



LAND AT I-10 AND UNIVERSITY AVE

N UNIVERSITY AVE AND I-10 LAFAYETTE, LA 70506



OFFERED: FOR SALE

MULTIPLE TRACTS AVAILABLE

RANGING FROM 1.36 ACRES UP TO 10.28 ACRES TOTAL

- Located at I-10 Exit 101 (112,296 Daily Traffic) - Visibility from Interstate 10
- Can accommodate a wide range of uses: retail, hotel, QSR, warehouse, self storage, apartments, and more
- Parcels can be subdivided
- All tracts located in Economic Opportunity Zones

CONTACT:

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225.368.7667

800.895.9329 | <https://elifinrealty.com> | March 2024

640 Main St, Suite A, Baton Rouge, LA 70801

Broker of Record, Mathew Laborde; Licensed by the Louisiana, Mississippi, and Ohio Real Estate Commissions. 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. Interested parties must verify the information and bears all risk for any inaccuracies.



| PARCEL # | SIZE | | PRICE | | | NOTES |
|-------------------|---------------|----------------|-----------|---------|--------------------|---|
| | ACRES | SF | \$/ACRE | \$/SF | TOTAL | |
| C | 1.36 | 59,242 | \$435,600 | \$10.00 | \$592,416 | |
| D | 1.65 | 71,874 | \$566,280 | \$13.00 | \$934,362 | Can be combined with E and F. |
| E | 1.51 | 65,776 | \$566,280 | \$13.00 | \$855,083 | Can be combined with D and F. |
| F | 5.77 | 251,254 | \$217,800 | \$5.00 | \$1,256,270 | Can be subdivided or combined with E and D. |
| TOTAL/AVG. | 10.288 | 448,145 | | | \$3,638,131 | |

OFFERING SUMMARY



PROPERTY SUMMARY

- These development-ready parcels along Interstate 10 in Lafayette, LA are located at Exit 101 (N University Ave)– between the I-10 interchange with I-49 (Exit 103A & 103B) and Exit 100 at Ambassador Caffery Pkwy.
- This high-traffic corridor–with 112,296 daily traffic–serves as a gateway to the City of Lafayette and the University of Louisiana at Lafayette (±14,000 students).
- A total of over 10 acres between 4 tracts is available, ranging from 1.36 acres to 8.298 acres contiguous.
- All tracts have visibility from I-10 and are within 1,500 feet from the interstate's exit ramp.
- All tracts are located within Government-designated Economic Opportunity Zones which allows for specific tax credits and benefits.
- The City of Lafayette has identified this corridor as a special project and launched an initiative aimed at improving the aesthetics and functionality of the corridor along N. University Ave. from Renaud Dr. to Cameron St.

LAFAYETTE, LOUISIANA

- 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.

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TRACT C

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TRACT D & TRACT E & TRACT F

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INTERIOR PHOTOS

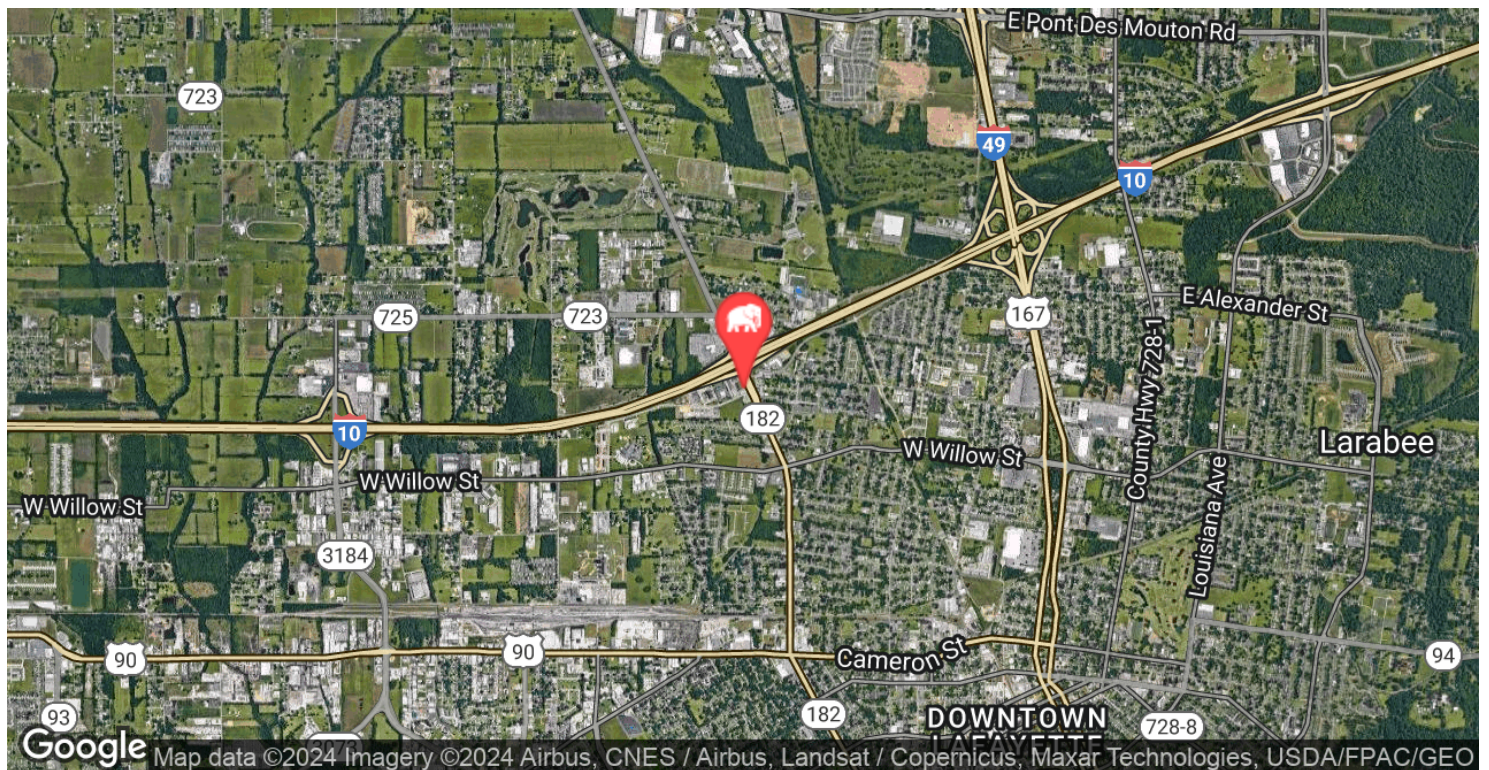
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LOCATION MAP

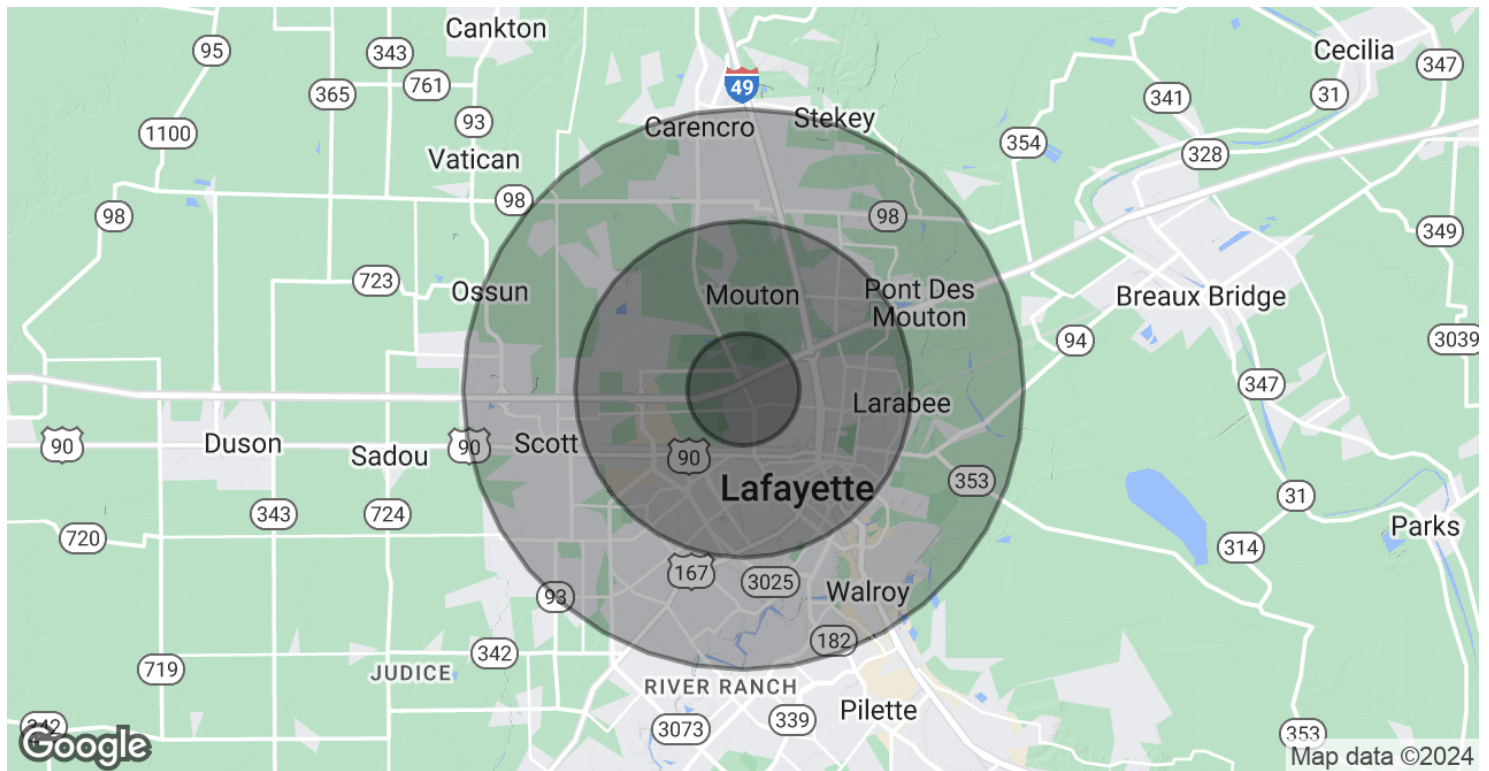


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DEMOGRAPHICS MAP & REPORT



| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 5,776 | 51,279 | 117,983 |
| Average age | 31.7 | 32.6 | 33.9 |
| Average age (Male) | 29.8 | 30.6 | 31.7 |
| Average age (Female) | 32.6 | 34.2 | 35.9 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|----------|-----------|-----------|
| Total households | 2,122 | 20,060 | 46,939 |
| # of persons per HH | 2.7 | 2.6 | 2.5 |
| Average HH income | \$32,362 | \$45,045 | \$56,039 |
| Average house value | \$99,187 | \$132,294 | \$151,185 |

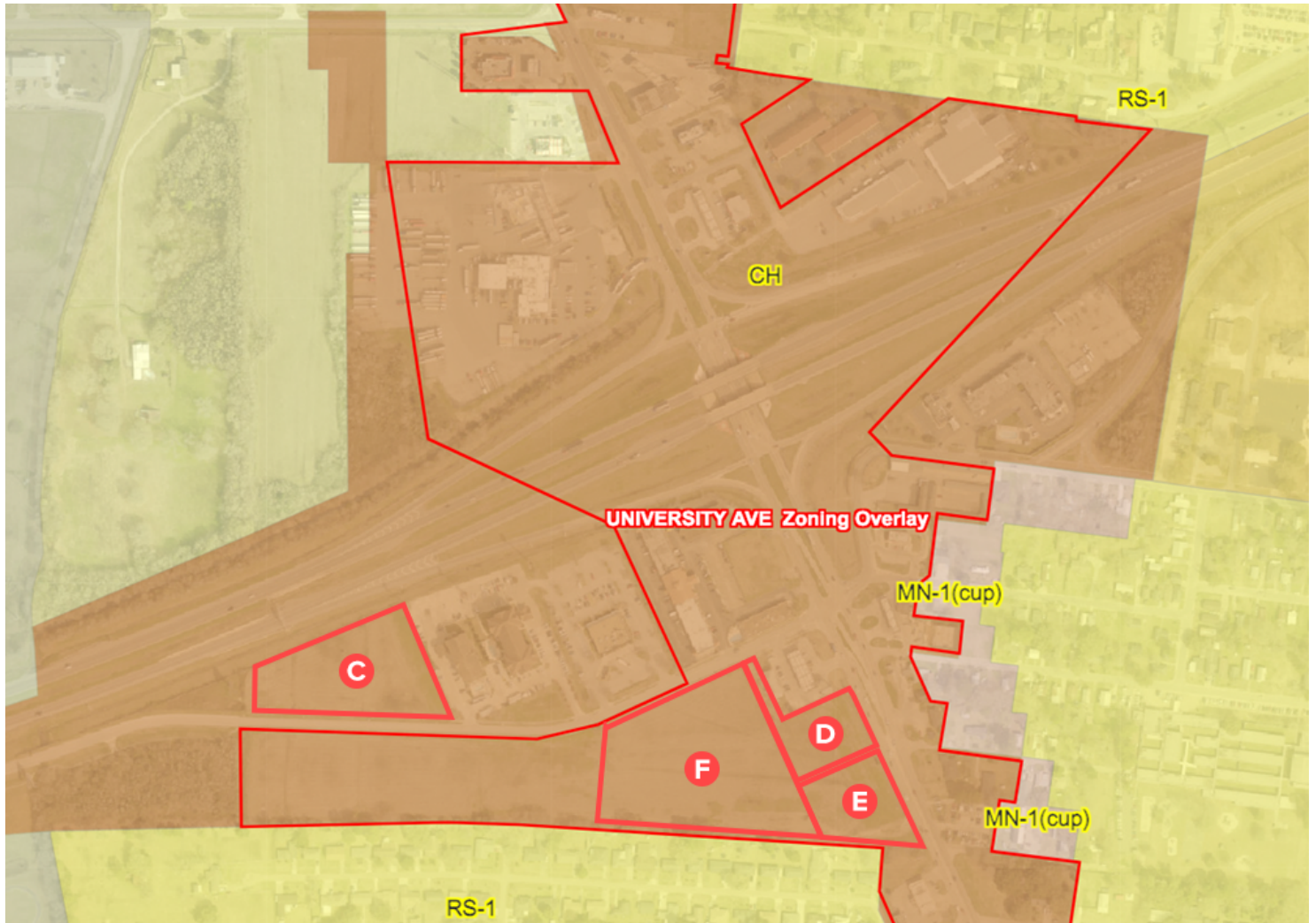
* Demographic data derived from 2020 ACS - US Census

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ZONING MAP



CH (COMMERCIAL HEAVY) & UNINCORPORATED AREA

Parcels C, D, E, & F are all zoned CH Commercial Heavy.
Parcels D, E, & F are within the University Ave Zoning Overlay.

Details on next page.

Source: https://library.municode.com/la/lafayette_city-parish_consolidated_government/codes/code_of_ordinances?nodeId=LACIRICOGOCOOR_CH89UNDECO_ART2DI_S89-15CHCOAV

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PARCEL ZONING DETAILS

LAFAYETTE CITY-PARISH CONSOLIDATED GOVERNMENT CODE OF ORDINANCES

CH (Commercial Heavy): Purpose: The "CH" district implements the commercial/office future land use category of PlanLafayette, the district allows compact development patterns, but provides flexibility for front parking, loading, and building design features for heavy commercial or service-oriented uses (such as large format retailers, auto dealerships, and repair services). PlanLafayette provides that the commercial office future land use category is principally a pedestrian oriented area. This district should only be used for locations where these uses currently exist, or where a rezoning applicant demonstrates that there is unmet market demand for the use.

View the full Permitted Use table for Commercial Heavy Zoning here:

https://library.municode.com/la/lafayette_city-parish_consolidated_government/codes/code_of_ordinances?nodeId=LACIRICOGOCOR_CH89UNDECO_ART2DI_S89-21USTA

Unversity Ave Zoning Overlay:

https://library.municode.com/la/lafayette_city-parish_consolidated_government/codes/code_of_ordinances?nodeId=LACIRICOGOCOR_APXASPD

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FLOOD ZONE MAP



FLOOD ZONE X (MODERATE TO LOW RISK)

All parcels lie within Flood Zone X

Flood Zone X: Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level. Zone C may have ponding and local drainage problems that don't warrant a detailed study or designation as base floodplain. Zone X is the area determined to be outside the 500-year flood and protected by levee from 100-year flood.

Source: maps.lsuagcenter.com/floodmaps

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