

### RYAN PÉCOT

Office: 337-234-4481 Direct: 337-572-0246 rpecot@stirlingprop.com

# 10.42 ACRES LAND AT 1-49

3300 NW Evangeline Thruway, Lafayette, LA

# **FOR SALE**

#### PROPERTY SUMMARY

Fully assembled 10+ acre site, located on the northwest quadrant of I-49 and Gloria Switch Road. This tract is located where the City of Lafayette and Carencro meet, which is growing at a healthy pace both residentially and commercially. Being one of the last large hard corner sites available, and at an I-49 interchange, the configuration will allow for an anchor and a carveout of multiple pad sites along the frontage.

#### **AVAILABLE**

• 10.42 ± AC

#### **PRICE**

• \$1,600,000

#### **NEARBY BUSINESSES**

- lowe's
- Chili's
- Domino's
- IHOP
- · Church's Chicken
- Subway

## TRAFFIC COUNT (ADT 2019)

• On I-49, south of site: 68,719

2020 DEMOGRAPHICS	1 MI	3 MI	5 MI
Population	3,449	25,393	66,792
Avg. HH Income	\$48,487	\$55,007	\$55,111



# STIRLING PROPERTIES

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