



LED CERTIFIED 32+ ACRE SITE FRONTING HWY 90

4500 HWY 90 E BROUSSARD, LA 70518



OFFERED: FOR SALE

SALE PRICE: \$4,350,000 (\$3.07/SF)

±32.41 ACRES | MAY BE SUBDIVIDED

- Louisiana Economic Development-Certified Site
- Zoned Light Industrial
- No wetlands, cultural resources, or environmental issues
- Direct access and frontage to Hwy 90

CONTACT:

BRANDON ABDELLA
337.257.7900

800.895.9329 | <https://elifinrealty.com> | February 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.

OFFERING SUMMARY



PROPERTY SUMMARY

- This ±32.41-acre, industrial-zoned tract is LED Certified and ready for development. It fronts and has direct access to Hwy 90 E in Broussard. It is well positioned among other industrial developments and is only 5 miles south of Lafayette Regional Airport and 9 miles south of I-10.
- The Louisiana Economic Development (LED) Certified sites program qualifies industrial sites based on zoning restrictions, title work, environmental studies, soil analysis and surveys.
- These sites are 180-day development ready and have substantial due diligence studies performed to receive certification. The property is just over 9 miles from the interchange of I-10 and I-49, giving great access to the markets on the east and west coast, as well as markets in the central portion of the US.
- No wetlands, cultural resources, or environmental issues were found on the site. You can view more information about the LED Certification for this tract here:
<https://louisianasiteselection.com/led/Property/Detail/14941/Girouard-Site>
- This parcel is offered in its entirety at \$3.07 PSF, however the owners are willing to subdivide this tract on a case by case basis which would be a separate negotiation.

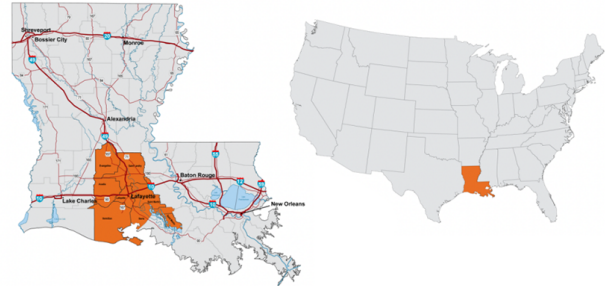
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BROUSSARD, LOUISIANA

Broussard, LA

Located in the heart of Acadiana in South Louisiana.



Market Access

Broussard's proximity to the intersection of Interstates 10 and 49, as well as Highway 90, is a strategic advantage in transportation and accessibility into and out of the parish. Additionally, Broussard has direct rail access, including an open-source spur less than three miles away, and can be reached easily by the Lafayette Regional Airport and the Intercoastal Waterway.

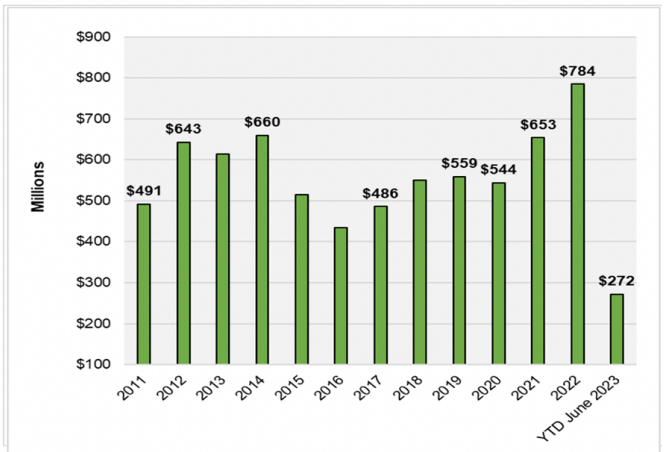
Government Services and Taxes

With no state or city property taxes, building in Broussard has its advantages. The Broussard Permitting and Licensing office is happy to help you apply for a permit. Electric, water, and wastewater services are among the lowest priced in the state.

Workforce and Business Base

Broussard employs more than 12,700 workers. Local businesses are also taking advantage of development and training programs to educate and enhance the skills of their new and existing employees. Broussard's business base includes construction, manufacturing, wholesale trade, oil and gas, retail trade, health care, real estate, rental, and leasing, accommodation and food services, professional services, and transportation and warehousing.

Taxable Sales



Business Summary for All Businesses in Broussard 2023

Total Businesses	1,073	Total Employees	12,736
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Incentives

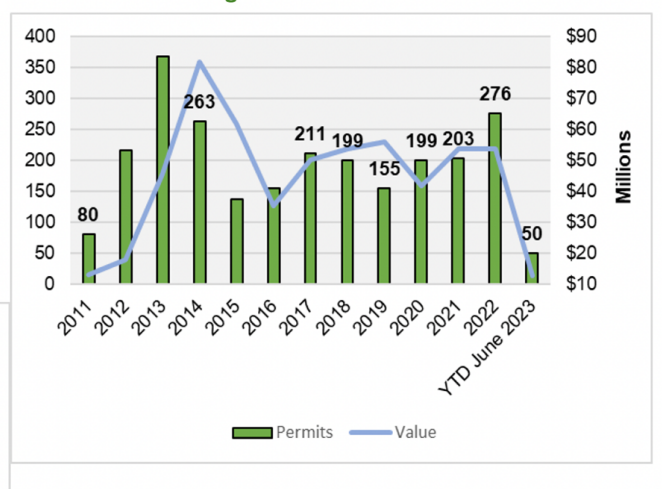
Federal, State, and local governments provide an assortment of business incentives that are available to incoming companies and to those existing within Lafayette Parish. Financing, tax abatements, and training programs are a few examples of the benefits available.

Quality of Life

The region's legendary joie de vivre and Cajun and Creole cultures are known around the globe, creating a unique environment for work and play. The subtropical climate is enjoyable in the area's parks and recreational facilities as well as Zoosiana. Broussard serves as a hospitable, safe, and family-friendly center for food, retail, and recreation.

Source: Broussard Economic Profile 2023, developbroussard.com

Residential Building Permits and Value



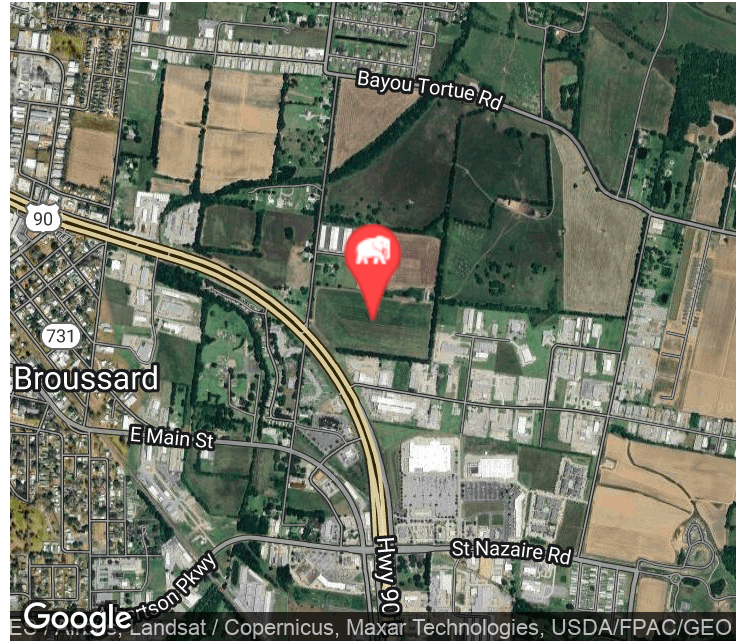
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PROPERTY INFORMATION



LOCATION INFORMATION

Street Address	4500 Hwy 90 E
City, State, Zip	Broussard, LA 70518
County	Lafayette Parish
Market	LA - Lafayette MSA
Cross-Streets	US Hwy 90 E at N Girouard Rd
Location Description	Lot 2
Township	10S
Range	5E
Section	44, 45, 95, 96
Side Of The Street	East
Road Type	Highway
Nearest Highway	US Hwy 90 East
Nearest Airport	Lafayette Regional Airport (LFT)

PROPERTY INFORMATION

Property Type	Land
Zoning	Light Industrial
Lot Size	32.41 Acres
APN #	6080618
Corner Property	Yes
Traffic Count	42519
Traffic Count Street	US Hwy 90 East
LED Certified	Yes

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AERIAL PHOTOS

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AERIAL PHOTOS (FRONTAGE)

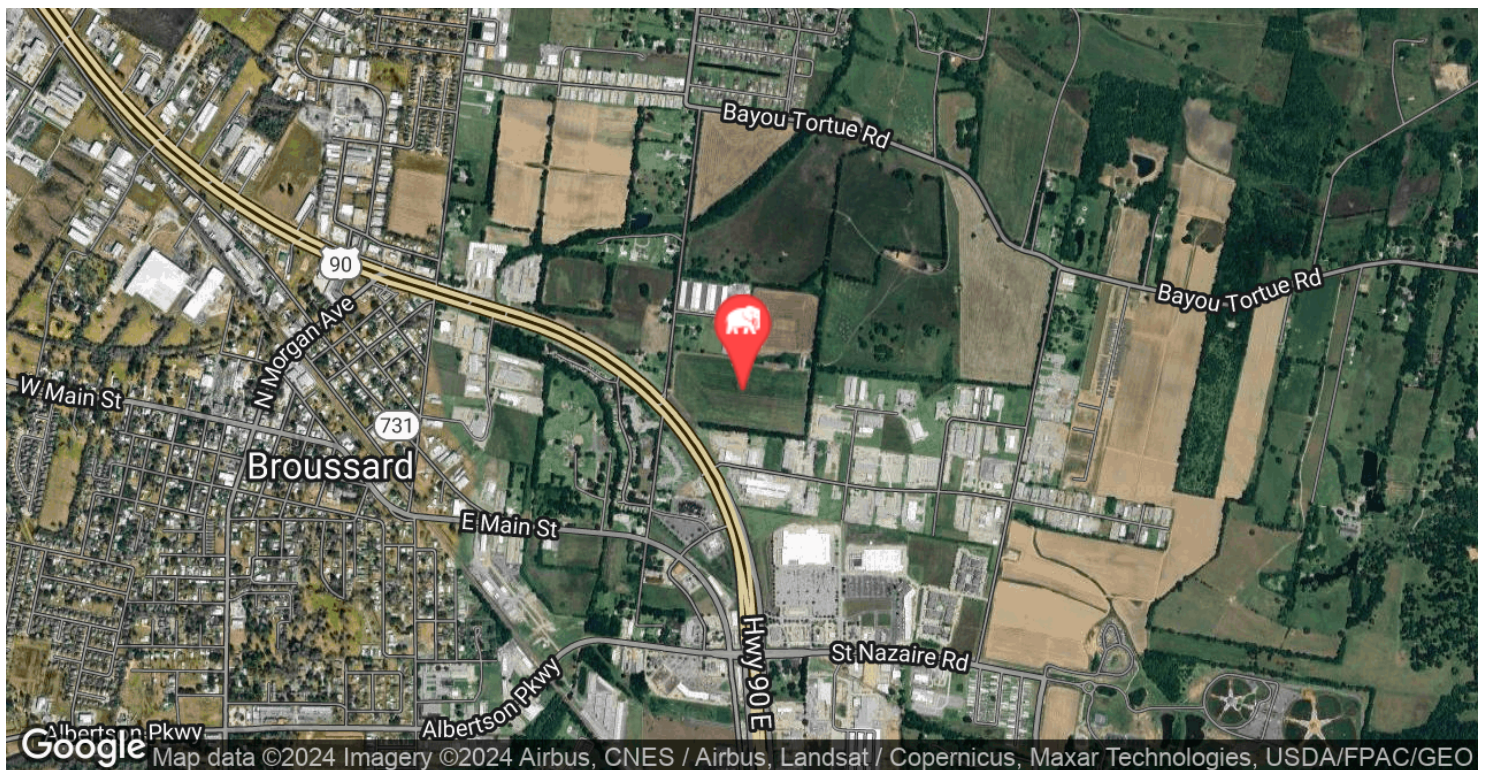
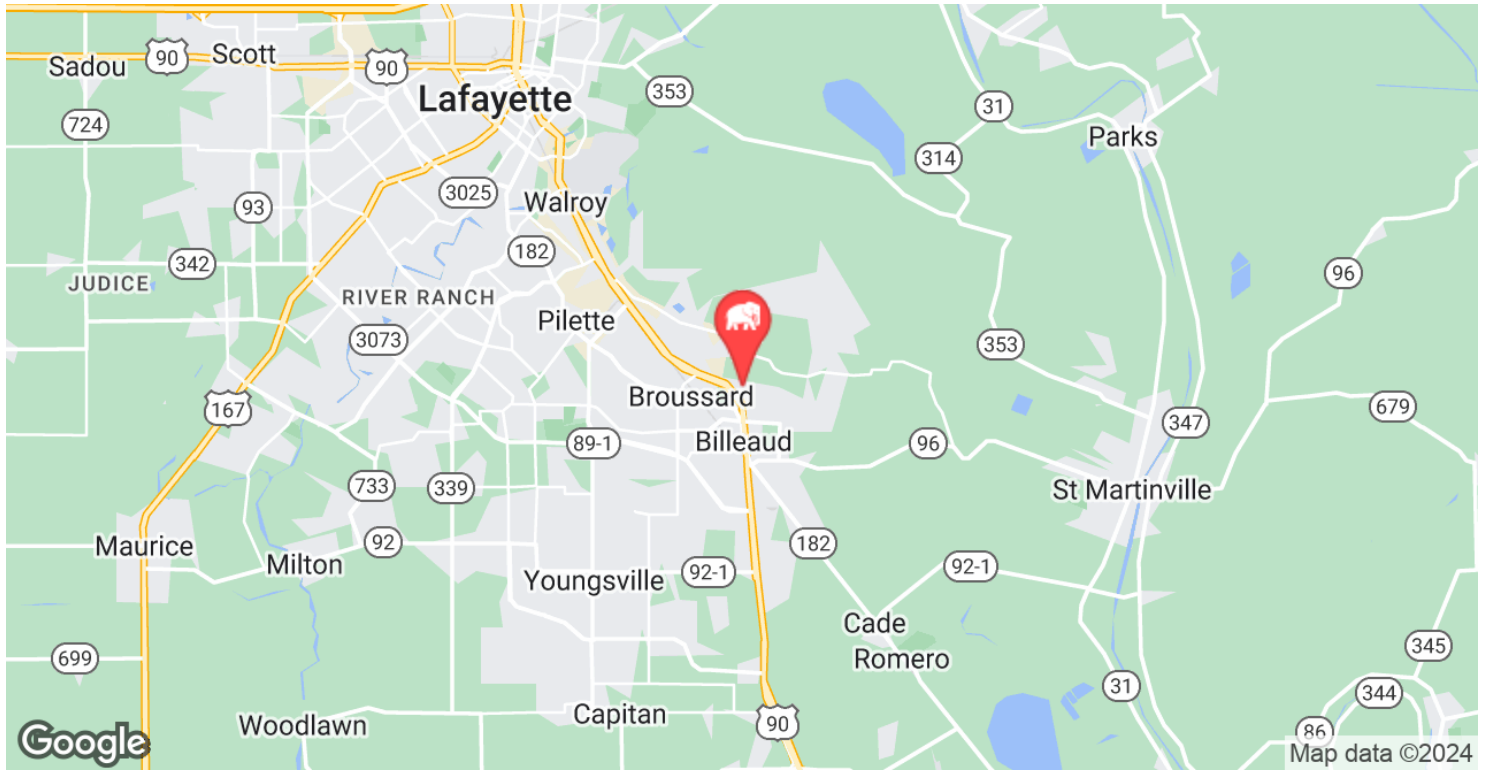
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LOCATION MAPS



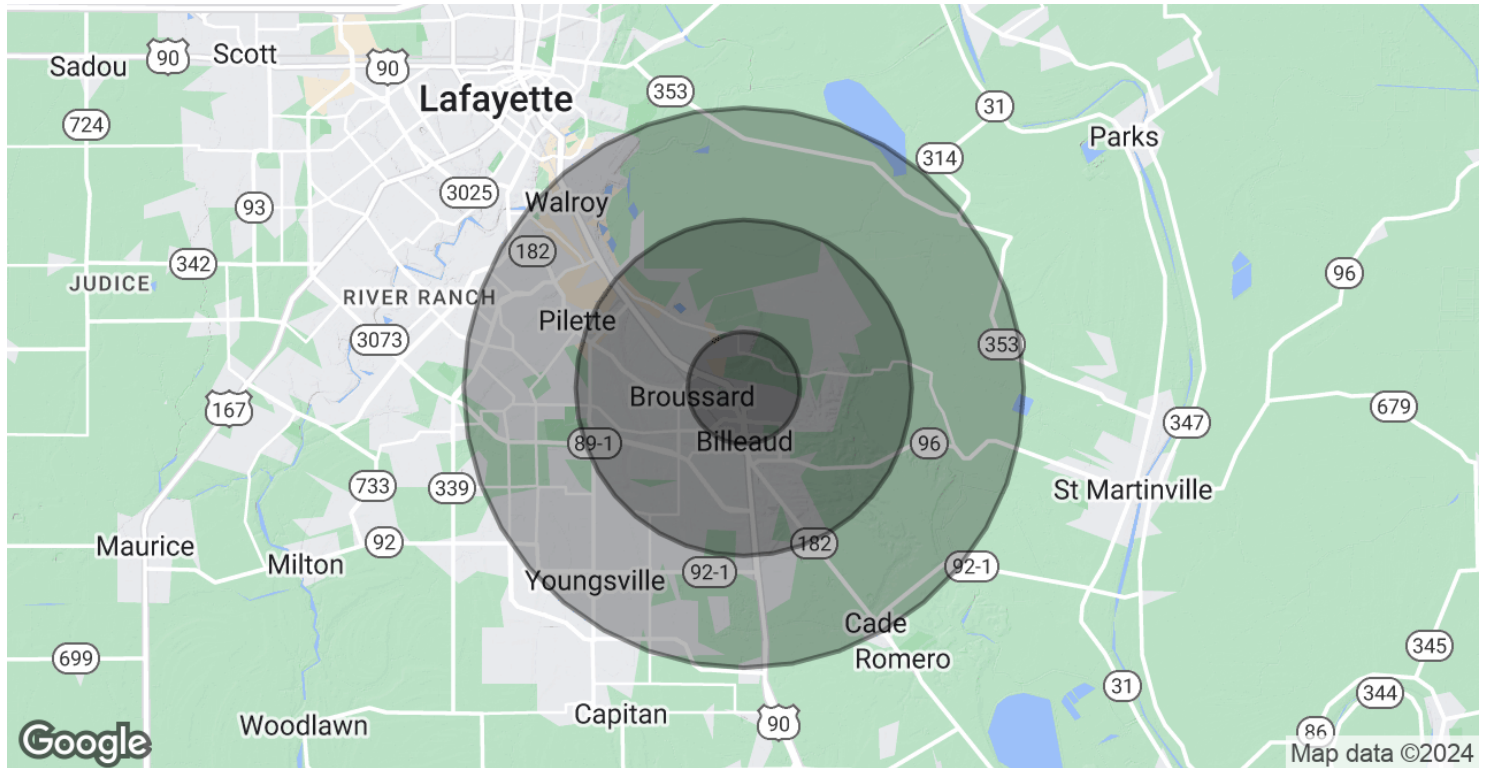
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	1,029	13,168	45,184
Average Age	40.9	36.2	36.2
Average Age (Male)	41.2	36.5	36.8
Average Age (Female)	42.6	37.5	35.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	550	5,350	18,120
# of Persons per HH	1.9	2.5	2.5
Average HH Income	\$38,077	\$76,413	\$83,513
Average House Value	\$78,224	\$188,346	\$211,952

* Demographic data derived from 2020 ACS - US Census

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ZONING MAP



LIGHT INDUSTRIAL

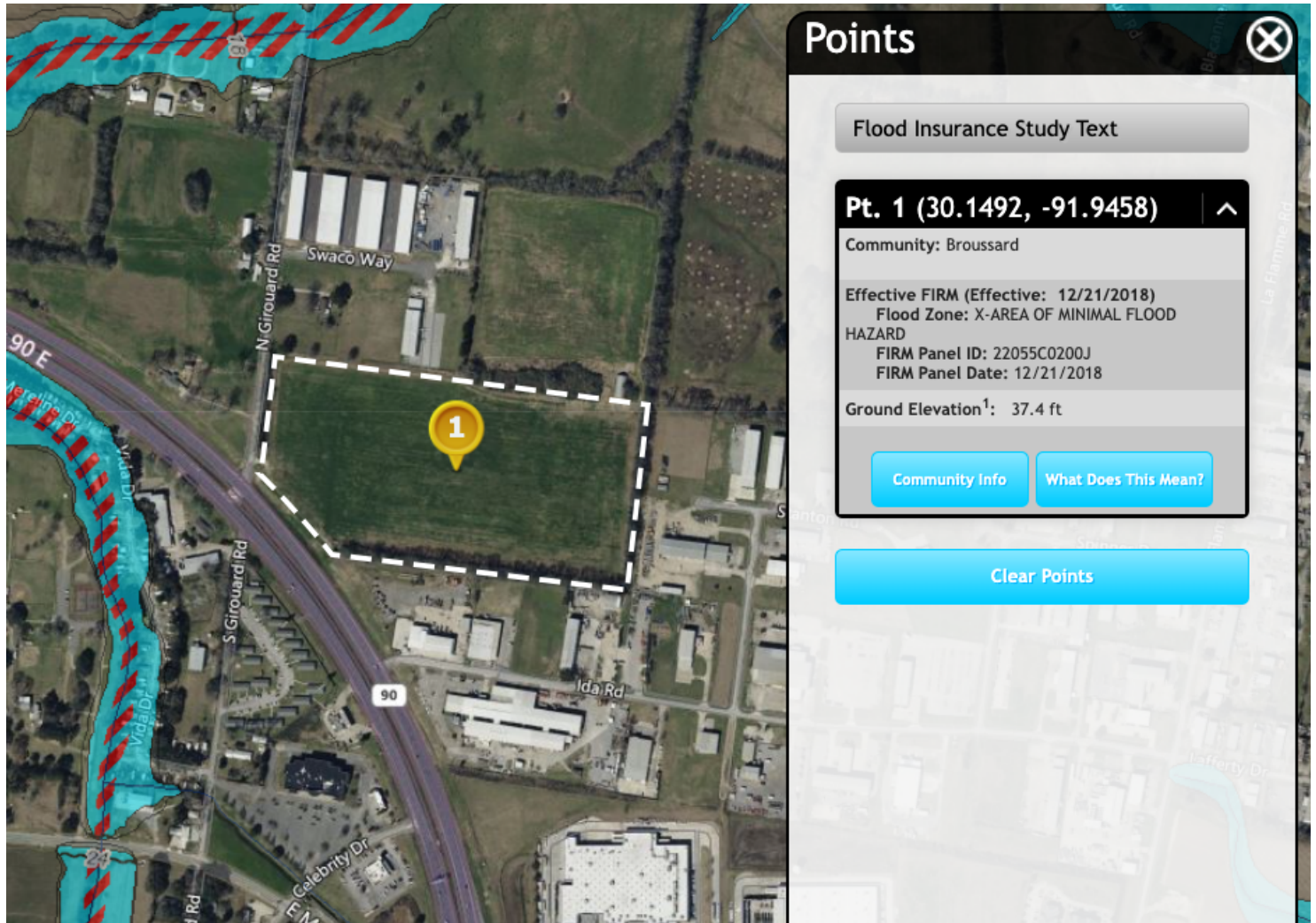
Source: The municipality in which the property is located

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FLOOD ZONE MAP



FLOOD ZONE X

Source: maps.lsuagcenter.com/floodmaps

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