

OPPORTUNITY ZONE TRACTS AT I-10 AND UNIVERSITY AVE



OFFERING SUMMARY

Total Land Area: 22.86 Acres +/-

(see following pages for individual tract sizes)

Zoning: CH (COMMERCIAL HEAVY)*

Price / SF: Varies

Traffic Count: 79,000 (I-10)
29,000 (University Ave)

PROPERTY OVERVIEW

This development-ready property is in a high-traffic corridor and serves as a gateway to the City of Lafayette and the University of Louisiana, a co-ed four-year college with an undergraduate enrollment of +/- 19,000 students.

A total of 22.86 acres available between multiple tracts ranging in size from 0.5 acre to 15.75 acres contiguous. The property has excellent visibility from I-10 and N University Ave.

The property is situated in Census Tract 7 of Lafayette Parish which has been identified as a Louisiana Opportunity Zone Census Tract. The Opportunity Zone Program was created in the 2017 tax reform deal that rewards investors who input capital into properties situated in these areas to promote long term growth and in return will receive tax benefits from the Federal Government on capital gains taxes.

LOCATION OVERVIEW

- Lafayette Parish has an estimated 225,000+ population, the centrally-located parish (county) of Lafayette serves as an economic center of Louisiana. The region's legendary atmosphere creates a unique environment for work and play. Lafayette is also home to a world-class workforce, an integrated transportation network, a diversified business base, a large four-year college, and a metropolitan appeal.

Will Chadwick (C) 318.510.8161 Mathew Laborde (C) 337.326.1368

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PRICING

Tract	Acres	\$/SF	Total \$	Notes
Tract A	1 - 2.74 acres	\$5	\$596,772	Can be subdivided.
Tract B	0.92 acres	\$13	\$520,978	
Tract C	1 - 3.45 acres	\$8	\$1,202,256	Can be subdivided.
Tract D	1.65 acres	\$13	\$934,362	Can be combined with E and F.
Tract E	1.51 acres	\$13	\$855,083	Can be combined with D and F.
Tract F	0.5 - 12.59 acres	\$5	\$2,735,568	Can be subdivided or combined with E and D.
Totals	22.86 acres		\$6,845,019	

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ELIFIN

225.659.8657 | elifinrealty.com
640 Main St, Suite A, Baton Rouge, LA 70801

Broker of Record, Mathew Laborde; Licensed by the Louisiana Real Estate Commission and the Mississippi Real Estate Commission. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

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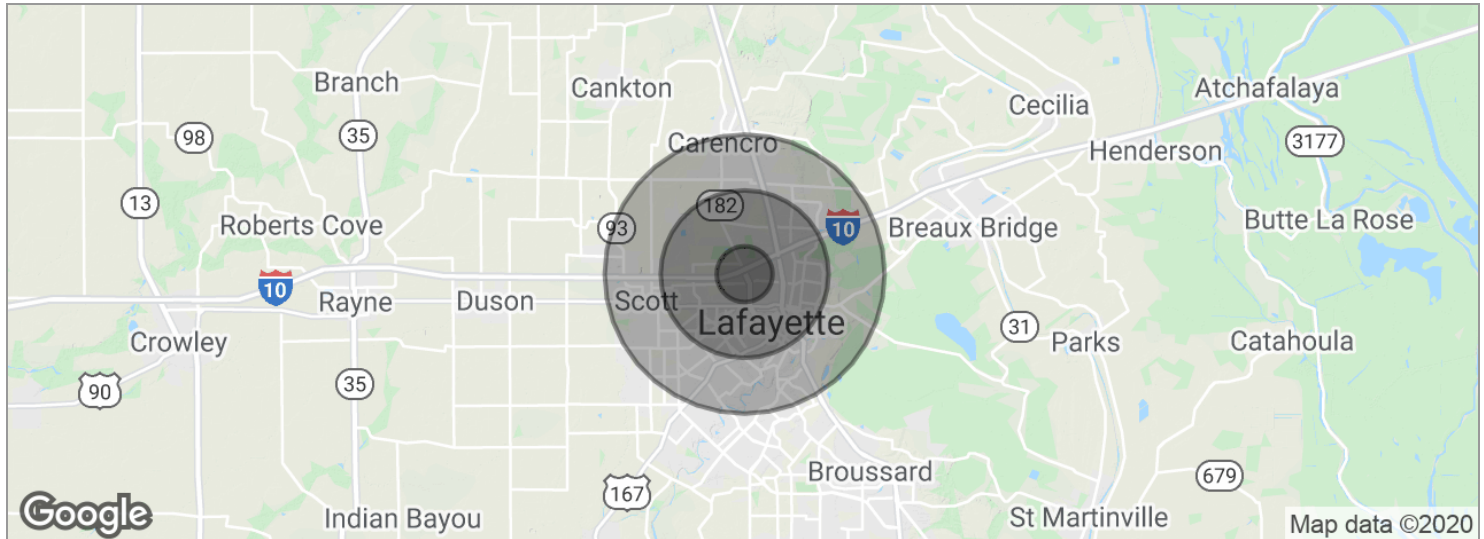
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December 16, 2020

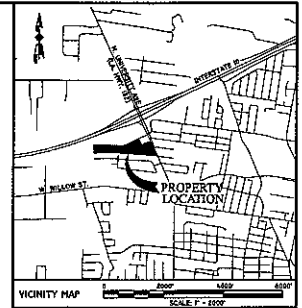
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	5,826	51,383	117,923
Median age	31.8	32.5	33.9
Median age (Male)	29.9	30.6	31.7
Median age (Female)	32.7	34.2	35.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,140	20,096	46,933
# of persons per HH	2.7	2.6	2.5
Average HH income	\$32,309	\$45,011	\$56,043
Average house value	\$98,899	\$132,236	\$151,182

* Demographic data derived from 2010 US Census

INTERSTATE 10 (300' R/W)



IMPROVEMENTS:
STREETS: CONCRETE
DRAINAGE: SUBSURFACE
WATER: LAFAYETTE
SEWER: LAFAYETTE
ELECTRICAL: LAFAYETTE
TELEPHONE: DELL
GAS: ATMOS ENERGY

FLOOD NOTE:
THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA
ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP
DATED: JANUARY 19, 1996 (ZONE X)
COMMUNITY PANEL NO. 220106 00295

RAD= 597.96'
ARC= 186.57'
DELTA= 17°32'35"
C.B.= N83°16'05"E
C.L.= 185.81'

THENCE A BEARING OF NORTH 65 DEGREES 20 MINUTES 52 SECONDS EAST A DISTANCE OF 436.70 FEET TO A POINT BEING THE POINT OF BEGINNING (P.O.B. #8) POINT;

[illegible]

DATE	REVISION DESCRIPTION

0 100 200 300 400
SCALE IN FEET

<p>PLAT OF SURVEY SHOWING REMAINING PROPERTY OF <i>ALCIDE DOMINIQUE ESTATES</i> <i>A COMMERCIAL DEVELOPMENT</i></p>		
<p>LOCATED IN SECTION 23 T9S - R4E SOUTHWESTERN LAND DISTRICT CITY OF LAFAYETTE LAFAYETTE PARISH, LOUISIANA</p>		
<p>FENSTERMAKER</p> <p>135 Piquette St., Lafayette, La. 70508 Phone (337) 717-7000 Fax (337) 231-3299</p>		
<p>DATE: 1" = 100'</p> <p>DATE: APRIL 6, 2006</p>	<p>DRAWN BY: CJH</p> <p>CHECKED BY:</p>	<p>JOB NUMBER: 2006011</p> <p>SHEET NO. 1 OF 1</p>