



# Prime Kaliste Saloom Development Tract

Kaliste Saloom Rd, Lafayette, Louisiana 70508

## Property Highlights

- Prime Development Opportunity
- Excellent Location
- Close Proximity to Costco, Target, Dick's Sporting Goods, Whole Foods, and Walk-On's.
- Adjacent Businesses Are Major Traffic Providers
- Right In/ Right Out on Kaliste Saloom Rd

## Sale Price

\$1,300,000



For more information

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CALL OR EMAIL FOR MORE INFORMATION

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1700 City Farm Drive  
Baton Rouge, LA 70806  
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1.471 Acres

Liberty Avenue

SALE PRICE: \$1,300,000

PRICE PER SF: \$20.29/SF

LOT SIZE: 1.471 Acres

FRONTAGE: 135'

ZONING: C-H

MARKET: Lafayette MSA

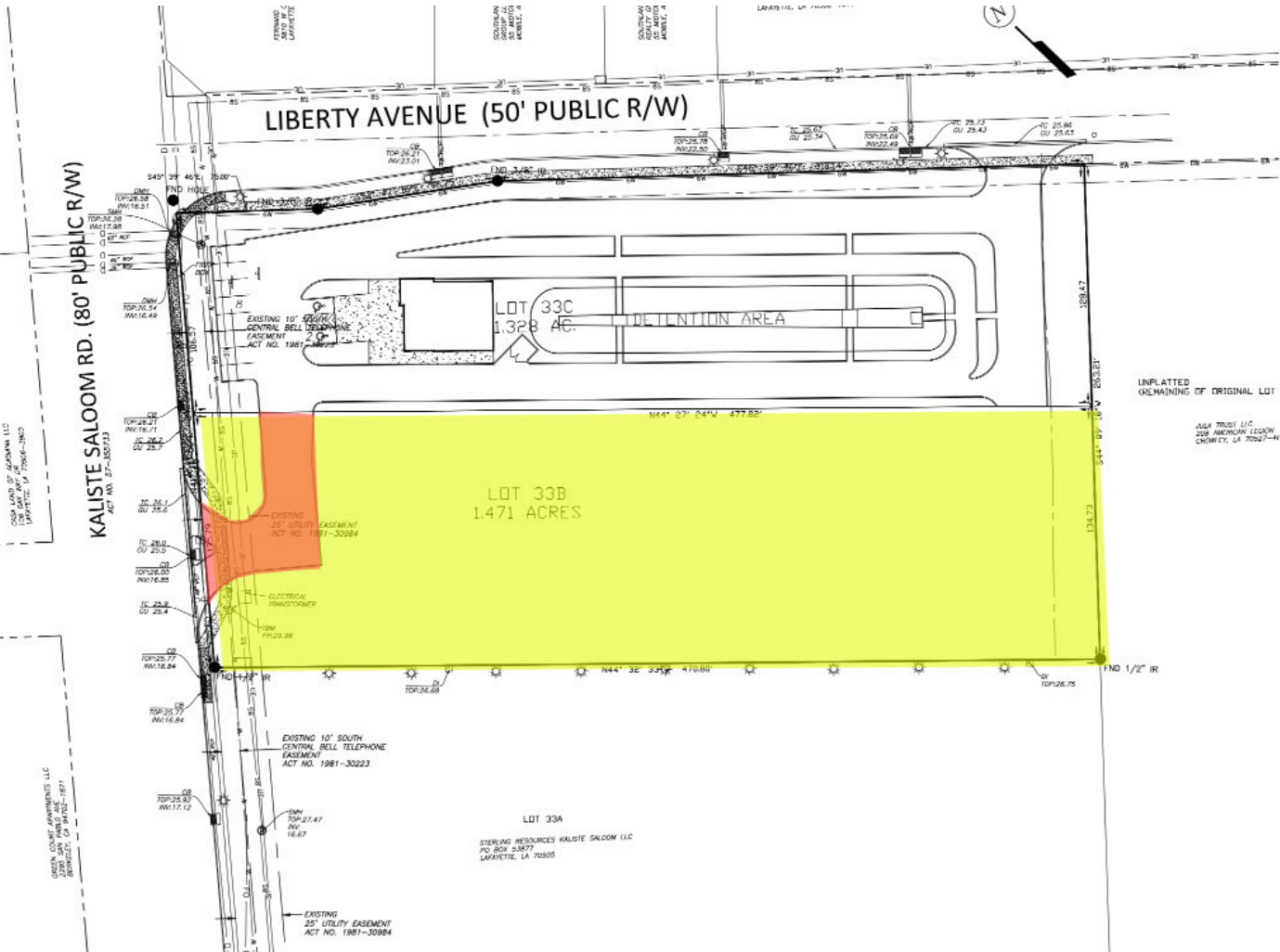
CROSS STREETS: Liberty Avenue & Republic Avenue

TRAFFIC COUNT: 35,000 VPD



DEMOGRAPHICS		
STATS	POPULATION	AVG. HH INCOME
1 MILE	6,023	\$94,310
3 MILES	55,379	\$89,539
5 MILES	121,127	\$77,278

\* Figures shown represent estimates



5. ALL NECESSARY PERMITS AND APPROVALS FOR THE CONSTRUCTION OF THIS WORK SHALL BE OBTAINED BY THE CONTRACTOR.
6. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL UTILITIES INDICATED TO REMAIN UNDISTURBED OR CORNERS AND REPLACING ALL PINS LOST DURING CONSTRUCTION.
7. THE CONTRACTOR IS RESPONSIBLE FOR IMPROVEMENTS DURING CONSTRUCTION, UTILITIES, PAVEMENT, STORMING, CURBS, SHALL BE BETTER THAN EXISTING CONDITIONS.
8. THE CONTRACTOR SHALL COORDINATE UNDERGROUND UTILITIES WITH HIS WORK, SANITARY SEWER, STORM SEWER, AND PLACE PRIOR TO THE PLACEMENT OF EASEMENT OF ANY APPROPRIATE SOIL STABILIZATION.
9. CONTRACTOR SHALL MATCH EXISTING UTILITIES TO BE CONSTRUCTED TO THE SAME.
10. ANY WORK IN THE RIGHT-OF-WAY SHALL BE WITH THE LOUISIANA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS.
11. THE CONTRACTOR IS SPECIFICALLY RESPONSIBLE FOR ELEVATIONS OF EXISTING UTILITIES AS SHOWN ON RECORDS OF THE VARIOUS UTILITY COMPANIES. MEASUREMENTS TAKEN IN THE FIELD SHALL BE AS EXACT OR COMPLETE. THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANY AT LEAST 48 HOURS PRIOR TO THE EXACT FIELD LOCATION OF UTILITIES. THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES TO PROPOSED IMPROVEMENTS SHOWN ON THIS PLAN.
12. CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE APPROPRIATE UTILITY COMPANY PRIOR TO CONSTRUCTION.
13. CONTRACTOR SHALL VERIFY AND PROTECT ALL EXISTING STORM SEWER STRUCTURES, MANHOLES, AND OTHER STRUCTURES, PRIOR TO CONSTRUCTION.
14. CONTRACTOR SHALL COMPLY TO THE STANDARD OF OSHA DIRECTIVES OR ANY OTHER EXCAVATION AND TRENCHING PROCEDURES, SLOPING BENCHING, AND OTHER PROCEDURES. CONTRACTOR IS RESPONSIBLE FOR OSHA.
15. ALL NECESSARY INSPECTIONS AND APPROVALS BY UTILITY SERVICE COMPANIES SHALL BE OBTAINED PRIOR TO CONSTRUCTION.
16. CONTRACTOR SHALL NOTIFY ALL APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION.
17. CONTRACTOR SHALL PAY ALL FEE REQUIREMENTS. THE CONTRACTOR SHALL OBTAIN SATISFACTION OF THE RESPECTIVE UTILITY AUTHORITIES.
18. CONTRACTOR SHALL PAY ALL FEE REQUIREMENTS FOR SEWER TAPS & CONSTRUCTION & SHALL OBTAIN SATISFACTION OF THE RESPECTIVE UTILITY AUTHORITIES.

# Regional Map



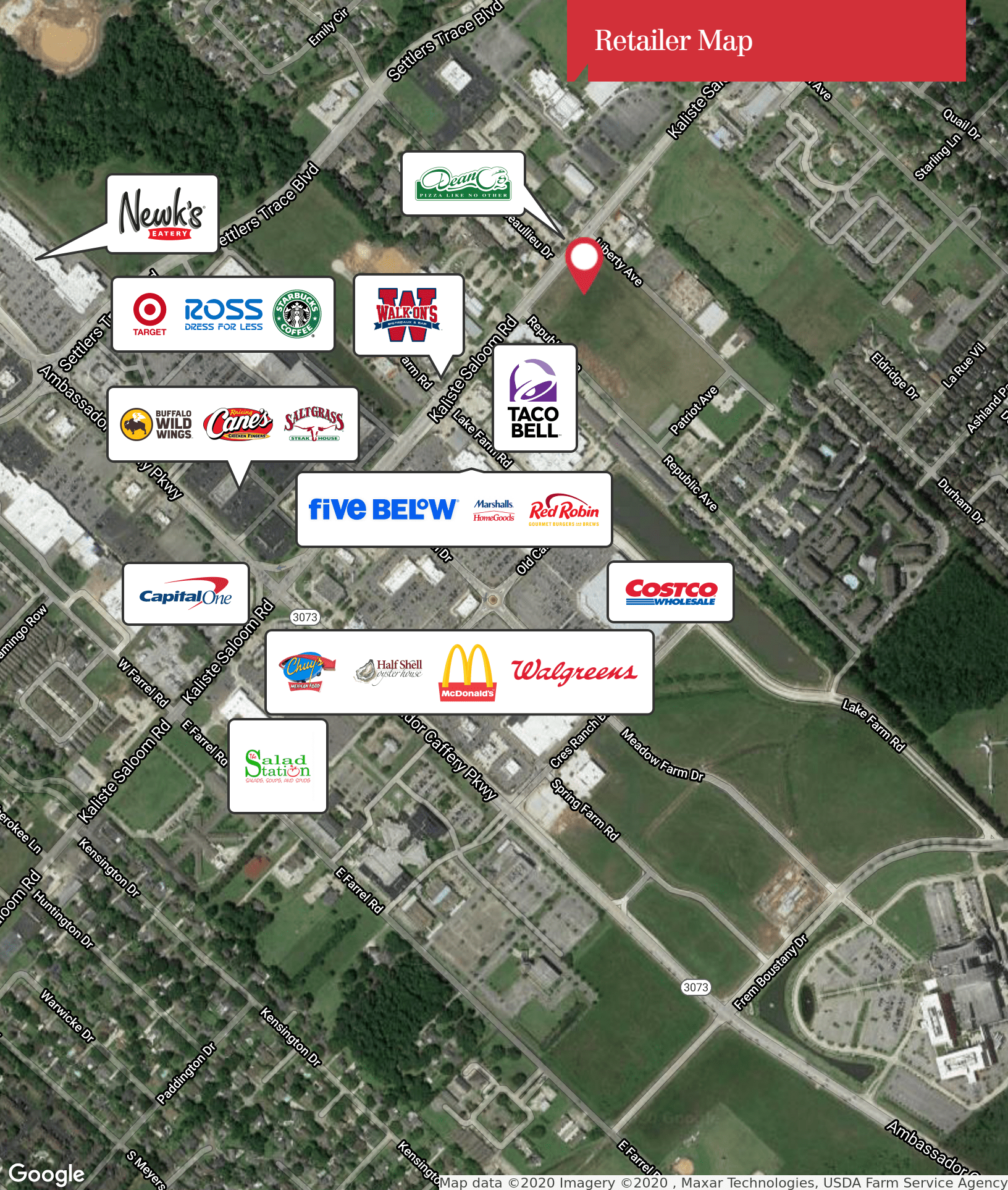
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# Location Maps



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# Retailer Map



Newk's  
EATERY

Dean's  
PIZZA LIKE NO OTHER

TARGET  
ROSS  
DRESS FOR LESS  
STARBUCKS  
COFFEE

WALK-ON'S  
W

TACO  
BELL

BUFFALO  
WILD  
WINGS  
Cane's  
CHICKEN DINERS  
SALTGRASS  
STEAK HOUSE

five BELOW  
Marshalls  
HomeGoods  
Red Robin  
GOURMET BURGERS & BEERS

Capital One

COSTCO  
WHOLESALE

Chuy's  
MEXICAN FOOD  
Half Shell  
CRAB CAKES  
McDonald's  
Walgreens

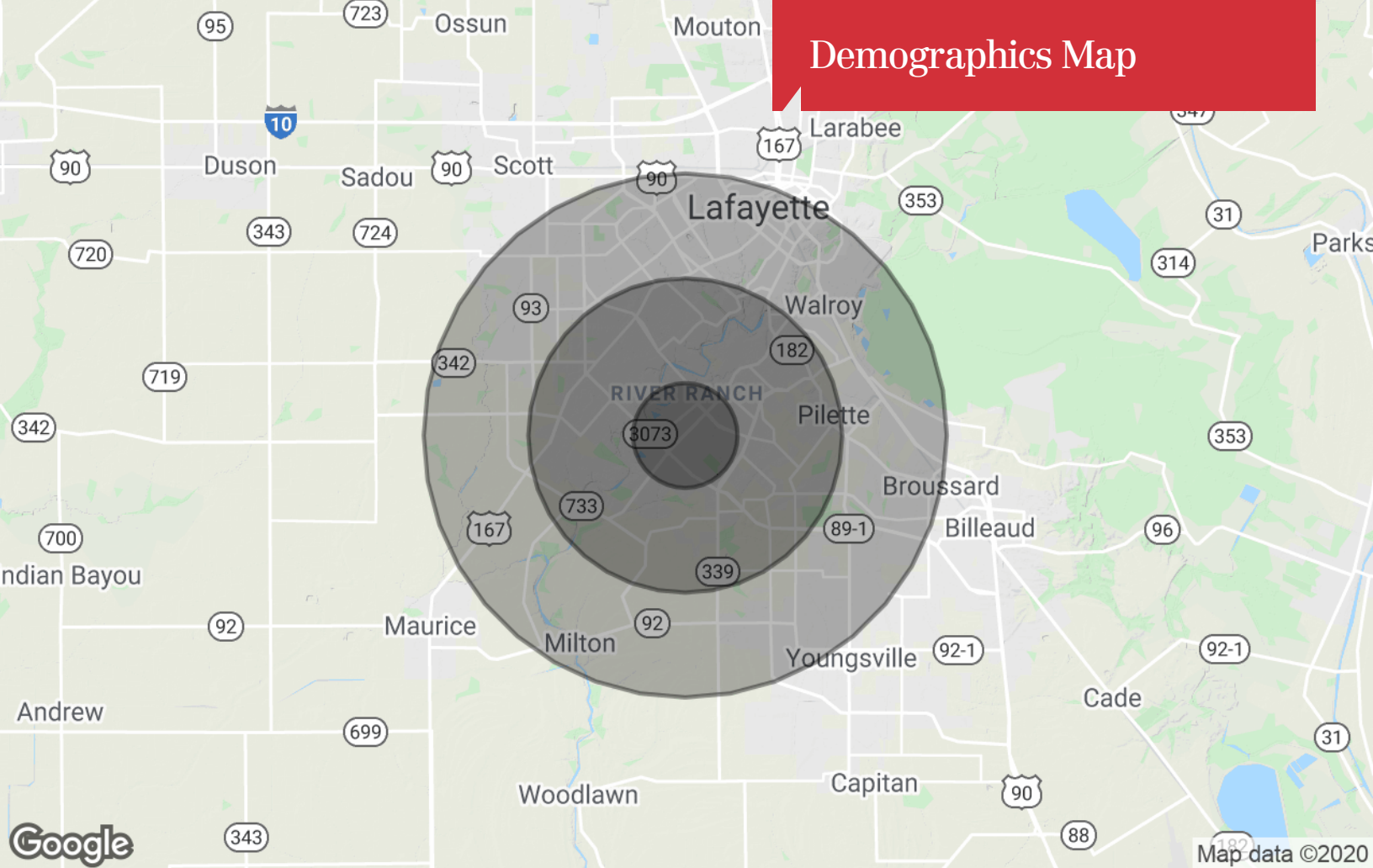
Salad  
Station  
SALADS, SOUPS, AND SPICES

3073

Google

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# Demographics Map



<b>Population</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
TOTAL POPULATION	6,023	55,379	121,127
MEDIAN AGE	37.7	36.1	33.8
MEDIAN AGE (MALE)	37.5	34.3	32.2
MEDIAN AGE (FEMALE)	37.8	38.0	35.5
<b>Households &amp; Income</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
TOTAL HOUSEHOLDS	2,722	22,369	48,495
# OF PERSONS PER HH	2.2	2.5	2.5
AVERAGE HH INCOME	\$94,310	\$89,539	\$77,278
AVERAGE HOUSE VALUE	\$226,039	\$226,493	\$206,462
<b>Race</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
% WHITE	83.8%	85.9%	81.8%
% BLACK	11.9%	11.2%	14.9%
% ASIAN	4.3%	2.2%	2.4%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.3%	0.3%
% OTHER	0.0%	0.3%	0.6%
<b>Ethnicity</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
% HISPANIC	2.3%	3.5%	3.9%

\* Demographic data derived from 2010 US Census