



3450 NE Evangeline Thwy

Carencro, Louisiana 70520

Property Description

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 2 for how the property can be divided.

Location Description

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.

Highlights

Newly subdivided tracts For Sale

±0.727 acres - ±2.363 acres

±13.52 Total acres

Large ±6 acre tract in Rear

Development Potential

High Visibility

High Traffic Counts (68,719 VPD)

Growing Area

APN #6034590

For more information

Dusty Castille

O: 337 233 9541 | C: 337 654 2292
dcastille@latterblum.com

Clinton Shepard, CCIM

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

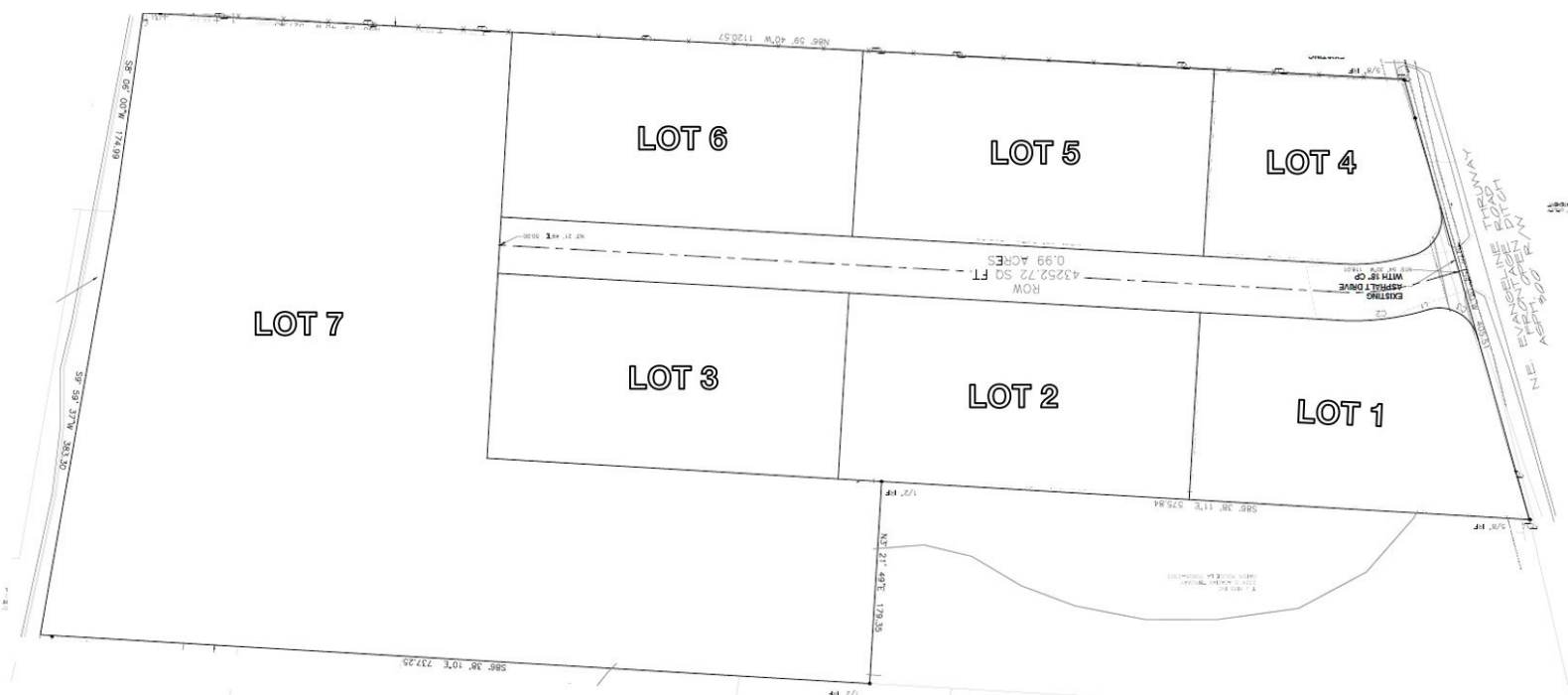
Jeremy Harson, CCIM

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

For Sale

Vacant Land

±13.52 Acres



| # OF LOTS 7 | TOTAL LOT SIZE 0.727 - 5.979 ACRES | TOTAL LOT PRICE \$5.0 - \$13.0 / SF |

STATUS	LOT #	SIZE	PRICE	TOTAL PRICE
Available	1	1.064 Acres	\$12.50 / SF	\$579,348
Available	2	1.185 Acres	\$11.00 / SF	\$567,805
Available	3	1.178 Acres	\$10.50 / SF	\$538,794
Available	4	0.727 Acres	\$13.00 / SF	\$411,686
Available	5	1.184 Acres	\$11.00 / SF	\$567,325
Available	6	1.177 Acres	\$10.50 / SF	\$538,336
Available	7	5.979 Acres	\$5.00 / SF	\$1,302,226

Location Maps



6 Degaulle Square
Lafayette, LA 70508
337 233 9541 tel
latterblum.com



Lots drawn for visual purposes only, not to scale



Modest Income Homes

Dominant Tapestry Segment

KEY FACTS



62,764
Total Population



\$160,325
Median Home Value



2,920
Businesses



62,015
Daytime Population



36.1
Median Age



0.6%
2010-2021 Pop Growth Rate



\$22,474
Per Capita Income



2.6
Avg Household Size



\$39,275
Median Household Income

KEY SPENDING FACTS



This infographic contains data provided by Esri.

Demographics for a 10 minute drive time from the site

