



## 905 Ambassador Caffery Pkwy

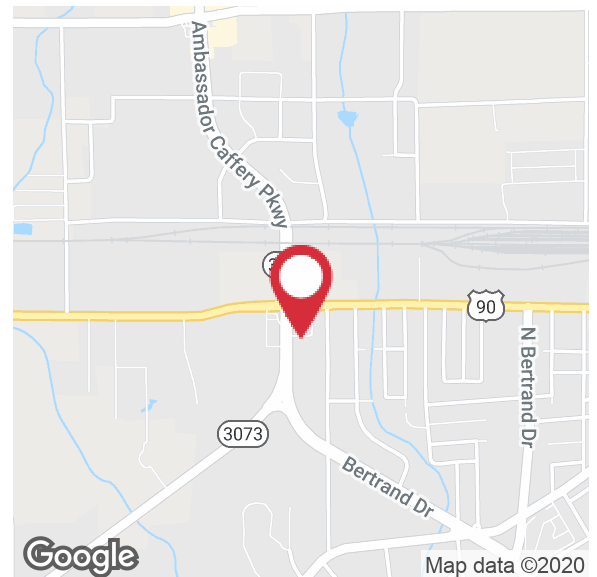
Lafayette, Louisiana 70506

### Property Highlights

- Hard Corner For Sale
- Signaled Intersection
- 3 Points of Ingress and Egress
- 42,389 Vehicles Per Day (2018, DOTD)
- Additional Land Included
- 1 Mile South of I-10

### Sale Price

\$675,000



For more information

**Jeremy Harson, CCIM**

O: 337 233 9541 | C: 337 298 4149  
jeremyharson@latterblum.com

**Sonny Scruggs**

O: 337 233 9541 | C: 337 552 3700  
sscuggs@latterblum.com

**Clinton Shepard, CCIM**

O: 337 233 9541 | C: 318 366 6064  
cshepard@latterblum.com

**CALL OR EMAIL FOR MORE INFORMATION**

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS. NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN. ANY TO BE IMPLIED. LICENSED IN LOUISIANA.

6 Degaulle Square  
Lafayette, LA 70508  
337 233 9541 tel  
[latterblum.com](http://latterblum.com)

October 14, 2020

For Sale

# Retail Property

2,750 SF | \$675,000



For Sale

# Hard Corner

## Executive Summary



SALE PRICE:	\$675,000
LOT SIZE:	2.07 Acres
CURRENT USE:	Convenient Store, Gas Station
BUILDING SIZE:	2,750 SF
ZONING:	CH
CROSS STREETS:	Cameron St, Ambassador Caffery
TRAFFIC COUNT:	42,389 cars per day

### Property Overview

Prime corner lot available and ready for development located at the SE corner of Ambassador Caffery and Cameron Street. This lot is just over 2 acres with tons of possibilities. Property is zoned CH. Current use is a convenience store, and underground storage tanks are still in place making for a potentially easy transition to a similar user. The main structure is in decent shape and is sold in As-Is condition. The large grassy area behind main building is a part of the property and may serve as a multi-use function such as car wash, self storage, auto lube etc.. Total lot size is just over 2 acres.

### Location Overview

The subject property is located at the intersection of Ambassador Caffery Parkway and Cameron St (US-90) 1 mile South of Interstate at the Ambassador Caffery exit, exit 100. This exit is one of the three main exits to enter the city of Lafayette. Most of the surrounding uses are industrial, but due to the high traffic counts and daytime population multiple fast food restaurants and gas stations also locate here.

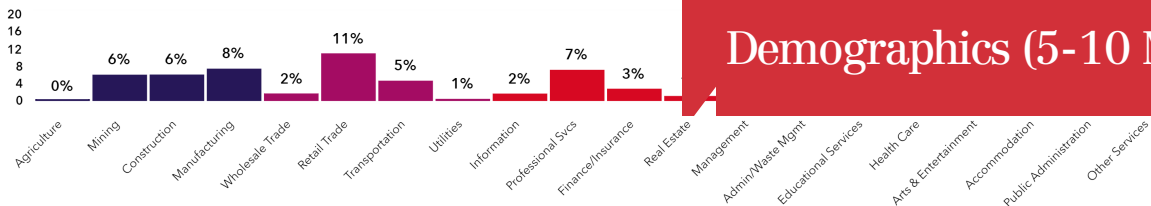
For Sale

# Retail Property

2,750 SF | \$675,000



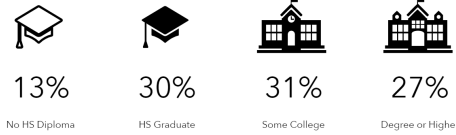
# Demographics (5-10 Min DT)



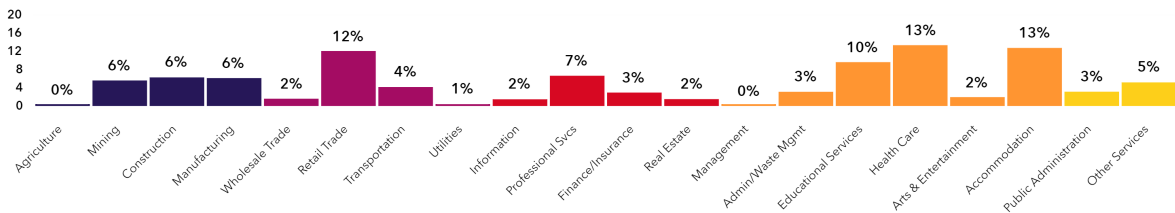
<p><b>20,861</b> Total Population</p> <p><b>\$33,737</b> Median HH Income</p> <p><b>9,039</b> Total Households</p> <p><b>\$160,223</b> Median Home Value</p> <p><b>32.7</b> Median Age</p>	<p><b>Population</b></p> <p><b>Income</b></p> <p><b>Housing</b></p> <p><b>Homes</b></p> <p><b>People</b></p>	<p><b>28,129</b> Daytime Population</p> <p><b>\$22,862</b> Per Capita Income</p> <p><b>9,731</b> Total Housing Units</p> <p><b>51.0%</b> Home Ownership</p> <p><b>Bright Young Professionals</b> Tapestry Segment</p>
--	--	---

## FACT FINDER

905 Ambassador Caffery Pkwy, Lafayette, Louisiana, 70506



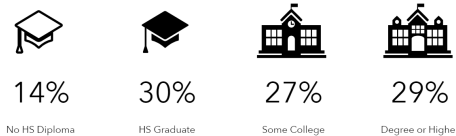
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023



<p><b>100,029</b> Total Population</p> <p><b>\$38,339</b> Median HH Income</p> <p><b>40,102</b> Total Households</p> <p><b>\$167,086</b> Median Home Value</p> <p><b>33.3</b> Median Age</p>	<p><b>Population</b></p> <p><b>Income</b></p> <p><b>Housing</b></p> <p><b>Homes</b></p> <p><b>People</b></p>	<p><b>128,242</b> Daytime Population</p> <p><b>\$24,091</b> Per Capita Income</p> <p><b>43,438</b> Total Housing Units</p> <p><b>57.2%</b> Home Ownership</p> <p><b>College Towns</b> Tapestry Segment</p>
--	--	--

## FACT FINDER

905 Ambassador Caffery Pkwy, Lafayette, Louisiana, 70506



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023