

I-49
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Commercial/Residential Land For Sale

5000 BLOCK N. UNIVERSITY AVE., CARENCRO, LA 70520



5000 Block N. University Avenue, Carencro, LA 70520

Cade Bogan | 225.333.9807 | cbogan@beaubox.com

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PROPERTY SUMMARY



Property Description

The property located in the 5000 Block of N. University Avenue, Carencro, LA, is situated approximately one mile southwest of the N. University Avenue and Interstate 49 interchange. Positioned in an unincorporated area of Lafayette Parish, the property is not currently zoned, providing flexibility for future commercial or residential development. The site is located in Flood Zone X and features generally flat, level topography. A drainage channel approximately 25' in width runs east to west across the southern-central portion of the property. Public water infrastructure is available nearby, with a 6" waterline located at the intersection of Louveteau Road and N. University Avenue (Hwy 182), approximately 700' south of the subject property.

Subject Property

Lot Size:	10.89 +/- Acres
Sale Price:	\$598,950.00
\$Per/Acre:	\$55,000.00
Parcel #:	6084849
Parish:	Lafayette (Unincorporated Area)

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AERIAL OVERVIEW



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EXHIBIT SHOWING WATERLINE



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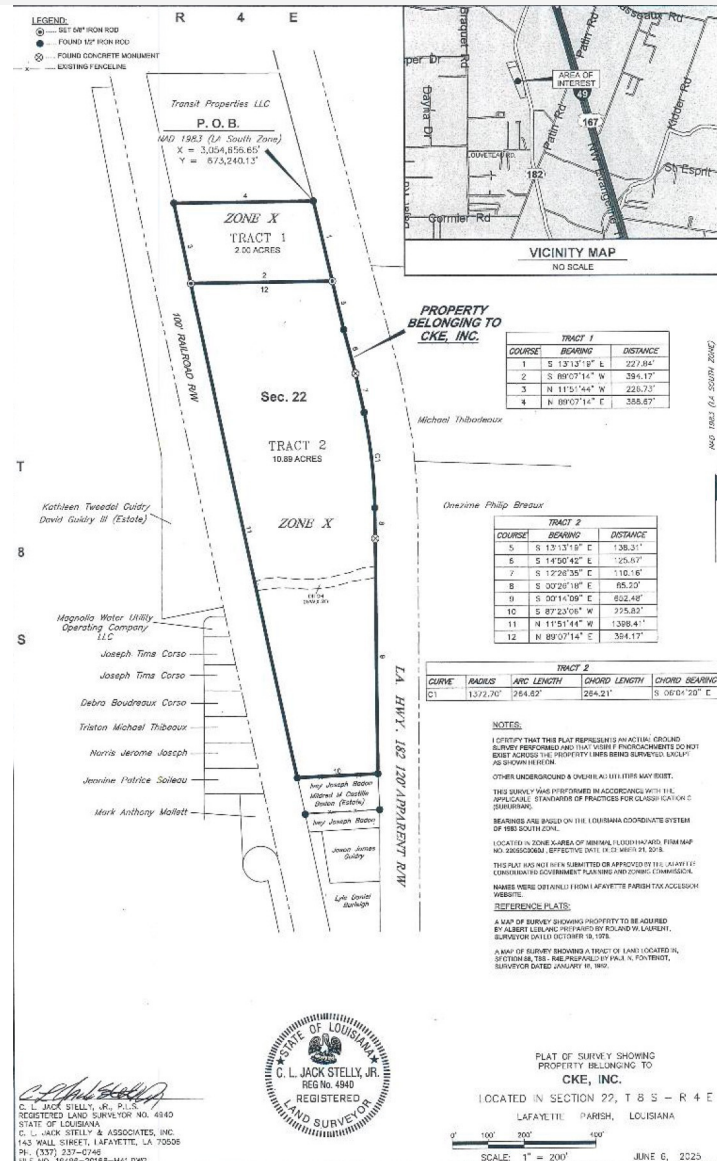
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PLAT



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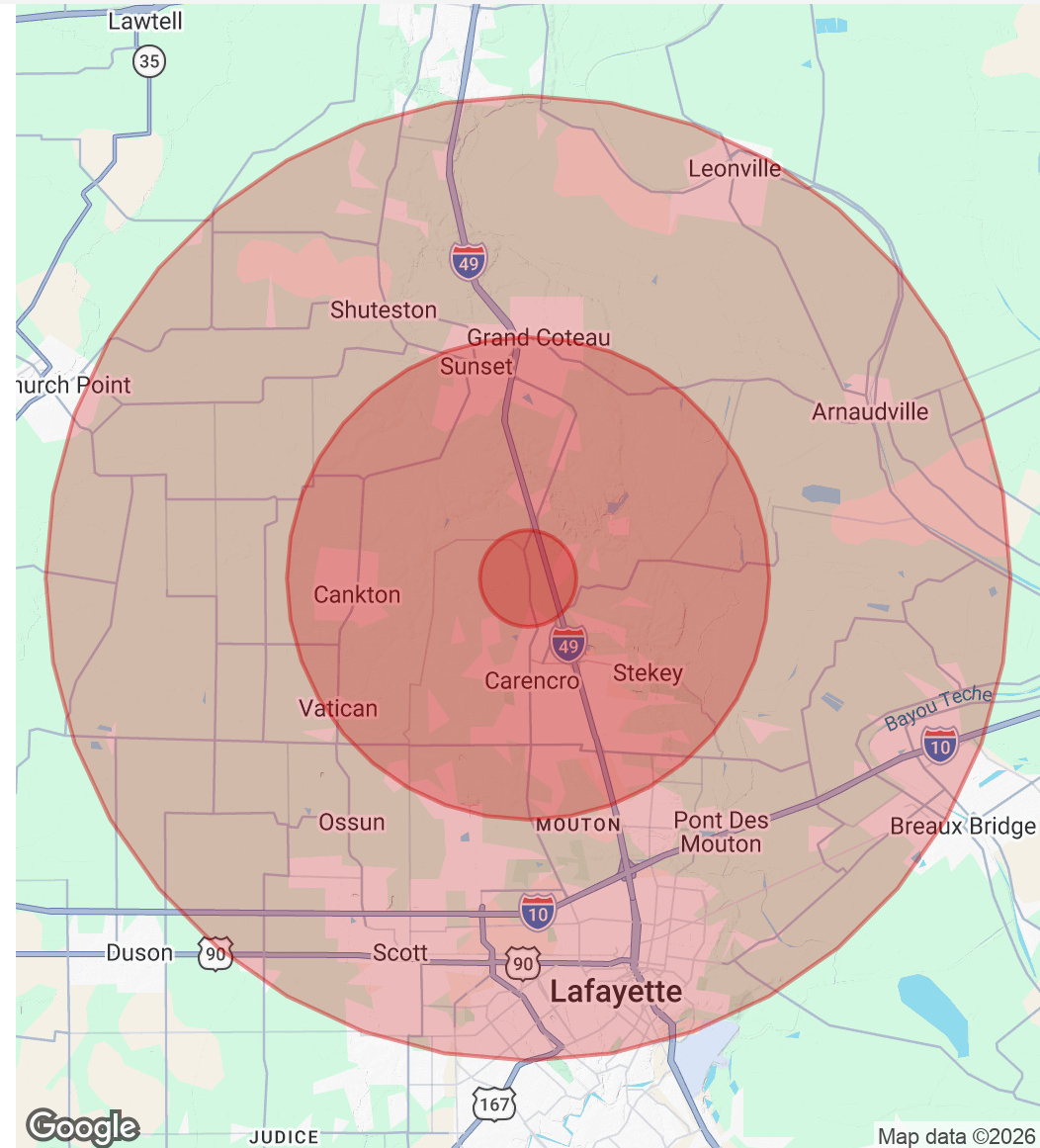
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DEMOGRAPHICS MAP & REPORT

Population	1 Mile	5 Miles	10 Miles
Total Population	4,832	47,622	187,798
Average Age	37	39	40
Average Age (Male)	36	38	38
Average Age (Female)	38	40	41

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	1,761	18,404	77,823
# Of Persons Per HH	2.7	2.6	2.4
Average HH Income	\$72,115	\$78,481	\$79,399
Average House Value	\$229,772	\$232,035	\$248,410

Demographics data derived from AlphaMap



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