

OPPORTUNITY ZONE TRACTS AT I-10 AND UNIVERSITY AVE



OFFERING SUMMARY

Total Land Area:	16.038 Acres +/- (see following pages for individual tract sizes)
Zoning:	CH (COMMERCIAL HEAVY)*
Price / SF:	Varies
Traffic Count:	79,000 (I-10) 29,000 (University Ave)

PROPERTY OVERVIEW

This development-ready property is in a high-traffic corridor and serves as a gateway to the City of Lafayette and the University of Louisiana, a co-ed four-year college with an undergraduate enrollment of +/- 19,000 students.

A total of 16.038 acres available between multiple tracts ranging in size from 0.5 acre to 8.928 acres contiguous. The property has excellent visibility from I-10 and N University Ave.

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.

LOCATION OVERVIEW

- 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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PRICING

Tract	Acres	\$/SF	Total \$	Notes
Tract A	1 - 2.74 acres	\$5	\$596,772	Can be subdivided.
Tract B	0.92 acres	\$13	\$520,978	
Tract C	1 - 3.45 acres	\$8	\$1,202,256	Can be subdivided.
Tract D	1.65 acres	\$13	\$934,362	Can be combined with E and F.
Tract E	1.51 acres	\$13	\$855,083	Can be combined with D and F.
Tract F	0.5 - 5.768 acres	\$5	\$1,256,270	Can be subdivided or combined with E and D.
Totals	16.038 acres		\$5,365,721	

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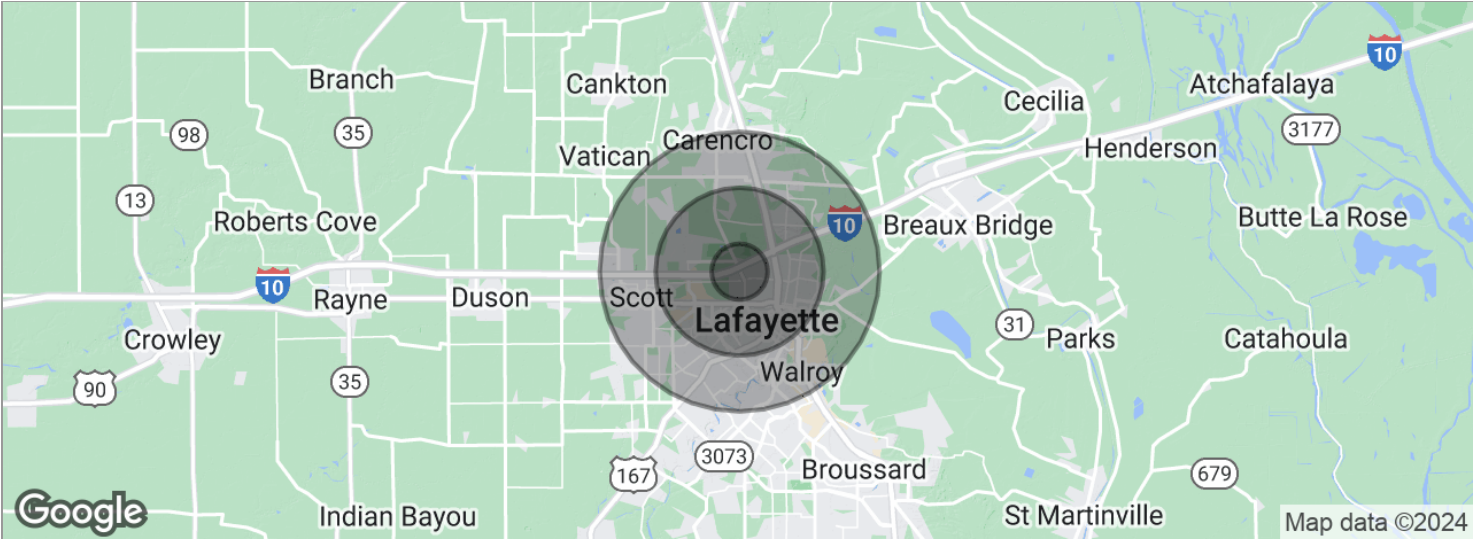
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	5,826	51,383	117,923
Median age	31.8	32.5	33.9
Median age (Male)	29.9	30.6	31.7
Median age (Female)	32.7	34.2	35.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,140	20,096	46,933
# of persons per HH	2.7	2.6	2.5
Average HH income	\$32,309	\$45,011	\$56,043
Average house value	\$98,899	\$132,236	\$151,182

* Demographic data derived from 2020 ACS - US Census