

RETAIL / OFFICE / LAND

Mixed Use Development

7700 Blk Ambassador Caffery Pkw, Broussard, LA 70518

Presented By:

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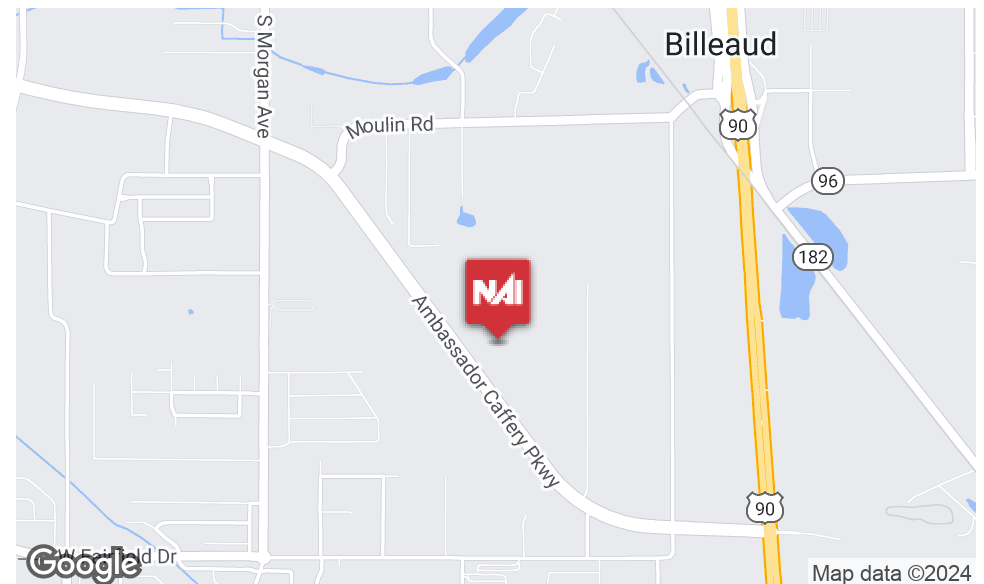


DEVELOPMENT OVERVIEW

The subject property is a 32.4 acre proposed mixed use development situated along the 7700 Block of Ambassador Caffery Parkway in Broussard, Louisiana. The development has plans to accommodate various users, including office, retail and restaurants. Anchored by a prospective 250 unit apartment complex at the rear of the property, this is an ideal site for new commercial development. The property can be purchased in its entirety or it can be demised into smaller tracts. Developers have installed the required turning lanes for optimal access from either direction.

DEVELOPMENT HIGHLIGHTS

- Proposed Mixed Use Development in Broussard, LA
- Accommodations for Office, Retail and Restaurant Users
- Anchored by Prospective 250-Unit Apartment Complex
- Build to Suit Opportunities Available
- Land can be Purchased in its Entirety or Demised into Smaller Tracts
- Required Turning Lanes Installed for Optimal Access



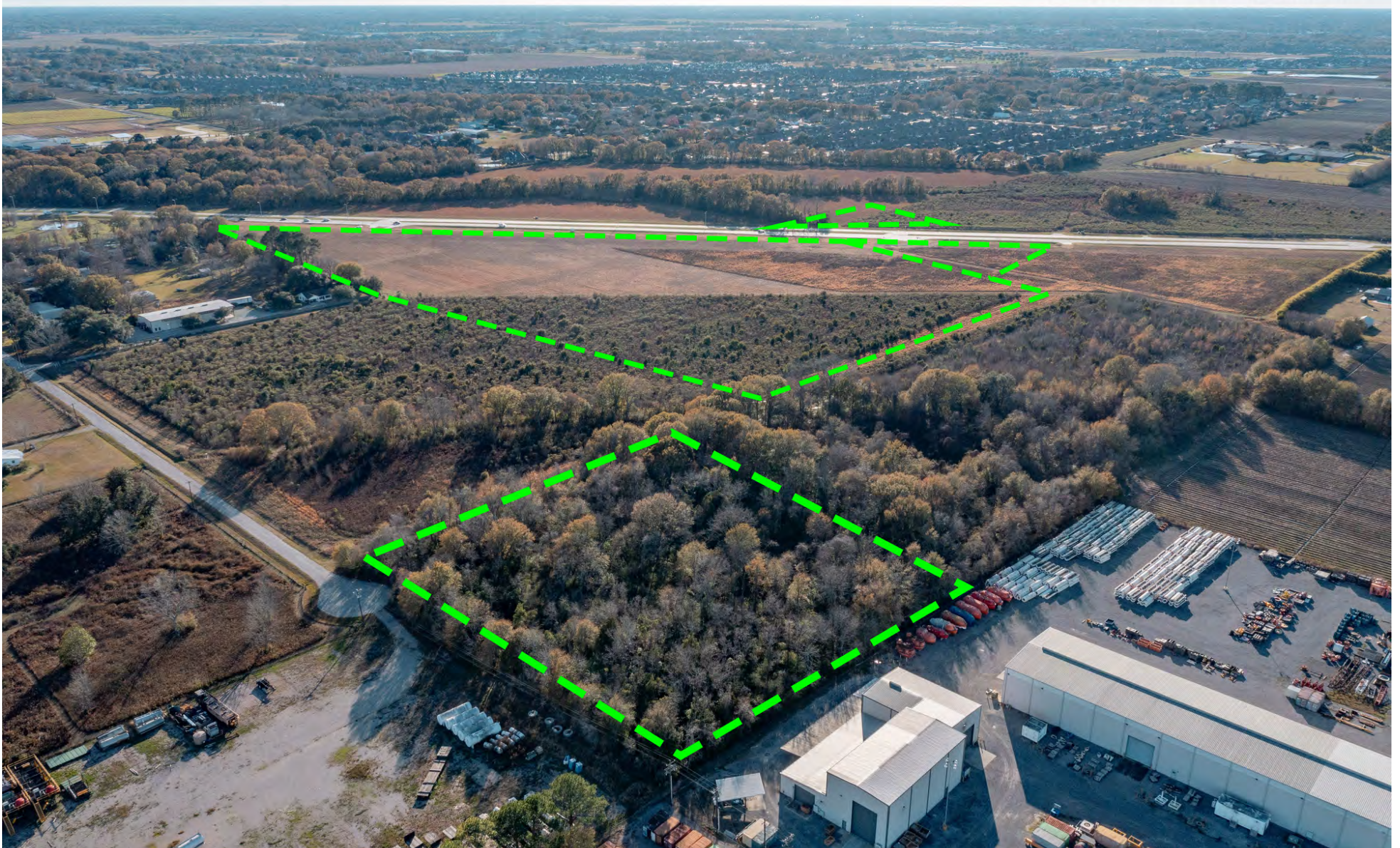
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Proposed Site Plan

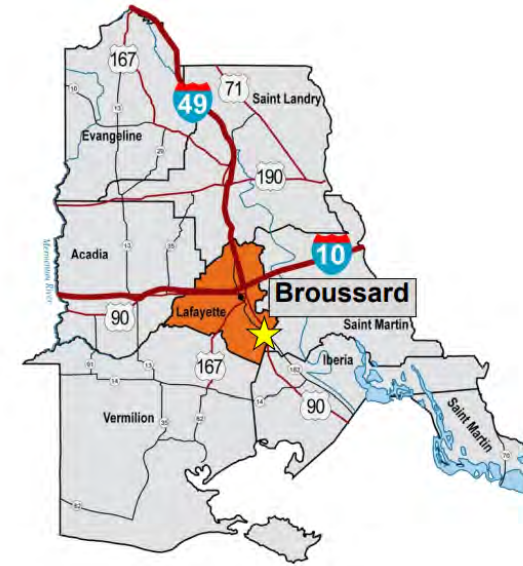
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Proposed Site Plan (zoomed in, lot 8 not shown)

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BROUSSARD, LOUISIANA

With an estimated population of nearly 14,000, Broussard, Louisiana, is located approximately six miles southeast of Lafayette in Lafayette and St. Martin Parishes (counties). Broussard is home to a world-class workforce, an integrated transportation network, a diversified business base, and a hometown appeal. With this foundation, the City of Broussard is able to foster an economy that supports a growing population and diverse industry sectors.

Population Growth: 64% Population Growth from 2010 to 2020

Developing Retail Growth: 20.44% Increase in Retail Development over the Last Decade

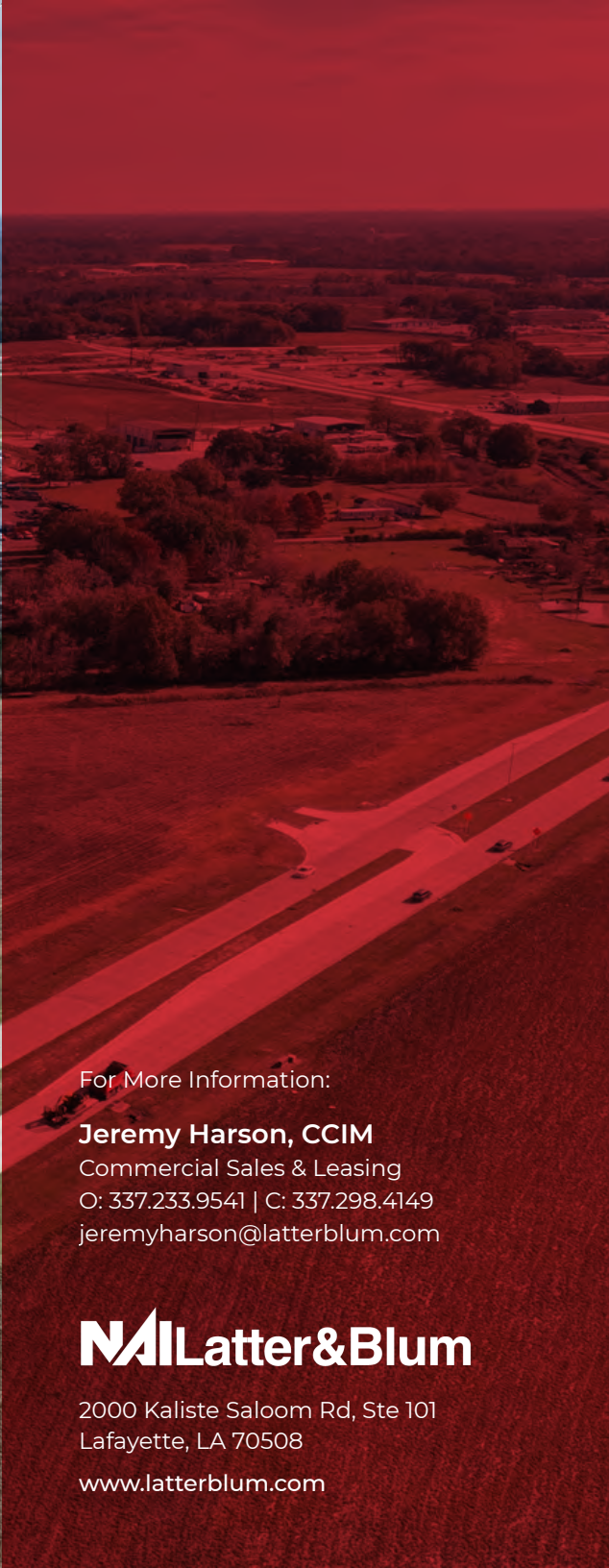
41,000+ Vehicles Daily: Broussard's proximity to the intersection of I-10 and I-49, as well as Highway 90, is a strategic advantage in transportation and accessibility.

Sources: CityofBroussard.com / *Broussard Economic Report 2023*

CITY INFORMATION

Parish	Lafayette
Population	13,667
Households	5,246
Median Household Income	\$78,032
Median Age	37.2
Unemployment Rate	4.4%
Total Businesses	1,073
Total Employees	12,736
Median Home Value	\$247,222

Sources: *Broussard Economic Report 2023* / *Esri Demographics*



For More Information:

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