

TBD I-49 Service Road

Grand Coteau, Louisiana 70541

Property Highlights

- 24+ Acres for sale
- Excellent Interstate Visibility
- I-49 Property
- Level Topography
- Development Potential - Industrial

Sale Price

\$731,760.00



For more information

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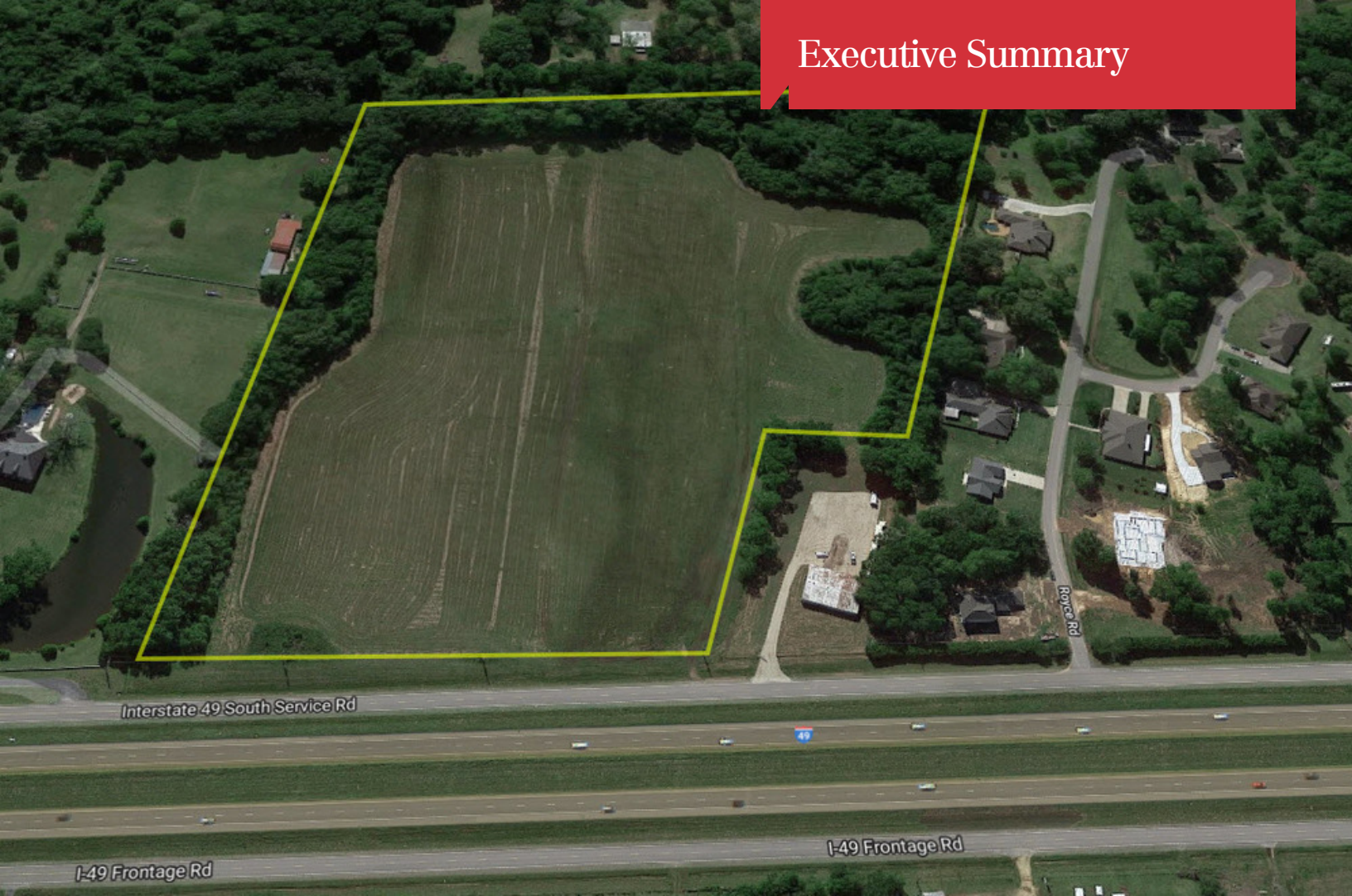
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CALL OR EMAIL FOR MORE INFORMATION

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July 29, 2019



SALE PRICE: **\$731,760.00**

LOT SIZE: **24.392 Acres**

PROPERTY
CONDITION: **Vacant, Mostly Cleared**

APN #: **0105066950**

FLOOD ZONE: **X**

Property Overview

Development land for sale with high Interstate visibility. +/-1000 feet of frontage on the I-49 Service Road and all is visible to traffic passing on the interstate (34,279 VPD). Property is mostly cleared with level topography. Land is also available for lease, contact agents for leasing details.

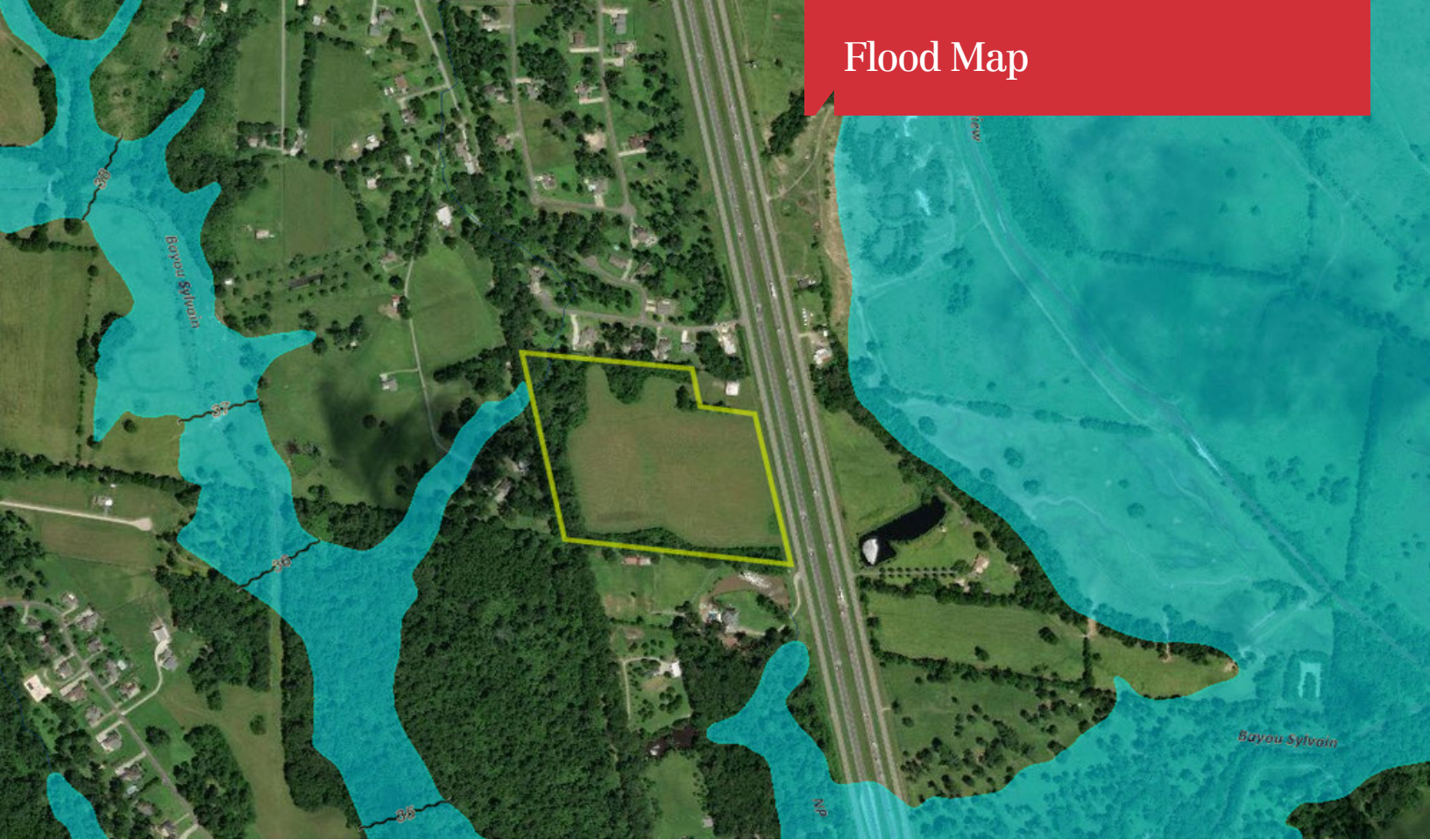
Location Overview

The site is located on the Interstate-49 W Service Rd between Opelousas and Grand Coteau/Sunset, and just 13.5 interstate miles north of Lafayette and Interstate 10. While this is certainly not a retail area, approximately 34,300 vehicles travel this area of the interstate each day. This corridor from Opelousas to Lafayette is heavy on distribution, warehousing, and industrial parks. Major distribution centers include Walmart, FedEx and C&G Containers.

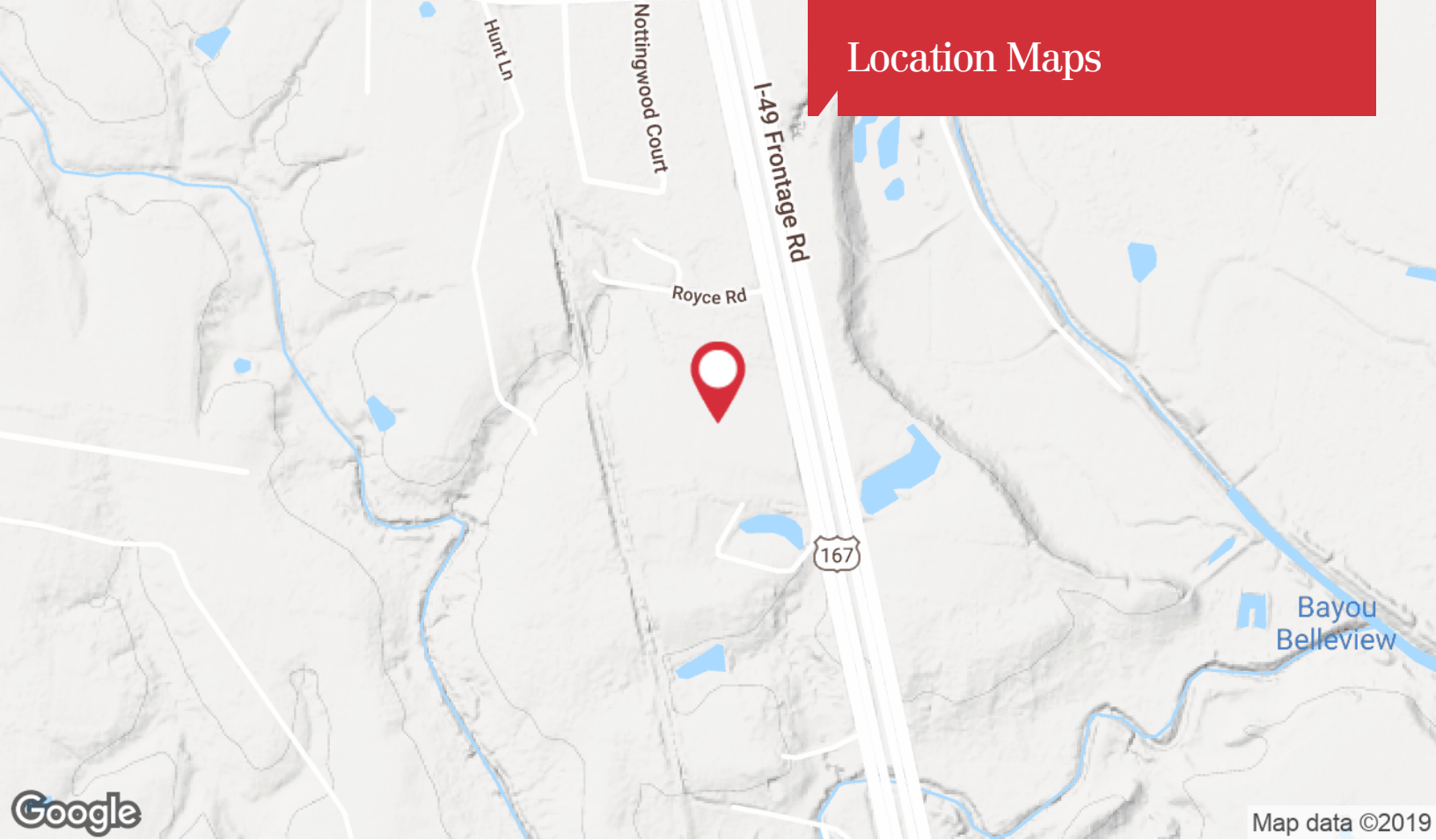
Additional Photos



Flood Map



Location Maps



SUMMARY

Demographics

11,955

Population

39.0

Median Age

2.5

Average Household Size

\$37,814

Median Household Income

1,628

Renter Occupied
Housing Units

3,056

Owner Occupied
Housing Units

BUSINESS



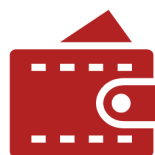
539

Total Businesses



6,631

Total Employees



\$48,111

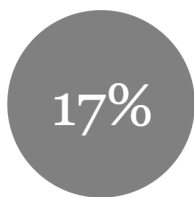
Average
Disposable Income



\$39,638

Median Net Worth

EDUCATION



No High School Diploma



38%

High School Graduate



23%

Some College



22%

Bachelor's/Grad/Prof
Degree

EMPLOYMENT



63%

White Collar



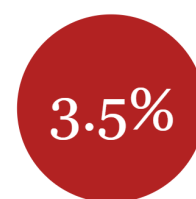
20%

Blue Collar



17%

Services



Unemployment Rate

10 minute drive time from site