



HIGHLY-ACCESSIBLE INDUSTRIAL PROPERTY FOR SALE OFF ERASTE LANDRY

405 WALL ST LAFAYETTE, LA 70506



FOR SALE

SALE PRICE: \$499,999

5,609 SF

- Situated right off Eraste Landry Rd
- Excellent visibility and connectivity to major thoroughfares
- Equipped with one ground-level roll up door and a lay down yard
- Current owner open to remodeling the space as needed for qualified buyers

CONTACT:

MARK JOHNS
501.513.7394

800.895.9329 | <https://elifinrealty.com> | May 2026

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

- Now available for sale, 405 Wall St is a versatile industrial opportunity in a prime location.
- Situated right off Eraste Landry Road, this corner lot provides excellent accessibility and visibility, an attractive option for a variety of business uses.
- The property features ample parking and a practical layout, including one ground-level roll-up door and a lay down yard in the rear.
- The current owner is open to remodeling the space as needed for qualified buyers.
- Located with easy access to major thoroughfares such as Bertrand Dr and Ambassador Caffery Pkwy.

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PROPERTY INFORMATION



LOCATION INFORMATION

Street Address	405 Wall St
City, State, Zip	Lafayette, LA 70506
County	Lafayette Parish
Market	LA - Lafayette MSA
Subdivision	Van Way, J P Development Area
Nearest Intersection	Wall St at Easy St
Location Description	Lot 25
Township	9S
Range	4E
Section	70
Side Of The Street	Southeast
Off-Street Parking	Yes
Road Type	Paved
Nearest Highway	Hwy 3073 (Ambassador Caffery Pkwy)
Nearest Airport	Lafayette Regional Airport (LFT)

PROPERTY INFORMATION

Property Type	Industrial
Zoning	IL - Industrial Light
Lot Size	±0.60 Acres
APN #	6059668
Lot Frontage	±130 ft
Lot Depth	±200 ft
Corner Property	Yes

BUILDING INFORMATION

Building Size	±5,609 SF
Tenancy	Single
Parking Type	Surface
Free Standing	Yes
Number Of Buildings	1

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EXTERIOR PHOTOS



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AERIAL PHOTOS



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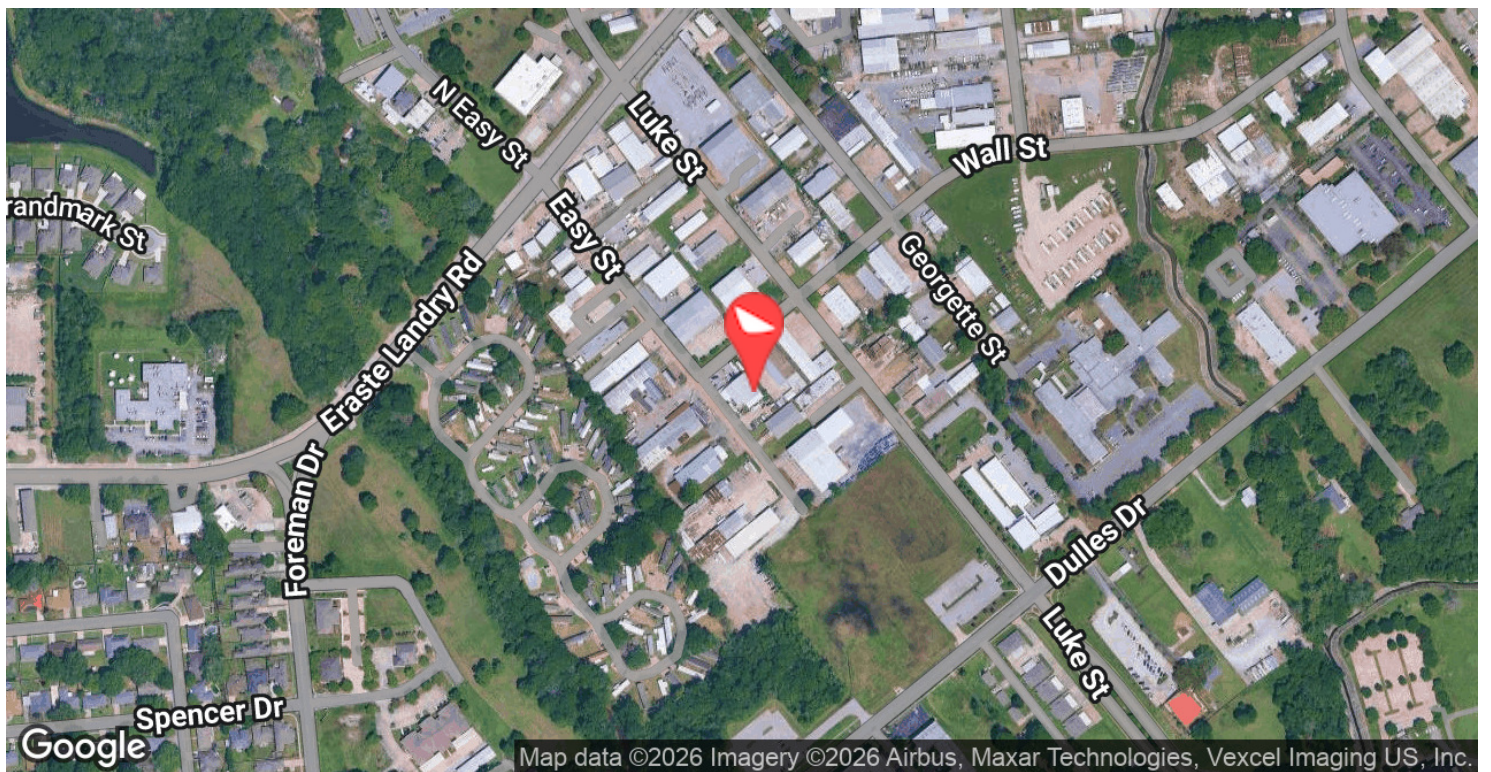
EXAMPLE PARKING LOT RENDERING



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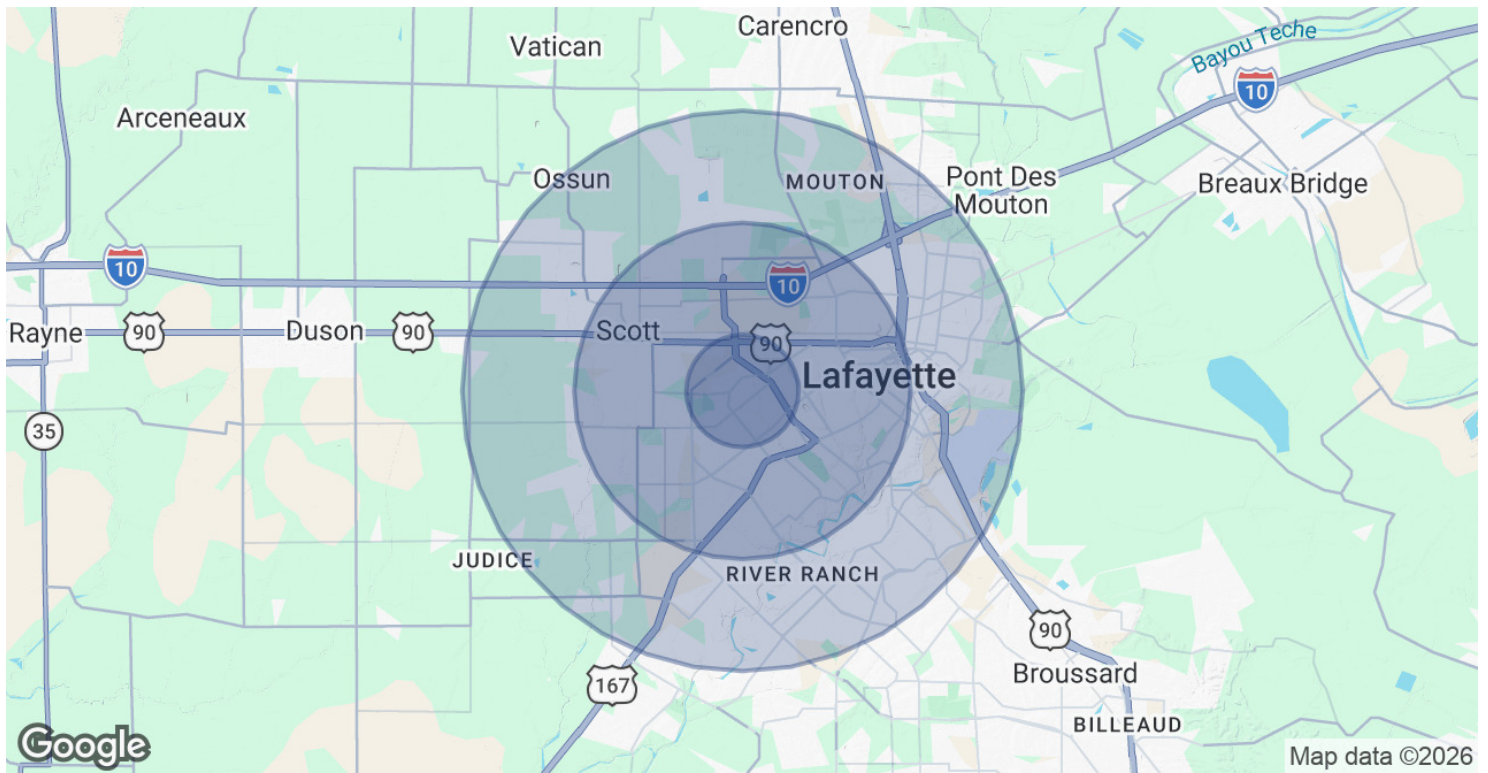
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	10,172	66,869	121,048
Average Age	38	40	40
Average Age (Male)	37	38	39
Average Age (Female)	39	41	41

HOUSEHOLDS & INCOME

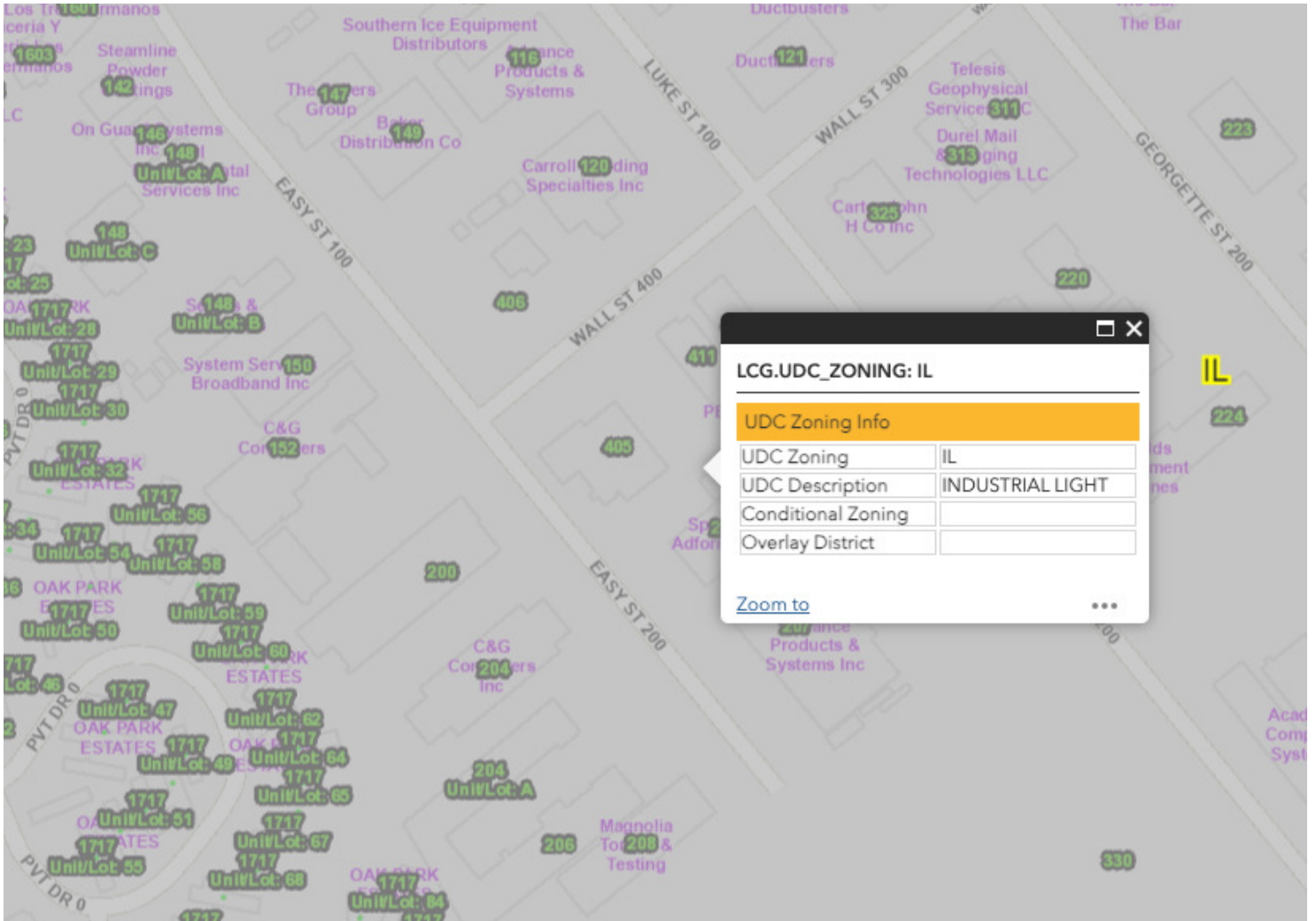
	1 MILE	3 MILES	5 MILES
Total Households	4,878	29,329	52,207
# of Persons per HH	2.1	2.3	2.3
Average HH Income	\$58,672	\$77,777	\$81,294
Average House Value	\$259,666	\$256,239	\$265,275

2020 American Community Survey (ACS)

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ZONING MAP



IL - INDUSTRIAL LIGHT

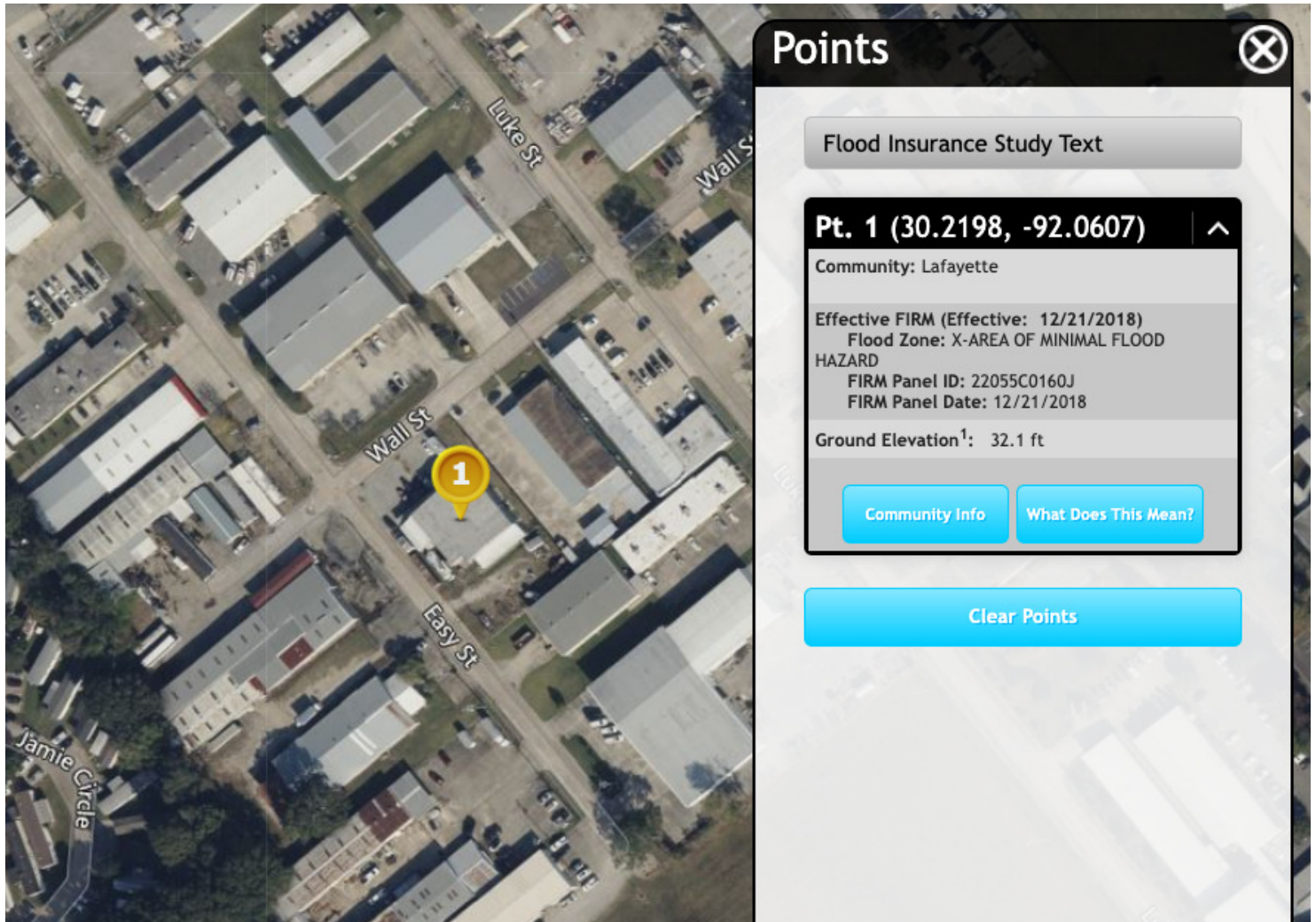
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Source: The municipality in which the property is located

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FLOOD ZONE MAP



Points

Flood Insurance Study Text

Pt. 1 (30.2198, -92.0607)

Community: Lafayette

Effective FIRM (Effective: 12/21/2018)
Flood Zone: X-AREA OF MINIMAL FLOOD
HAZARD
FIRM Panel ID: 22055C0160J
FIRM Panel Date: 12/21/2018

Ground Elevation¹: 32.1 ft

Community Info What Does This Mean?

Clear Points

FLOOD ZONE X

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Source: maps.lsuagcenter.com/floodmaps

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