



Youngsville Live-Work

Stonehurst Drive, Youngsville, Louisiana 70592

Property Highlights

- Office - Residential Lots
- 3 Lots
- 1 Larger Lot Available
- Garden Style Buildings with commercial on 1st floor and residence above
- Plans approved for 3,200 sqft structure
- Lots can be purchased individually or as a package
- \$49,500 per lot

Sale Price

\$ total



For more information

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

CALL OR EMAIL FOR MORE INFORMATION

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806 E. St. Mary Boulevard
Lafayette, LA 70503
337 233 9541 tel
latterblum.com





SALE PRICE:	\$49,500 (per lot) Stonehurst
SALE PRICE:	\$545,000 Brookdale
TOTAL LOTS:	4
LOT #:	P-4B through P-3B
APN #:	6166660, 6166661, 6159416
MARKET:	Youngsville
CROSS STREETS:	Chemin Metairie

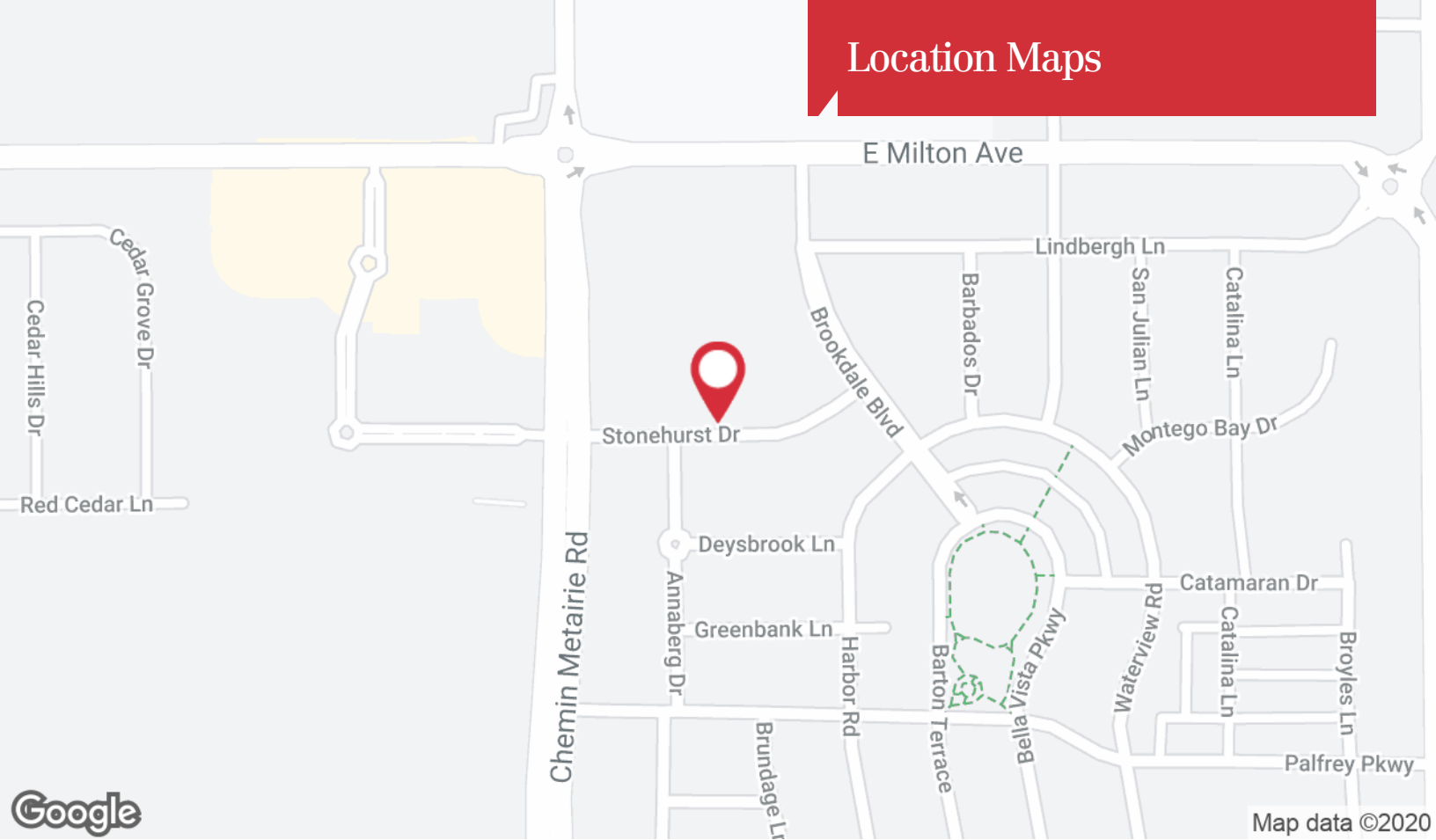
Property Overview

Subject property is a vacant strip of land between Rouse's and the Sugar Mill Pond development in Youngsville. The property has been preliminarily platted for seven lots that will accommodate seven 3,200 sq. ft. garden style live-work buildings. The structures will have a 1,600 sq. ft. residence above an office space and garage. These lots can be sold separately or packaged, or the owner will consider building the building to sell back. Please speak with agents about pricing. Architectural plans are available to buyers.

Location Overview

Youngsville, Louisiana is quickly becoming the fastest growing areas in the state. It was voted a top 3 place to live in 2018. Residential subdivision developments and permits, commercial building permits, and sales tax receipts are all up in crazy numbers since 2010. The zip code that encompasses Youngsville has approximately 24,500 people with a median age of 34.8...8,832 households...a median income of \$75,690...461 total businesses. And these numbers are increasing every day!

Location Maps



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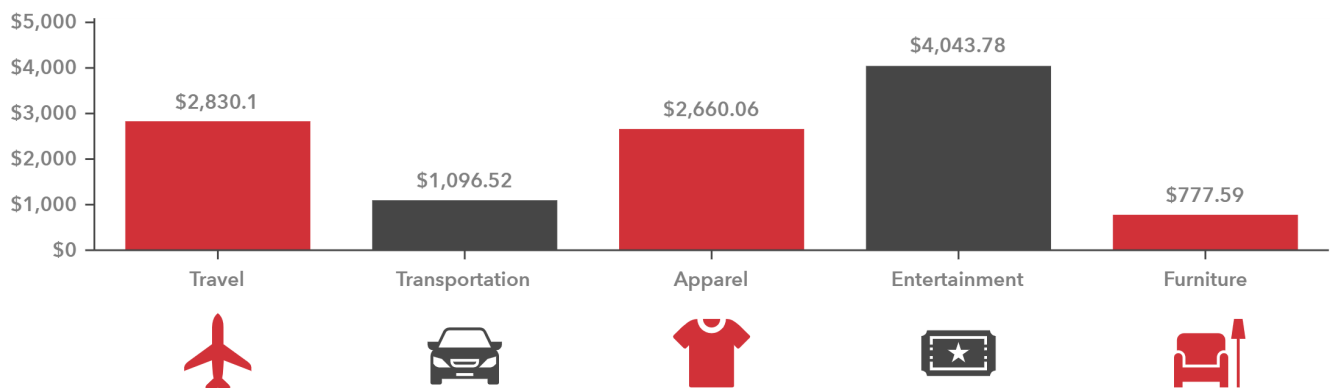
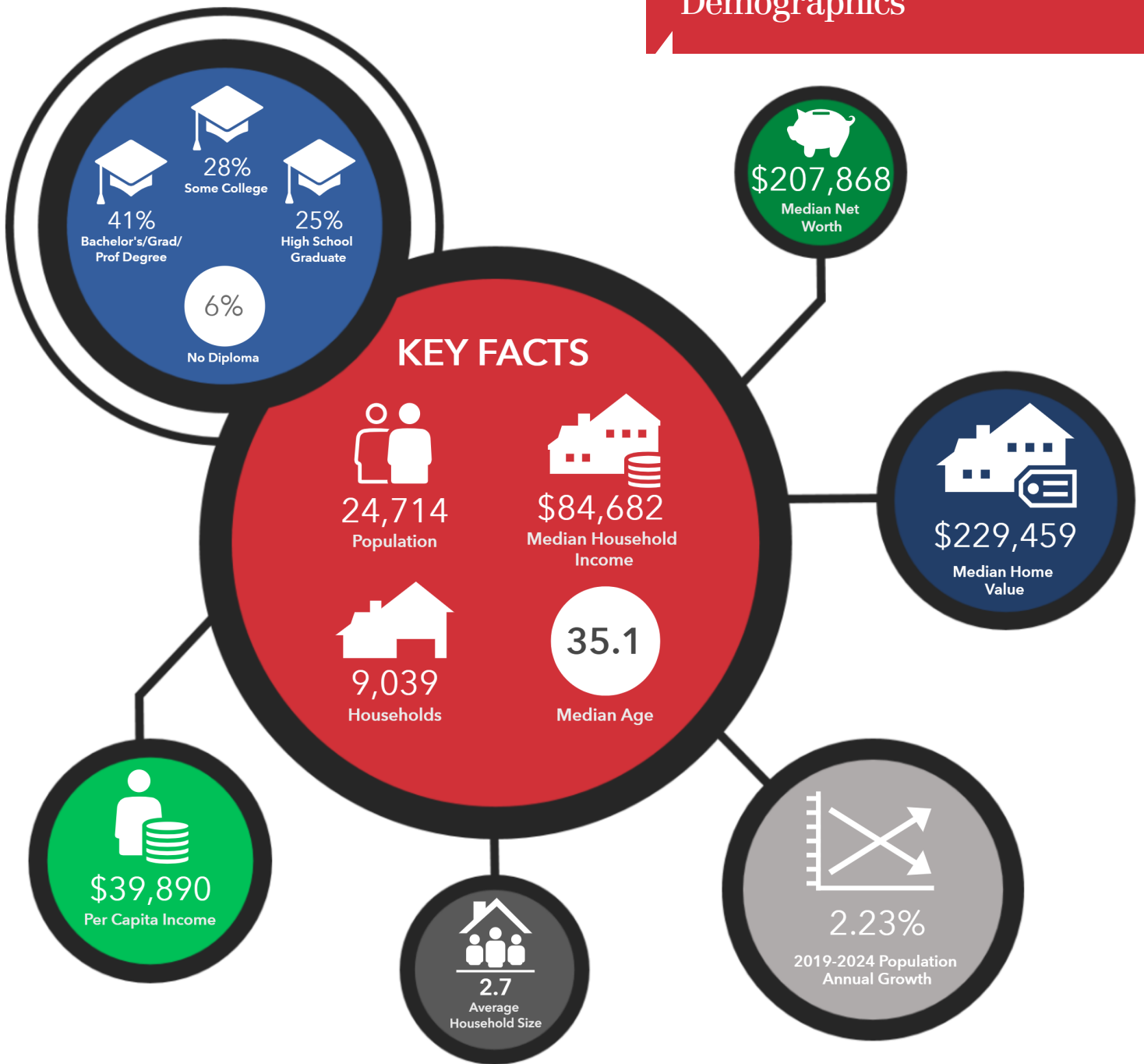
For Sale

Mixed Use

Available Lots



LOT #	SIZE	SALE PRICE	STATUS	DESCRIPTION
P-4B	4,153 SF	\$49,500	Available	Plans approved for 3,200 sqft Garden style structure with Office and Garage on 1st floor and 1,600 sqft apartment on 2nd floor.
P-4C	4,153 SF	\$49,500	Sold	Plans approved for 3,200 sqft Garden style structure with Office and Garage on 1st floor and 1,600 sqft apartment on 2nd floor.
P-4D	4,153 SF	\$49,500	Sold	Plans approved for 3,200 sqft Garden style structure with Office and Garage on 1st floor and 1,600 sqft apartment on 2nd floor.
P-4E	4,153 SF	\$49,500	Sold	Plans approved for 3,200 sqft Garden style structure with Office and Garage on 1st floor and 1,600 sqft apartment on 2nd floor.
P-4F	4,153 SF	\$49,500	Sold	Plans approved for 3,200 sqft Garden style structure with Office and Garage on 1st floor and 1,600 sqft apartment on 2nd floor.
P-4G	4,153 SF	\$49,500	Available	Plans approved for 3,200 sqft Garden style structure with Office and Garage on 1st floor and 1,600 sqft apartment on 2nd floor.
P-4H	4,153 SF	\$49,500	Available	Plans approved for 3,200 sqft Garden style structure with Office and Garage on 1st floor and 1,600 sqft apartment on 2nd floor.
P-3B	1.26 Acres	\$545,000	Available	Commercial lot next to El Paso Mexican Restaurant.



*Spending facts are average annual dollars per household