

For Sale

Property Summary

- One of the busiest thoroughfares of commuter and daytime traffic
- Located just off of the I-10 and I-49 interchange
- Dedicated signalized ingress & egress to Evangeline Throughway (Hwy 90)
- Also accessible from the Frontage Road

Building Size

- 228,000 SF

Land Size

- 24.259 Acres

Traffic Counts (ADT 2017)

- NW Evangeline Thwy (Hwy 90), south of Main St - 50,051 VPD
- Interstate 10, east of Evangeline Throughway - 74,104 VPD

2019 Demographics

	3 mi.	5 mi.	10 mi.
Population	55,083	112,524	253,624
Avg. HH Income	\$49,436	\$61,065	\$71,601



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Former Walmart

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