



## Center Square Out Parcels

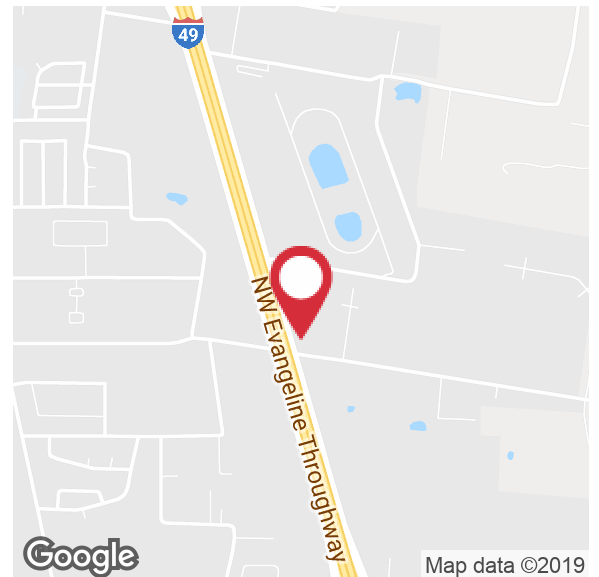
3500 NE Evangeline, Carencro, Louisiana 70520

### Property Highlights

- Two retail outparcels for sale
- Gateway to Center Square Development
- High Traffic Counts
- High visibility
- Growing area
- Can be divided

### Sale Price

\$835,000 - \$1,108,000



For more information

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SALE PRICE: \$12.00/SF

LOT SIZES: 69,352 SF

92,411 SF

TOTAL LAND AVAILABLE: 3.7 Acres

APN #: 6162888

MARKET: Carencro

CROSS STREETS: Thoroughbred Dr

TRAFFIC COUNT: 68,719

## Property Overview

Two outparcels for sale along I-49 Frontage Rd in Carencro in front of the newly constructed Center Square shopping center. The two out parcels will be on either side of the boulevard entering the development. Both outparcels could be divided to achieve smaller lot footprints. Electricity, water and sewer all at the site. Given the high visibility and traffic counts the outparcels are ideal for retail, especially restaurants. This area is seeing and should continue to see both commercial and residential growth.

## 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). 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.

# Available Lots



# OF LOTS 2 | TOTAL LOT SIZE 69,352 - 92,411 SF | TOTAL LOT PRICE \$835,000 - 1,108,000 | BEST USE RETAIL - RESTAURANT

STATUS	LOT #	ADDRESS	APN	SUB-TYPE	SIZE	PRICE	\$/SF
Available	Lot 3			Retail	92,411 SF	\$1,108,000	\$11.99
Available	Lot 2			Retail	69,352 SF	\$835,000	\$12.04

For Sale

# Vacant Land

3.7 Acres | \$525,135 / AC



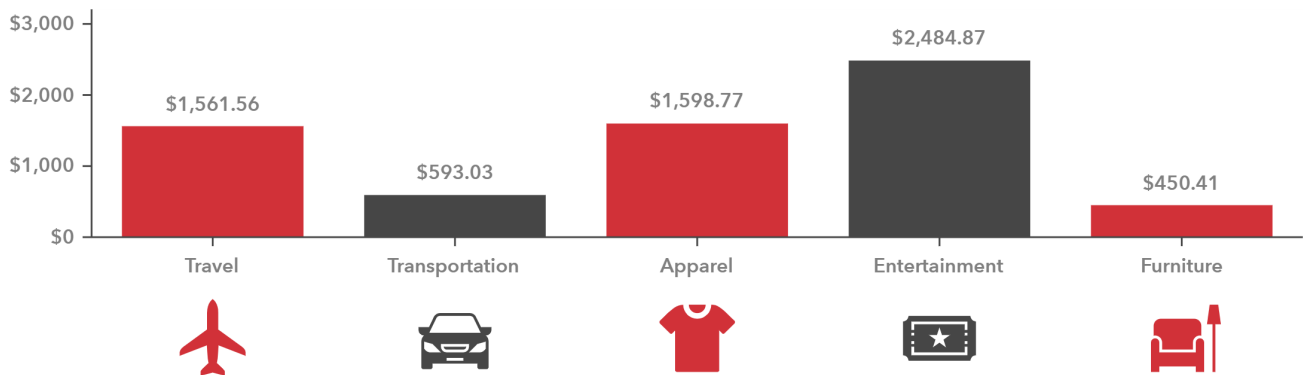
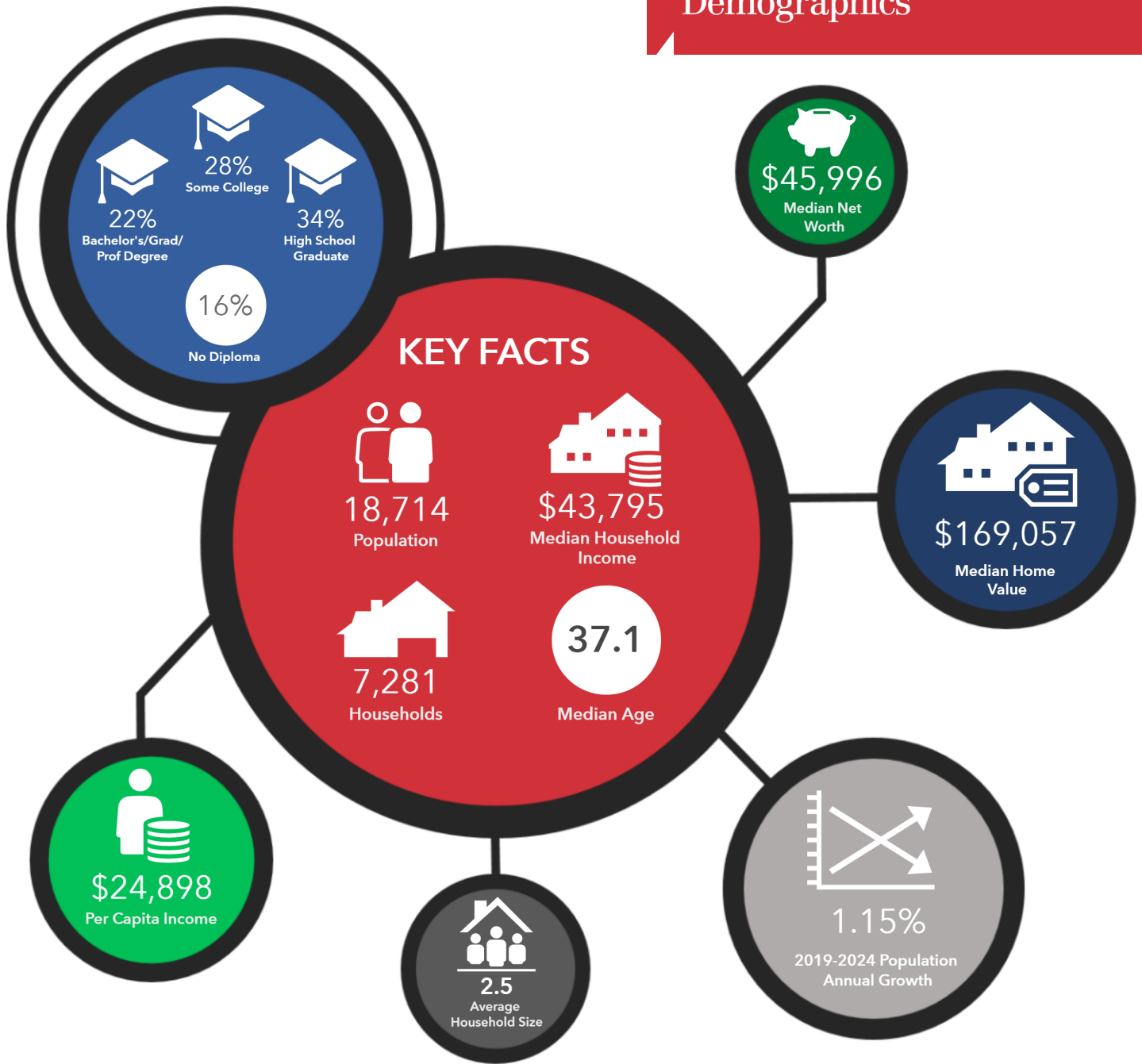
For Sale

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# Demographics



\*Spending facts are average annual dollars per household

Demographics reflect a 7 minute drive time from the location

Additional Photos

