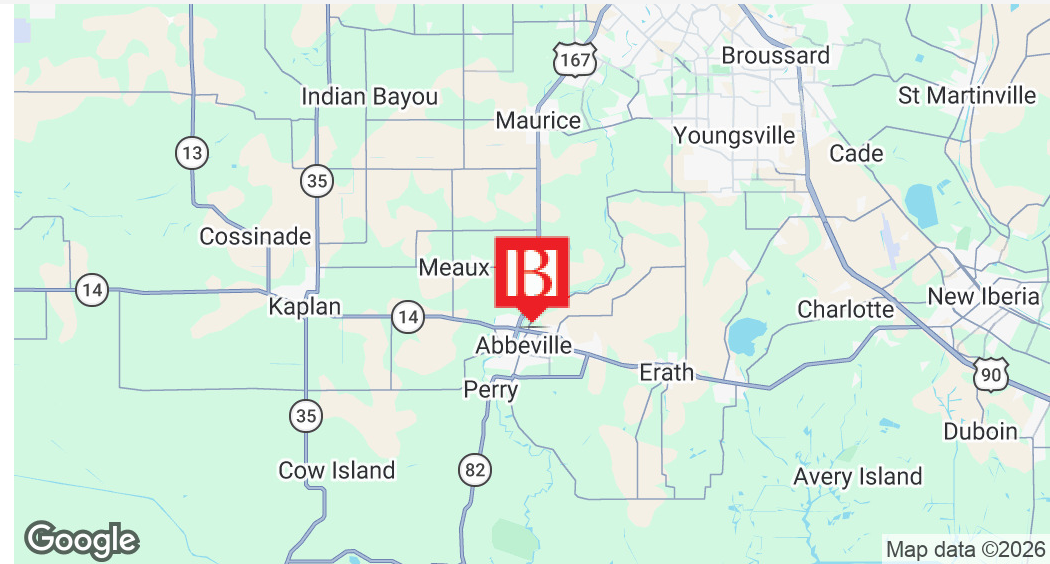


Abbeville LA Development Tract

311 Veterans Memorial Dr Abbeville, LA 70510

PROPERTY SUMMARY



Property Description

9.92 acres of development land available on Veterans Memorial Drive (LA-14), Abbeville's primary retail corridor. The tract can be subdivided into four lots ranging from 0.77 to 6.63 acres and is available in whole or as individual pad sites.

The site fronts LA-14 with approximately 21,000 VPD at the adjacent State St intersection and benefits from direct access via multiple curb cuts. Surrounding national tenants include McDonald's, Popeye's, Burger King, Taco Bell, Sonic, and Parachute Plasma. Walmart Supercenter and Lowe's are located within two miles.

Zoned General Commercial and located in Flood Zone X. All utilities, including public sewer, are available. Well-suited for QSR, casual dining, retail, grocery, or medical users.

Bryant Butler
225.237.3343
bbutler@beaibox.com

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Offering Summary

Sale Price:	Contact for Pricing Guidance
Lot Size (Total):	9.92 Acres
Lot 1:	6.63 Acres
Lot 6:	1.65 Acres
Lot 7:	.77 Acres
Lot 8:	.87 Acres



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LOT EXHIBIT AERIAL



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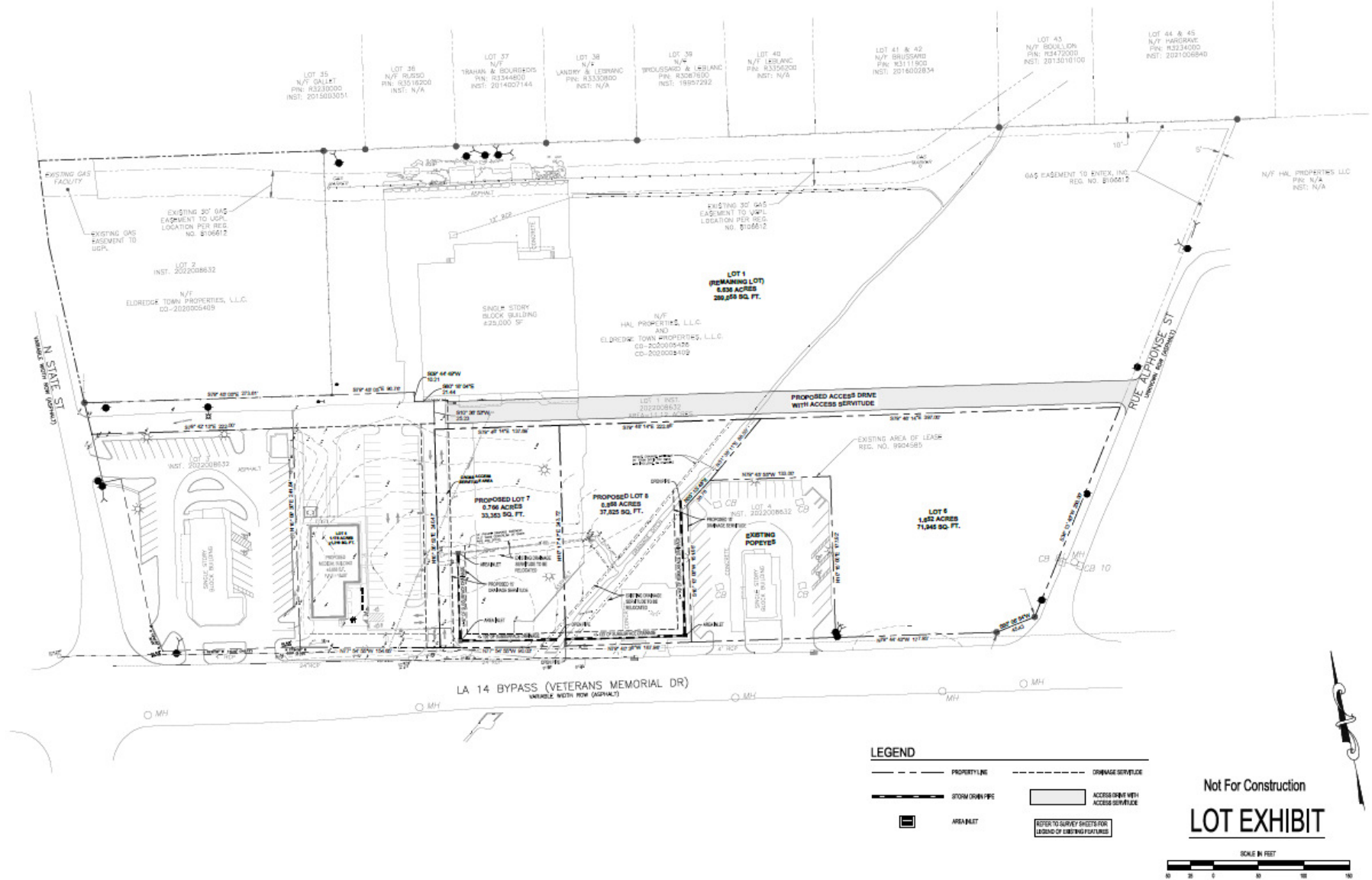
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LOT EXHIBIT



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REAR TRACT AERIAL



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RETAILER MAP



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225.237.3343
bbutler@beaubox.com

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TRACT AERIAL



9.92
Acres

Rue Alphonse St.

LA 14 Bypass (Veterans Memorial Blvd.)

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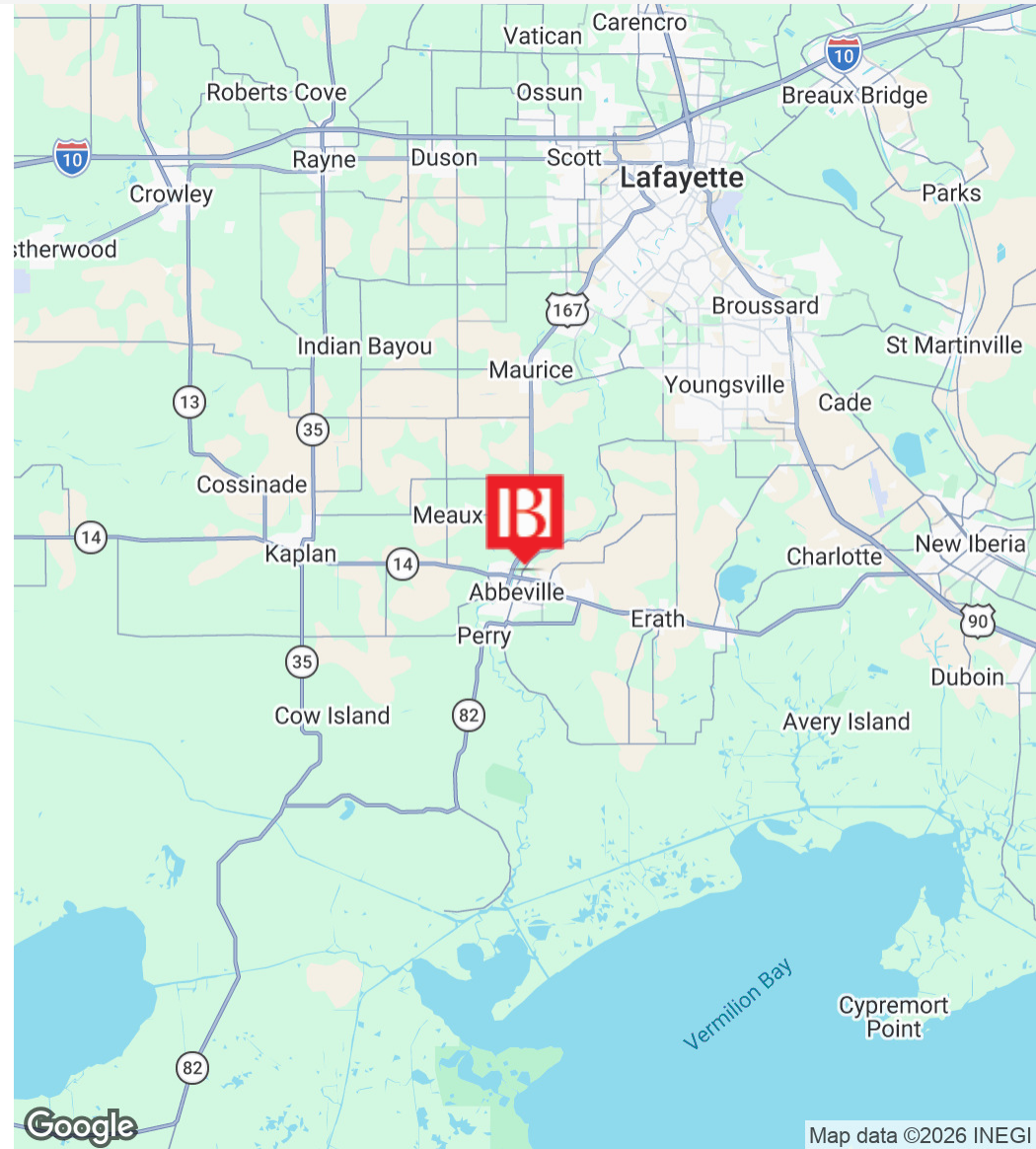
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

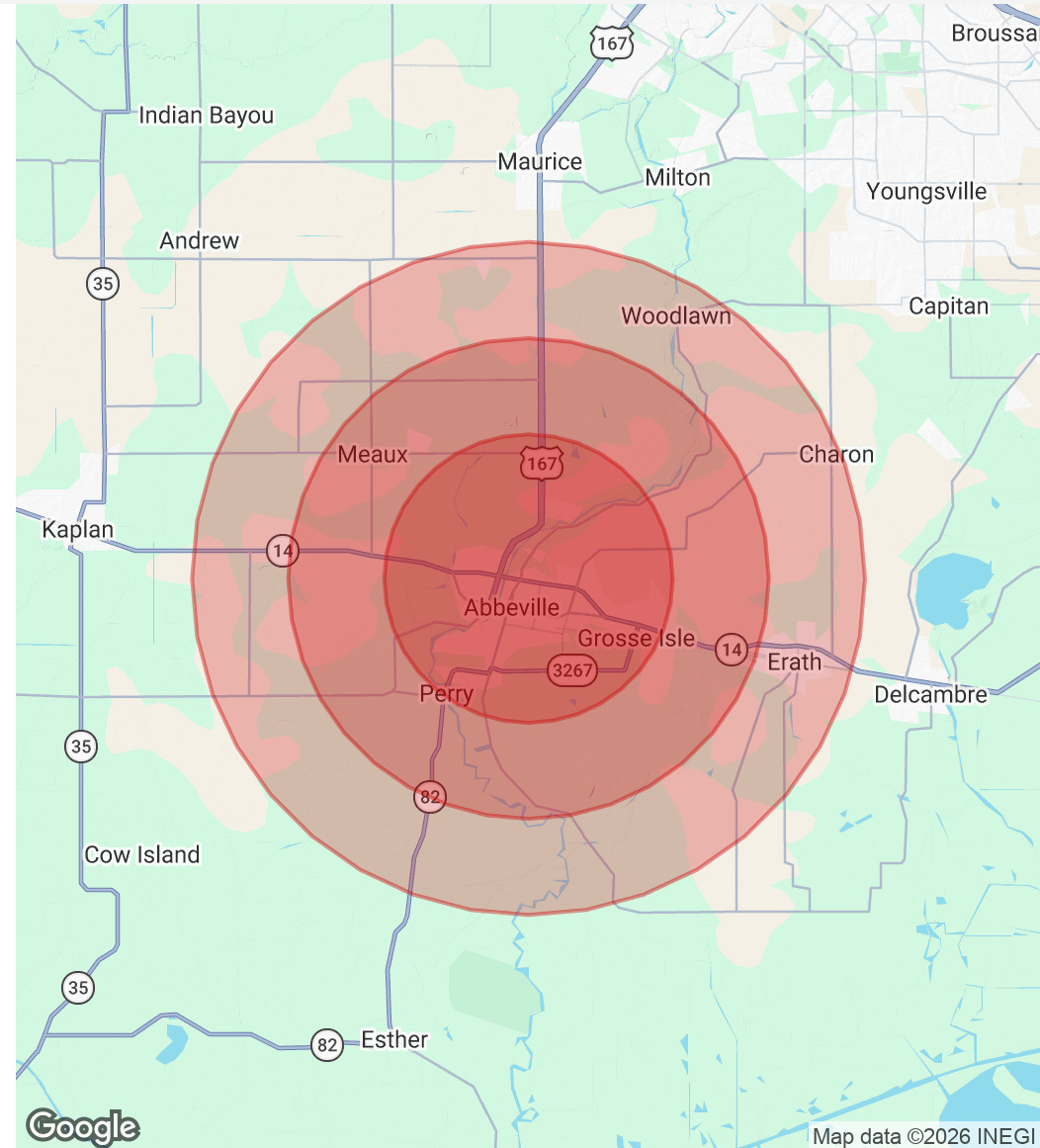
Population	3 Miles	5 Miles	7 Miles
Total Population	14,484	20,700	29,522
Average Age	38.2	37.9	38.0
Average Age (Male)	35.4	36.4	36.1
Average Age (Female)	41.2	40.8	39.8

Households & Income	3 Miles	5 Miles	7 Miles
Total Households	6,093	8,405	11,726
# Of Persons Per HH	2.4	2.5	2.5
Average HH Income	\$58,882	\$66,550	\$71,594

2023 American Community Survey (ACS)

Demographic Highlights

Approximately 29,500 residents within 7 miles (10–12 min. drive time) with an average age of 38, a demographic profile supportive of QSR, casual dining, and convenience retail.



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CONTACT

Bryant Butler

Agent

Direct: 225.237.3343 **Cell:** 469.449.4898

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