



SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

FOR SALE
±3.044 ACRES
AMBASSADOR
CAFFERY PKWY.

2400 Blk Ambassador Caffery Pkwy
Lafayette, LA 70506

CARMEN AUSTIN, MBA, CCIM, SIOR
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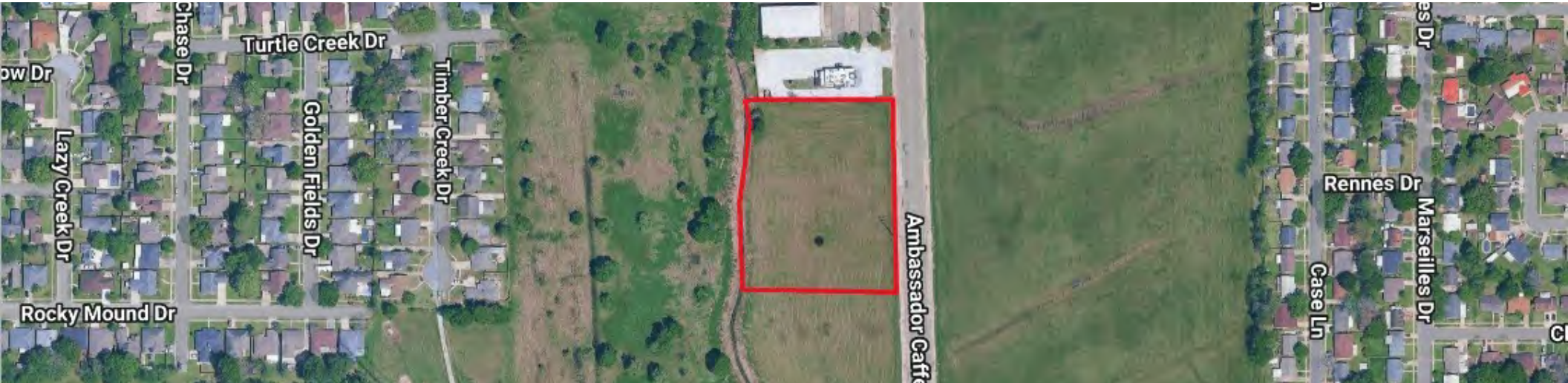
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±3.044 ACRES ON AMBASSADOR CAFFERY PARKWAY

2400 BLK AMBASSADOR CAFFERY PKWY, LAFAYETTE, LA 70506

FOR SALE

±3.044 ACRES

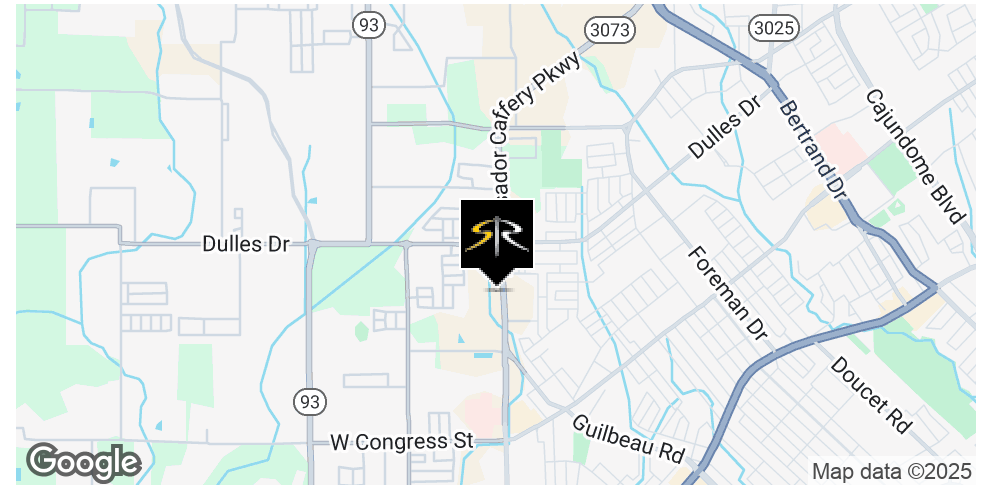


OFFERING SUMMARY

Sale Price:	\$1,688,000
Lot Size:	±3.044 Acres
Sub-Dividable:	Yes
Price / Acre:	\$554,534
Zoning:	PD (PLANNED DEVELOPMENT)
Traffic Count:	+/- 48,000 VPD
Frontage: (Ambassador Caffery Pkwy.)	330'

OFFERING MEMORANDUM

- ±3.044 Acres on Ambassador Caffery Parkway in Lafayette, LA



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±3.044 ACRES



PROPERTY HIGHLIGHTS

- Premier ±3 Acre Retail Development Site
- Strong Medical Corridor: Ideal for Urgent Care, Coffee Shop, Car Wash, QSR, or National Retailers
- Over 330' of Frontage on Ambassador Caffery Pkwy
- Surging Lafayette Growth Corridor
- High-Traffic Counts – ±48,000 Vehicles Per Day
- Surrounded by Target, Costco, Our Lady of Lourdes Hospital, Ochsner, Super 1 Foods, The Apothecary Shoppe, and major rooftops

EXECUTIVE SUMMARY

- Address: 2400 Block Ambassador Caffery Parkway, Lafayette, LA
- Site Size: ±3.044 acres (±132,422 SF)
- Zoning: PD - Planned Development
- Frontage: ±330 feet along five-lane Ambassador Caffery Pkwy
- Utilities: Municipal water, sewer, storm drainage available

PROPERTY DESCRIPTION

- Legal: Lot 1A-B-2, Ambassador Caffery Parkway PD
- Topography: Level, at grade, fully cleared—ready for vertical construction
- Utilities & Off-Site Improvements: Full municipal water/sewer, underground electric, curb/gutter drainage

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±3.044 ACRES



INVESTMENT HIGHLIGHTS

- Premier Location: Situated in Lafayette’s top retail/medical corridor— ±48,000 VPD
- Strong Trade Area: Within 3 miles: 75,000+ residents; avg. household income >\$110K; home values > \$275K
- National Co-Tenant Anchors: Nearby Costco, Target, Whole Foods, Super 1 Foods, Ochsner Medical, Our Lady of Lourdes Hospital
- Ideal Development Uses: QSR pad sites, medical office, retail strip center, mixed-use
- Planned Traffic Signal due to high traffic counts

MARKET OVERVIEW & DEMOGRAPHICS

Radius	Population	Avg. HH Income	Daytime Population	Median Home Value
1 Mile	25,500	\$112,000	30,200	\$280,000
3 Miles	78,000	\$104,500	85,300	\$275,000
5 Miles	150,000	\$98,000	165,000	\$265,000

- Major Employers: Ochsner Health, University of Louisiana—Lafayette, Lafayette Parish School System
- Retail Nodes: Ambassador Caffery at Kaliste Saloom, Johnston St. corridor, Acadiana Mall, River Ranch TND

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ZONING & ENTITLEMENTS

- PD: (Planned Development) - Allows retail, office, medical, restaurant, mixed-use
- Site PD overlay: Urban pedestrian-oriented setbacks and build-to lines permissible for optimal visibility and retail engagement
- Parking ratio of 1 space per 250 SF (1/5 seats) easily met; flexible parking ratios can include conventional space counts; or shared onsite and street parking for higher density, mixed-use, development
- Fast-track Entitlements: Site plan approval only; no conditional use needed for QSR or medical

ACCESS & TRAFFIC

- Frontage: ±330' along Ambassador Caffery Pkwy (five lanes, 45 MPH)
- Signalized Intersections: Curran Lane (±1,500 VPD), Kaliste Saloom Blvd (±32,000 VPD)
- Traffic Counts: ±48,000 vehicles per day (VPD)
- Connectivity: Direct connector to I-10 (±3 miles), Lafayette Regional Airport (±7 miles)

ALSO AVAILABLE

- ±29 acres Directly across the street Ambassador Caffery TND Development "Cafferytown"
- Owner will consider the idea of Land Sales, Joint Venture, and/or Preferred Equity Participation

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RETAIL MAP

±3.044 ACRES



±3.044 Acres - For Sale
Subdividable into (2) 1.5 Acre Tracts
Zoned PD (Planned Development)

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RETAIL MAP 3

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RETAIL MAP 4

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SURVEY

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POTENTIAL DEVELOPMENT PLAN

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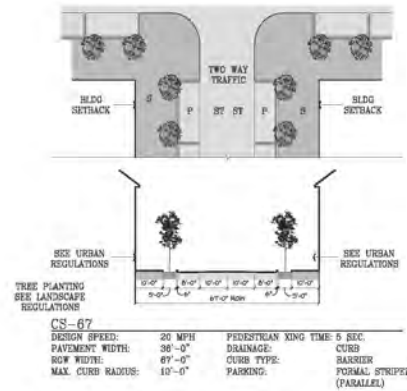
URGENT CARE SITE

50' x 75' Urgent care facility shown
19 parking spaces included
+/- 0.5 Acres

INFRASTRUCTURE

145' 7" Linear feet of drive from
Ambassador Caffery (+/- 5,516.5 sqft)
+/- 115' of sidewalk

Commercial Street (CS-67-36)



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PROPOSED TRAFFIC SIGNAL ±3.044 ACRES ON AMBASSADOR CAFFERY PARKWAY

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3.044 ACRES



+/- 3.02 Acres
Frontage/No Corner
Recently Listed
\$1.7 Million
(\$12.81/SF)

+/- 150,000 SF
Retail Corner/To Be Divided
Proposed



Planned Signalized Intersection (Pending Signal Warrant)

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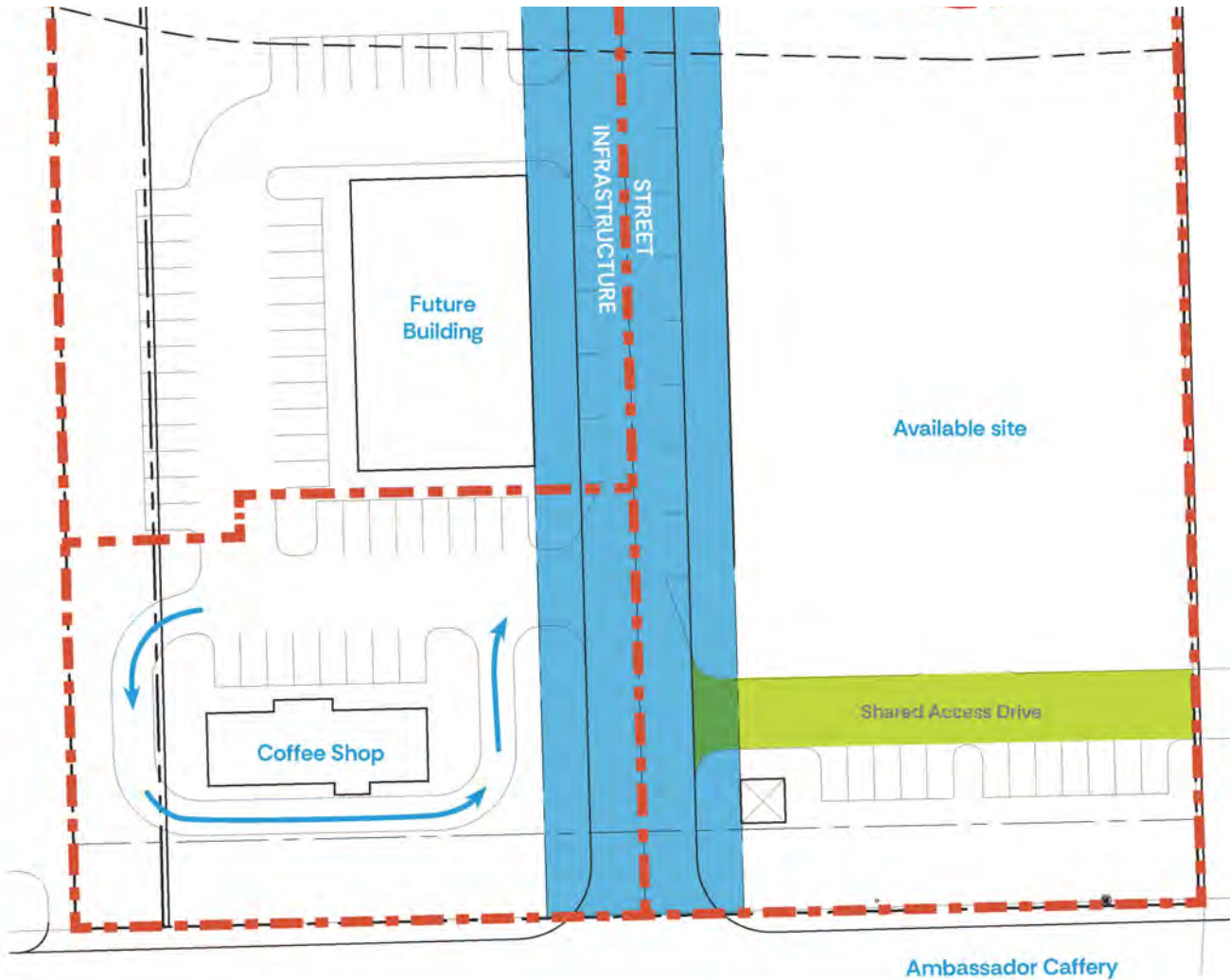


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POSSIBLE HIGH-DENSITY DEVELOPMENT PLAN ON SOUTH HALF OF PROPERTY ±3.044 ACRES ON AMBASSADOR CAFFERY PARKWAY

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3.044 ACRES

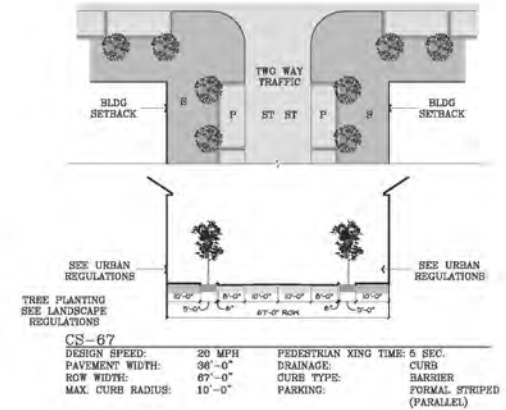


Coffee shop +/- 0.6 acres
(with drive-through)
+/- 2,000 SF
+/- 16 dedicated parking spaces

Future building +/- 0.9 acres
+/- 6,000 sf
+/- 33 dedicated parking spaces

Street parking
+/- 13 shared spaces

Commercial Street (CS-67-36)



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RENDERING OF HIGH-DENSITY MIXED-USE DEVELOPMENT FOR SALE: ±3.044 ACRES ON AMBASSADOR CAFFERY

2400 BLK AMBASSADOR CAFFERY PKWY, LAFAYETTE, LA 70506

3.044 ACRES + ± 29 ACRES



RENDERING OF HIGH-DENSITY MIXED-USE DEVELOPMENT

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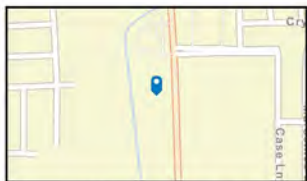
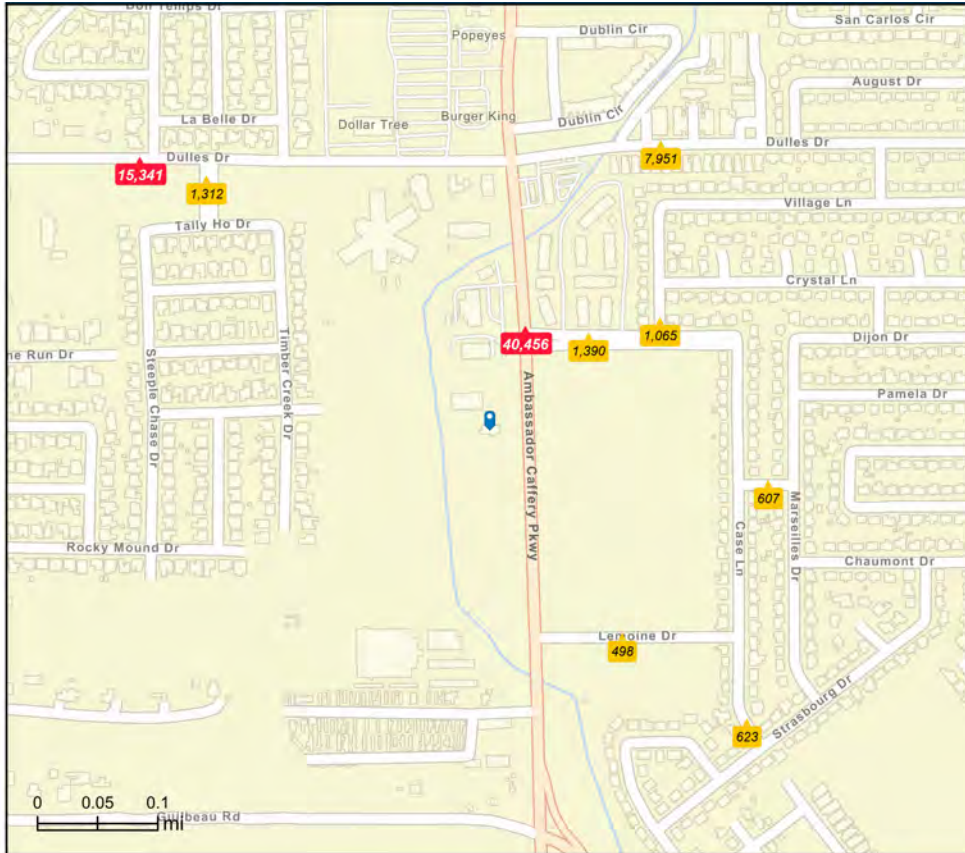


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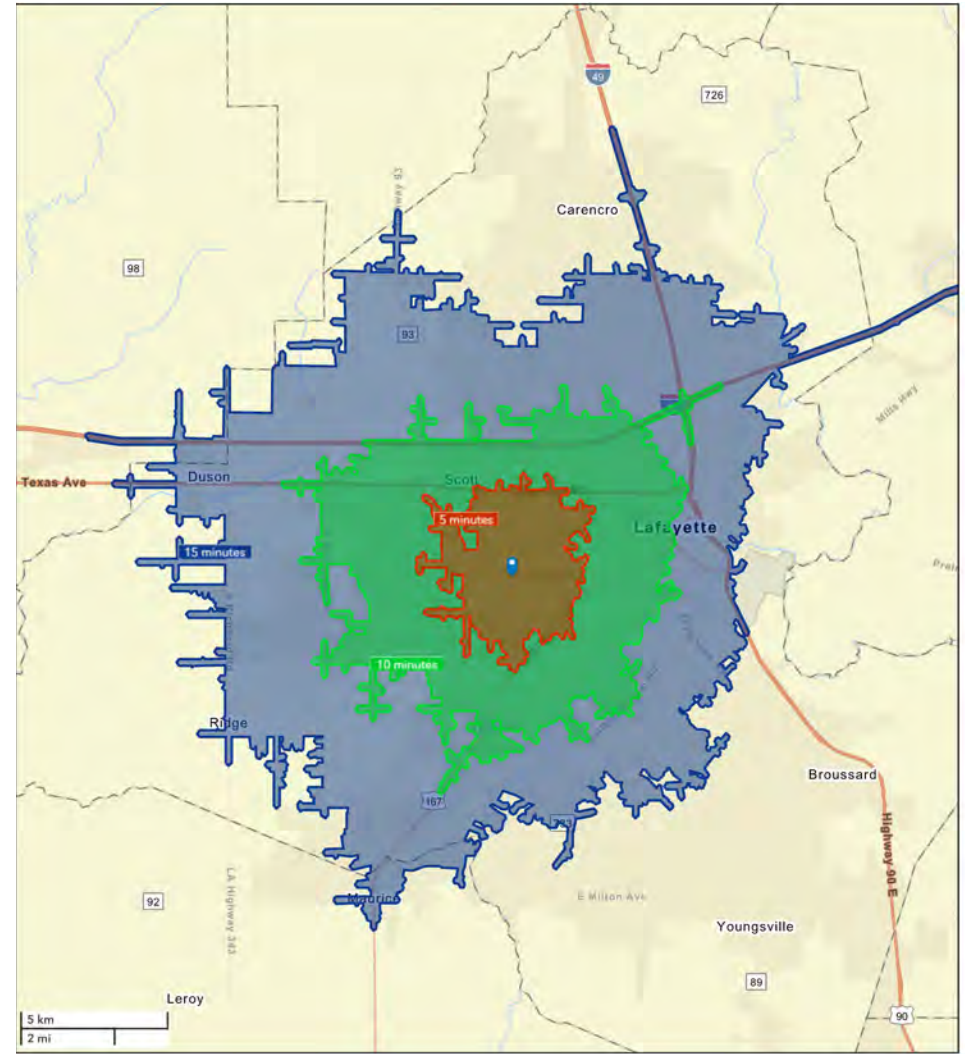
TRAFFIC COUNT MAP (CLOSE UP) & DRIVE TIME MAP: 5, 10, 15 MINUTES ±3.044 ACRES ON AMBASSADOR CAFFERY

2400 BLK AMBASSADOR CAFFERY PKWY, LAFAYETTE, LA 70506

±3.044 ACRES



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



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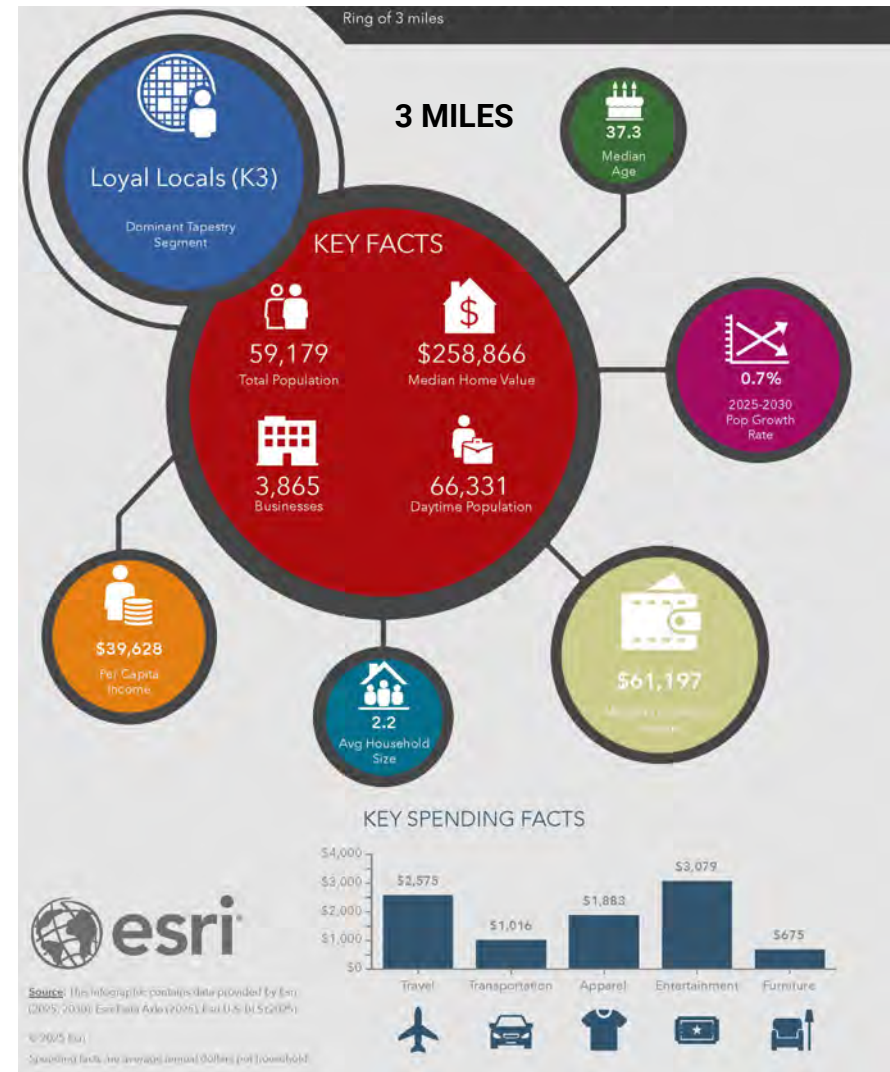
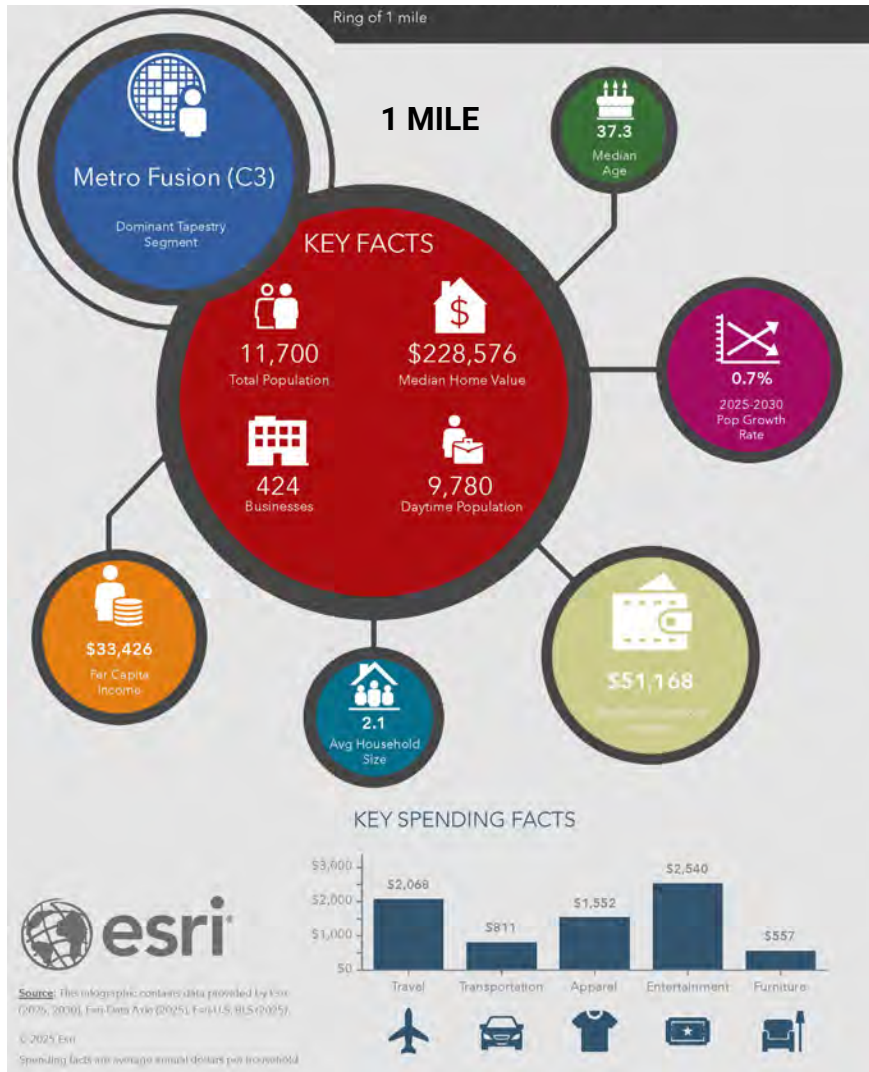


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EXECUTIVE SUMMARY CALL OUTS: 1 MILE (LEFT) & 3 MILES (RIGHT)
±3.044 ACRES ON AMBASSADOR CAFFERY

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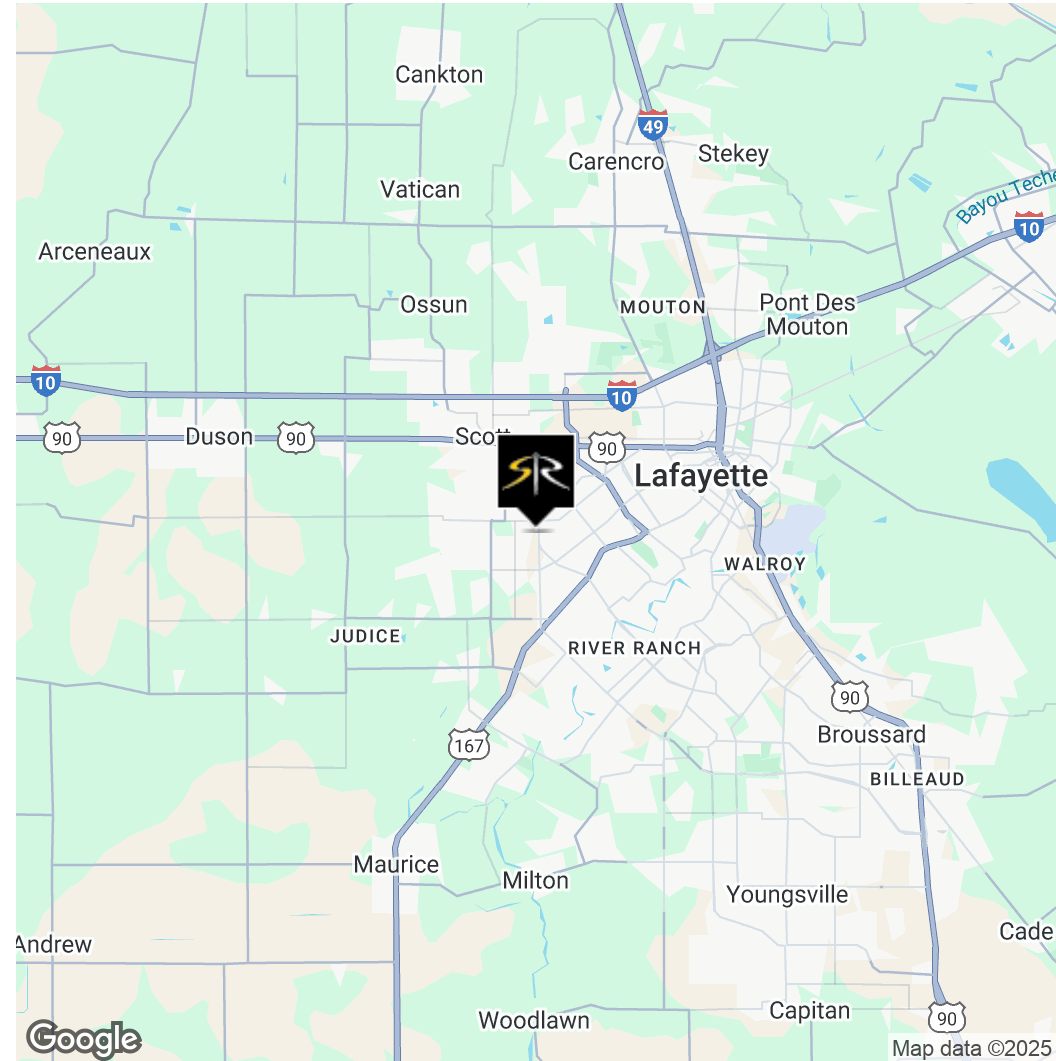
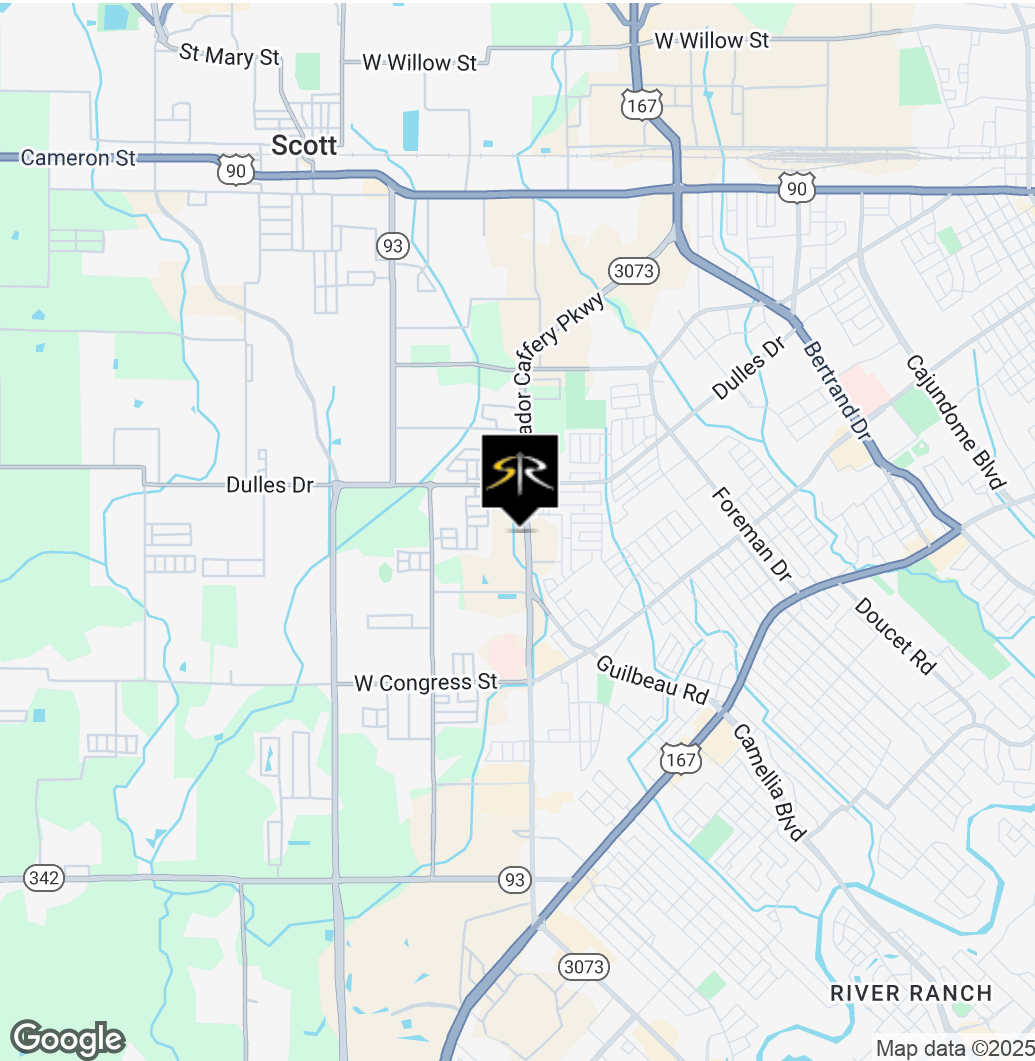
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LOCATION MAPS

±3.044 ACRES



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DEMOGRAPHIC SUMMARY

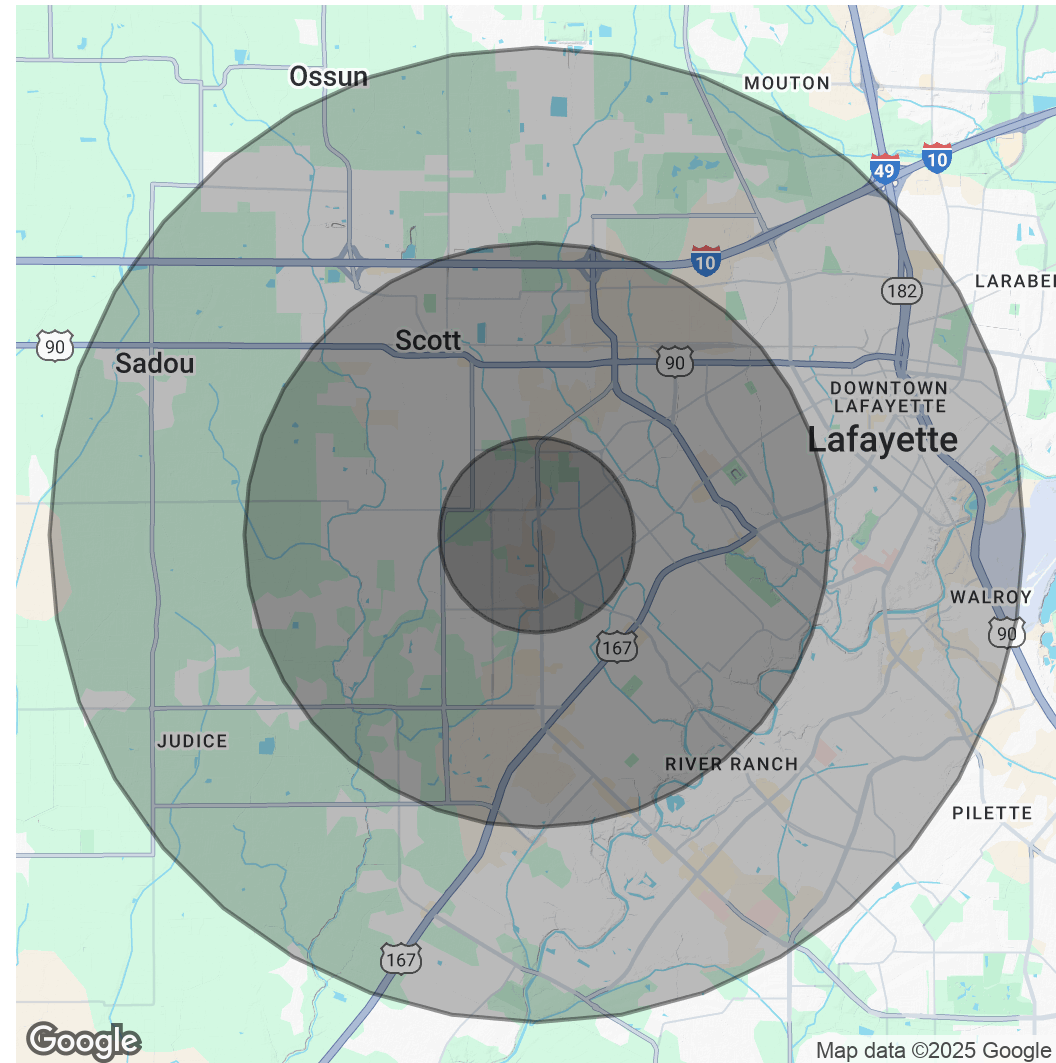
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±3.044 ACRES

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,538	55,111	126,528
Average Age	40	40	40
Average Age (Male)	39	38	39
Average Age (Female)	42	41	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,378	24,754	54,373
# Of Persons Per HH	2.1	2.2	2.3
Average HH Income	\$72,713	\$86,313	\$88,733
Average House Value	\$225,716	\$279,403	\$288,489

Demographics data derived from AlphaMap



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