



VERSATILE FREE STANDING OPPORTUNITY IN THE HEART OF BROUSSARD

604 S MORGAN AVE BROUSSARD, LA 70518



OFFERED: FOR SALE

SALE PRICE: \$338,000

±2,400 SF | ±0.28 ACRES (±0.337 USABLE ACRES)

- Owner has a LOMA placing the property in Flood Zone X
- Versatile ±2,400 SF Retail / Flex Freestanding Building
- ±1,000 SF office, ±1,400 SF shop
- Drive around capabilities - Parking lot maintenance and expansion just completed

CONTACT:

BRANDON ABDELLA
337.257.7900

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

- **Owner has a LOMA (Letter of Map Amendment) placing this property in Flood Zone X.**
- 604 S Morgan Ave is a neighborhood commercial building in the heart of Broussard, LA near Downtown.
- The property features a $\pm 2,400$ SF structure situated on a ± 0.28 acre lot.
- The parking lot has recently been expanded 25' additional feet towards Madelyn street, adding approximately 25'x100' (2,500 SF) of useable parking area, and increases the site circulation by adding another point of entry.
- Offering a prime location with easy access to Hwy 90, Ambassador Caffery, and Albertson Parkway, this property is ideally positioned for businesses looking to thrive in a bustling community.
- Situated just minutes away from popular dining, fitness centers, educational institutions, and more, ensuring high visibility.
- Parking lot maintenance just completed. The property has drive around capabilities, ample parking, and multiple points of access via S Morgan Ave and Madelyn Street.

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PROPERTY INFORMATION



LOCATION INFORMATION

Street Address	604 S Morgan Ave
City, State, Zip	Broussard, LA 70518
County	Lafayette Parish
Market	LA - Lafayette MSA
Cross-Streets	S Morgan Ave at Village Square Dr / Madelyn St
Township	10S
Range	5E
Section	28
Side Of The Street	West
Off-Street Parking	Yes
Road Type	Paved
Nearest Highway	Hwy 90 E
Nearest Airport	Lafayette Regional Airport (LFT)

PROPERTY INFORMATION

Property Type	Industrial
Lot Size	±0.28 Acres
APN #	6022378
Lot Frontage	±109 ft
Lot Depth	±112 ft
Corner Property	Yes
Traffic Count	±6,649

BUILDING INFORMATION

Building Size	±2,400 SF
Tenancy	Single
Number Of Floors	1
Parking Type	Surface
Free Standing	Yes
Number Of Buildings	1

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INTERIOR PHOTOS

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EXTERIOR PHOTOS

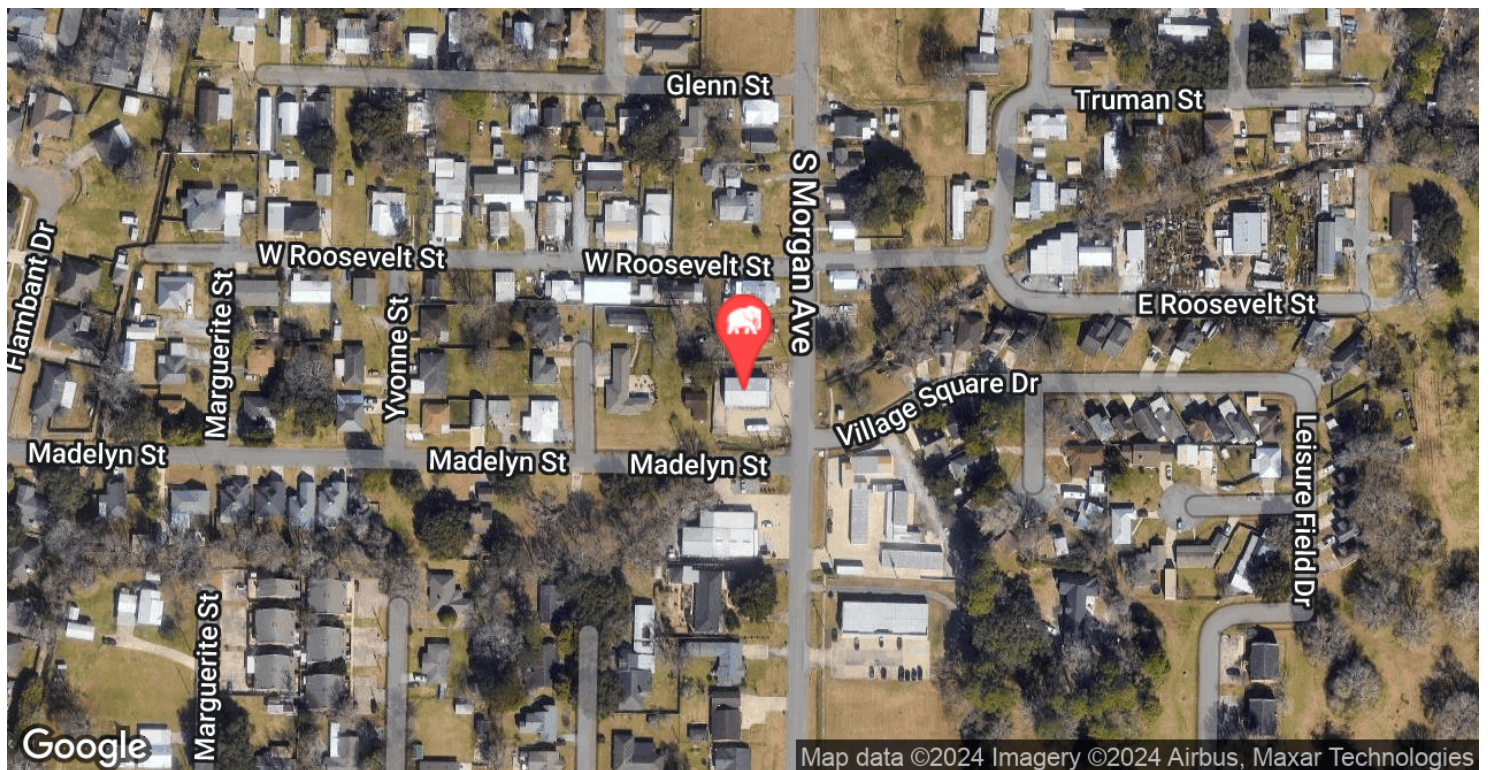
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LOCATION MAP



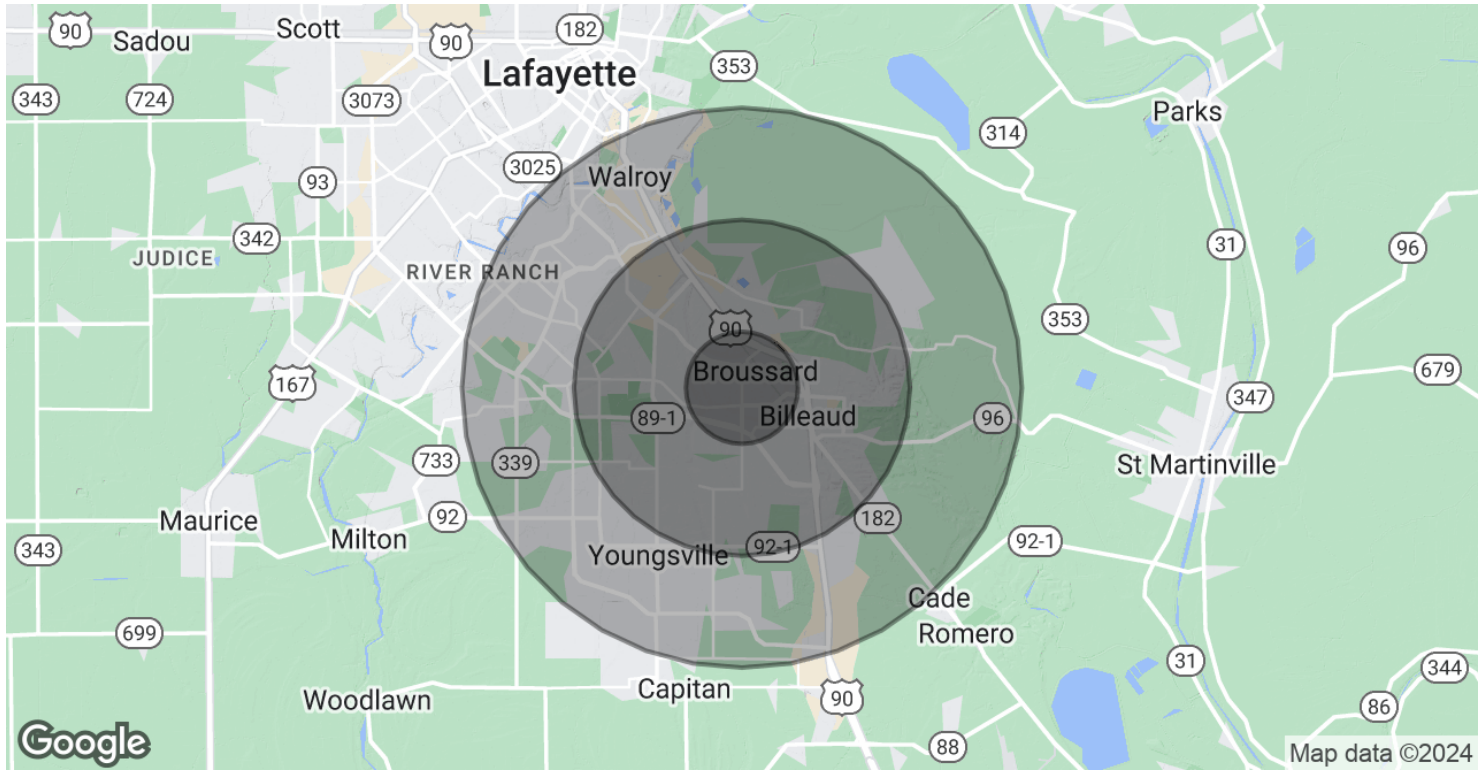
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,073	22,907	58,882
Average Age	35.4	35.4	36.8
Average Age (Male)	34.5	35.9	37.1
Average Age (Female)	37.6	35.3	36.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,045	8,954	24,225
# of Persons per HH	2.5	2.6	2.4
Average HH Income	\$66,004	\$83,063	\$86,608
Average House Value	\$161,545	\$215,338	\$226,483

2020 American Community Survey (ACS)

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