

#### **SETH CITRON**

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### **RYAN PÉCOT**

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# VACANT LAND FOR SALE

2114 Ambassador Caffery Parkway, Lafayette, LA

## **FOR SALE**

#### PROPERTY OVERVIEW

Approximately 10 acres land zoned CH available adjacent to the Market Place Shopping Center. All or part can be purchased. This would be a great location for a residential development: condos, townhouses, and/or an apartment complex. Potential outparcels can be subdivided and are available for a multitude of commercial uses.

#### **AVAILABLE**

• Total Land: 10 AC (\$4.50 PSF)

• Frontage Lot: 1.0 - 2.12 AC (\$12.00 PSF)

#### ZONING

• CH

### **TRAFFIC COUNT (ADT 2018)**

• On Ambassafor Caffery Parkway, south of site: 36,421

#### **NEARBY BUSINESSES**

- Shoppers Value Foods
- Dollar Tree
- Family Dollar
- Popeyes Burger King

2020 DEMOGRAPHICS	1 MI	3 MI	5 MI
Population	9,705	54,797	128,413
Avg. HH Income	\$61,466	\$69,061	\$74,794





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