

FOR SALE

PROPERTY OVERVIEW

This premier site along I-10 is 6.9 acres and part of the larger master development at the northeast corner of I-10 and Louisiana Avenue. The interstates visibility and traffic (over 70K vehicles per day) make this an attractive site for both local and national retailers, as well as hotels, banks, multifamily development, and fuel stations. This parcel sits catty-corner from Lafayette's only I-10 frontage (retail power center) and is prime for expansion at this exit interchange.

AVAILABLE

- 6.935 AC

PRICE

- \$2,490,000

TRAFFIC COUNT (ADT 2019)

- On I-10, east of site: 70,531

NEARBY BUSINESSES

- Target
- JCPenney
- Academy Sports + Outdoors
- Ross Dress for Less
- Office Depot
- Petco
- ULTA Beauty
- Kirkland's

2020 DEMOGRAPHICS

	1 MI	3 MI	5 MI
Population	3,601	30,824	73,880
Avg. HH Income	\$76,266	\$51,836	\$53,320



6.9 ACRE OPPORTUNITY

NEC OF I-10 & LOUISIANA AVENUE

3205 Louisiana Avenue, Lafayette, LA

