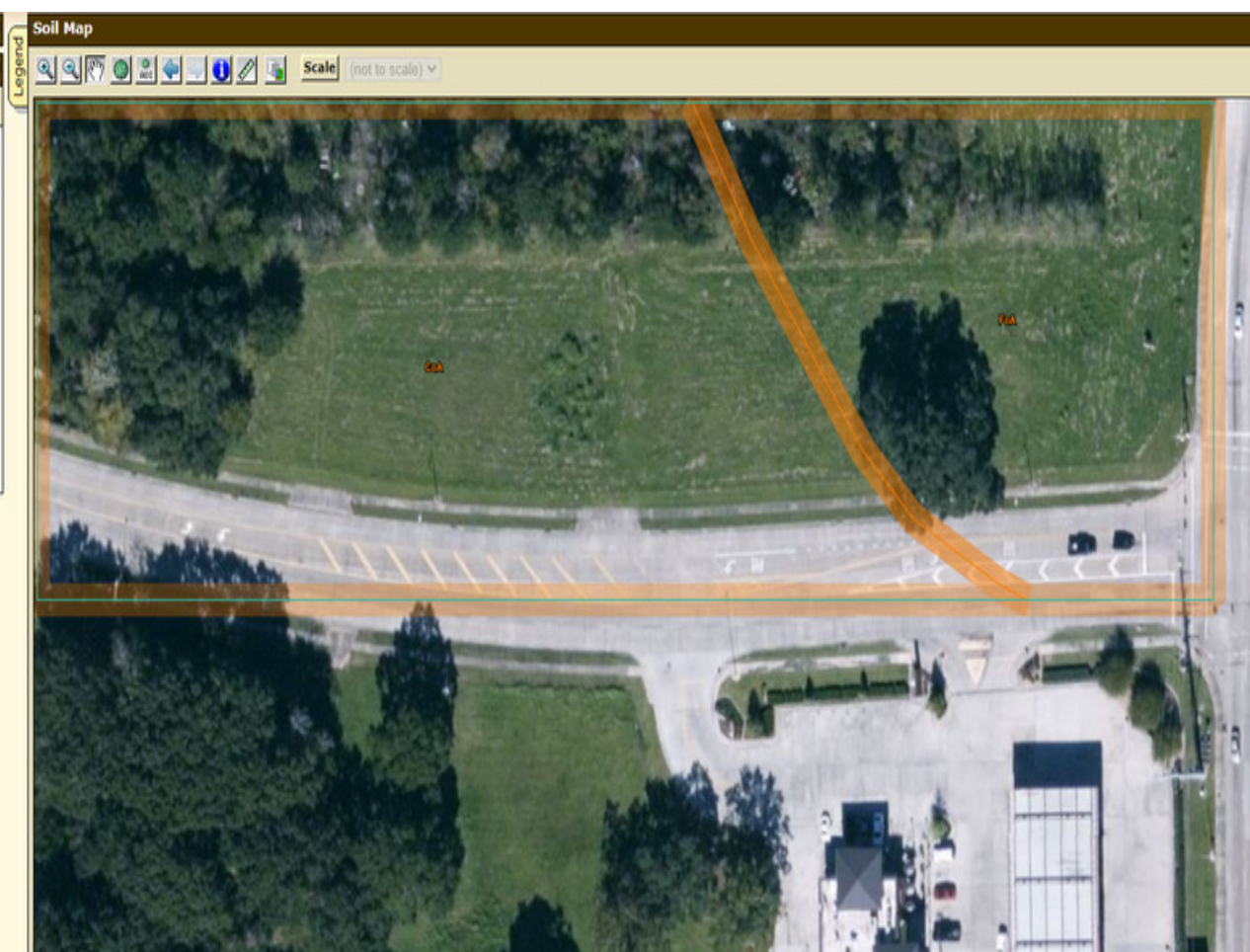


Search

Map Unit Legend

Lafayette Parish, Louisiana (LA055)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
CoA	Coteau silt loam, 0 to 1 percent slopes	3.1	66.6%
FoA	Frost silt loam, 0 to 1 percent slopes	1.6	33.4%
Totals for Area of Interest		4.6	100.0%



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Water & Sewer Lines



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