

# Le Jardin d'Abel

Youngsville Highway

Commercial  
Development



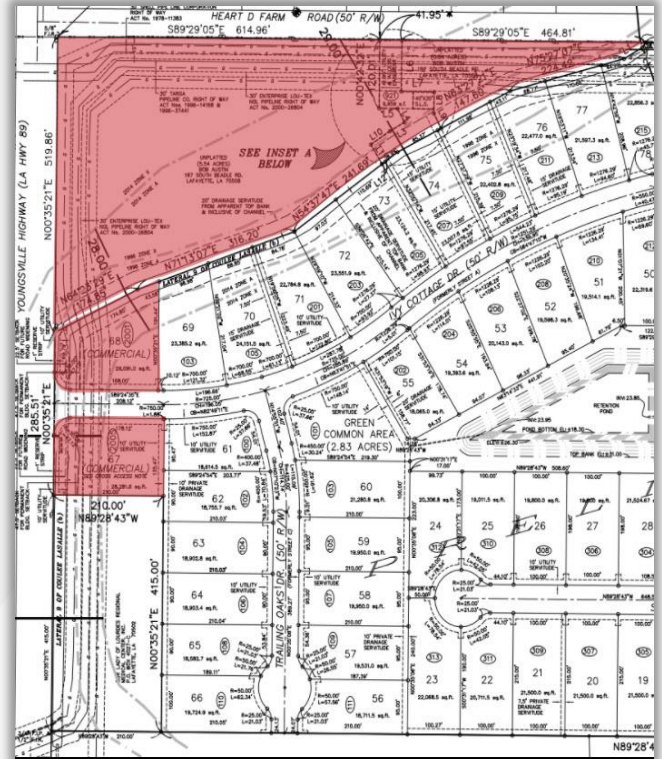
# Property Overview

## Le Jardin d'Abel Commercial Lots

<b>Lot:</b>	Unplatted Mixed-Use Commercial Lot
<b>Size &amp; Dimensions:</b>	± 6.38 acres
<b>Frontage:</b>	520 ft. (Youngsville Hwy)
<b>Zoning:</b>	Commercial
<b>Utilities in Area:</b>	Public Water & Sewer, Cable, Gas Curb and Gutter, Surface Drainage System
<b>Access:</b>	Direct access from Youngsville Hwy
<b>Traffic Count:</b>	12,281 (DOTD, 2015)
<b>Asking Price:</b>	\$1,250,000



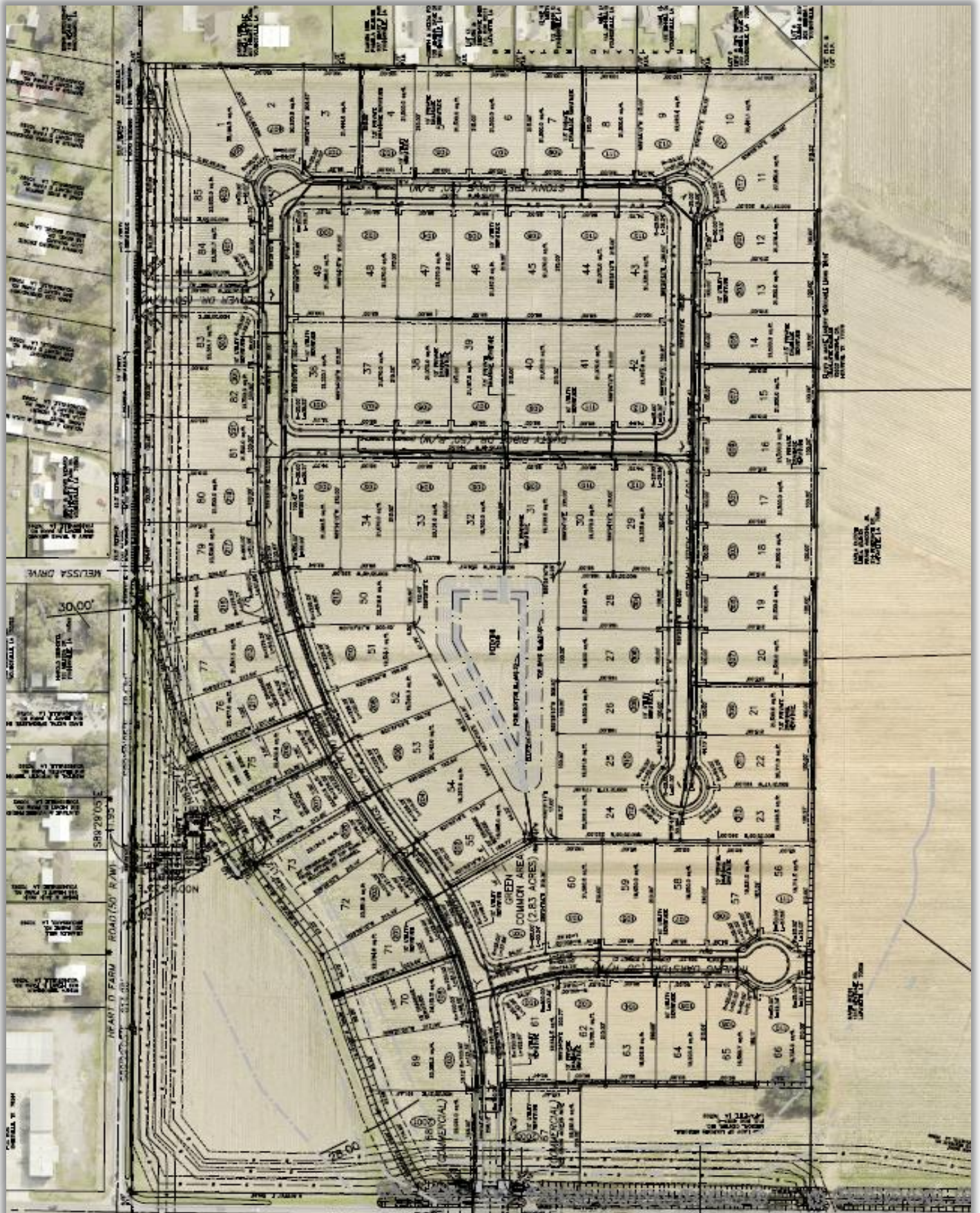
[Click here to watch drone video](#)



<b>Lot:</b>	68
<b>Size &amp; Dimensions:</b>	± 0.67 acres
<b>Frontage:</b>	70 ft. (Youngsville Hwy)
<b>Zoning:</b>	Commercial
<b>Utilities in Area:</b>	Public Water & Sewer, Cable, Gas, Curb and Gutter, Surface Drainage System
<b>Access:</b>	Direct Access from Youngsville Hwy
<b>Traffic Count:</b>	12,281 (DOTD, 2015)
<b>Asking Price:</b>	\$265,000

<b>Lot:</b>	67
<b>Size &amp; Dimensions:</b>	± 0.65 acres
<b>Frontage:</b>	135 ft. (Youngsville Hwy)
<b>Zoning:</b>	Commercial
<b>Utilities in Area:</b>	Public Water & Sewer, Cable Gas, Curb and Gutter, Surface Drainage System
<b>Access:</b>	Direct Access from Youngsville Hwy
<b>Traffic Count:</b>	12,281 (DOTD, 2015)
<b>Asking Price:</b>	\$255,000

[CLICK HERE FOR PDF OF SURVEY](#)



## Le Jardin D'Abel

The new, beautiful, residential subdivision development nestled at the corner of the Youngsville Hwy and Heart D Farm Rd, Le Jardin D'abel, will be a 83-lot neighborhood. This development will offer larger lots for sale priced from \$85,000 to \$150,000 and finished homes for sale starting at \$400,000. A six plus acre lot and two smaller commercial lots front the subdivision at Youngsville Hwy.

Le Jardin D'Abel sits only a quarter mile South of Ambassador Caffery Pkwy and one and a half miles north of Sugar Mill Pond. Located on Youngsville Hwy, the main corridor for connecting Lafayette with the heart of Youngsville.

Several new residential developments have begun nearby including Sabal Palms, Cypress Meadows, Lexi Falls, and Meadow Bend to name a few. Strong roof top demographics in one of the fastest growing areas in the state!

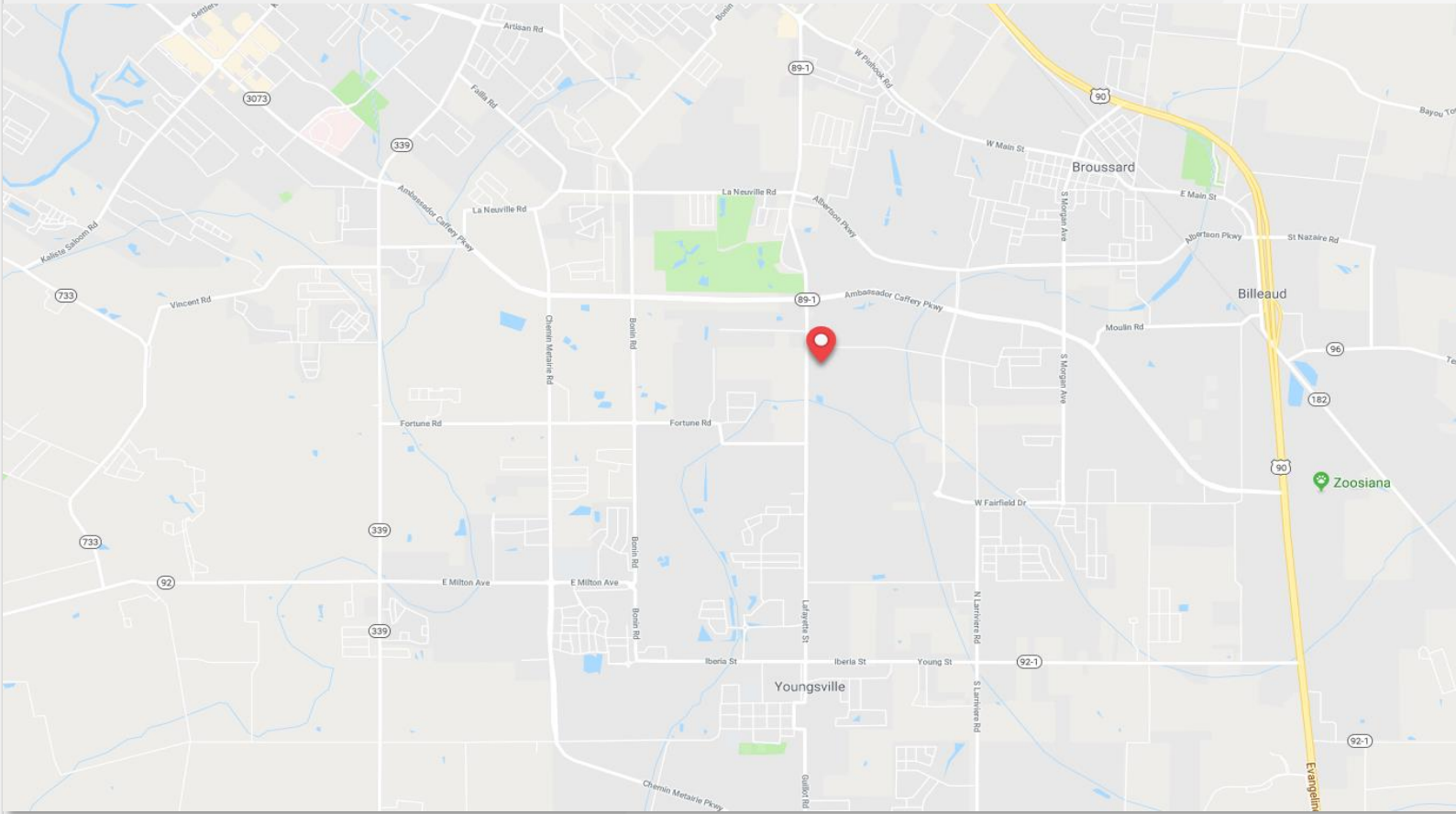


*Unplatted Lot for  
Commercial Development  
± 6.38 acres*

*Commercial Lot 68 ± 0.67 acres*

*Commercial Lot 67 ± 0.65 acres*





**KEY FACTS**



5 MIN 13,554  
10 MIN 55,892  
15 MIN 115,302  
POPULATION



2.71  
2.54  
2.50  
AVERAGE HOUSEHOLD SIZE



35.3  
35.2  
35.6  
MEDIAN AGE

**HOUSING STATS**



5 MIIN \$79,813  
10 MIN \$72,883  
15 MIN \$66,101  
MEDIAN HOUSEHOLD INCOME



4,969  
21,865  
45,283  
NUMBER OF HOUSEHOLDS



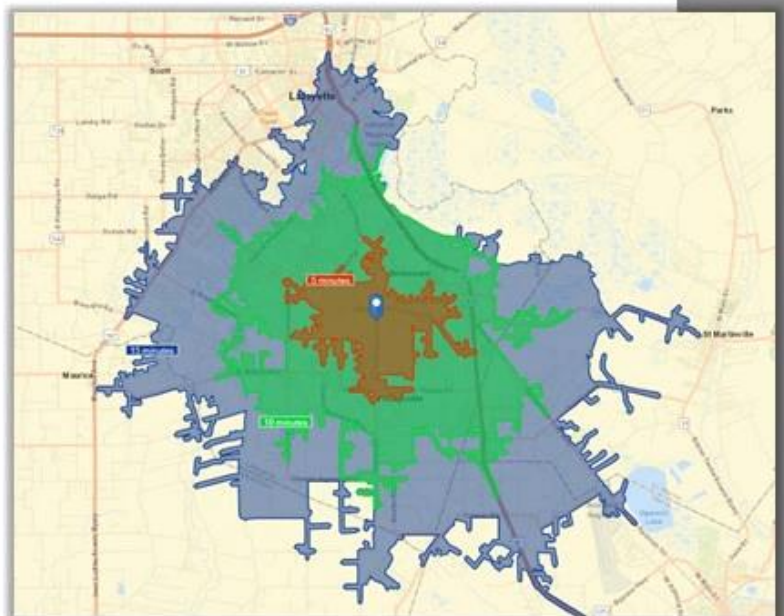
11,536  
65,374  
148,201  
DAYTIME POPULATION

POPULATION BY AGE

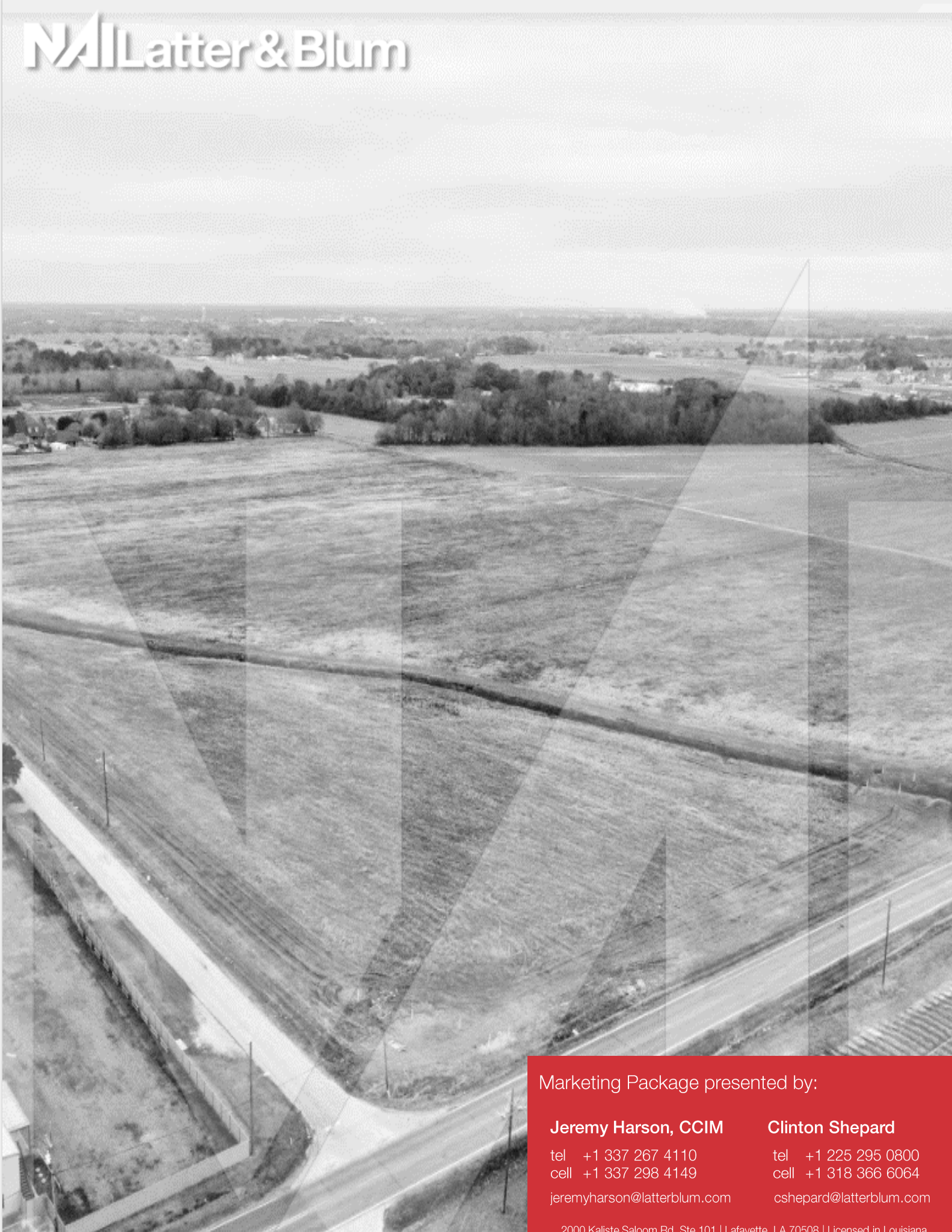
	5 MIN	10 MIN	15 MIN
<b>65+</b>	9.9%	10.6%	12.4%
<b>55-64</b>	11.2%	11.7%	12.4%
<b>35-54</b>	29.5%	28.1%	26.1%
<b>20-34</b>	19.8%	22.1%	23.1%
<b>&lt;19</b>	29.7%	27.6%	26%

MALE/FEMALE BREAKDOWN

	5 MIN	10 MIN	15 MIN
<b>M</b>	48.8%	49.1%	49%
<b>F</b>	51.2%	50.9%	51%



5, 10, 15 MIN DRIVE TIMES



Marketing Package presented by:

**Jeremy Harson, CCIM**

tel +1 337 267 4110  
cell +1 337 298 4149

[jeremyharson@latterblum.com](mailto:jeremyharson@latterblum.com)

**Clinton Shepard**

tel +1 225 295 0800  
cell +1 318 366 6064

[cshpard@latterblum.com](mailto:cshpard@latterblum.com)