



±1.94-ACRE COMMERCIAL SITE NEAR VEROT SCHOOL RD INTERSECTION

145 DIGBY AVE LAFAYETTE, LA 70508



OFFERED: FOR SALE

SALE PRICE: \$900,000 (\$10.65/SF)

1.94 ACRES

- Near the intersection of Digby Ave and Verot School Rd - ±27,255 vehicles per day
- ±7 minutes from Our Lady of Lourdes Regional Medical Center, Ovey Comeaux High School, and the Comeaux Recreation Center

CONTACT:

MARK JOHNS
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800.895.9329 | <https://elifinrealty.com> | June 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



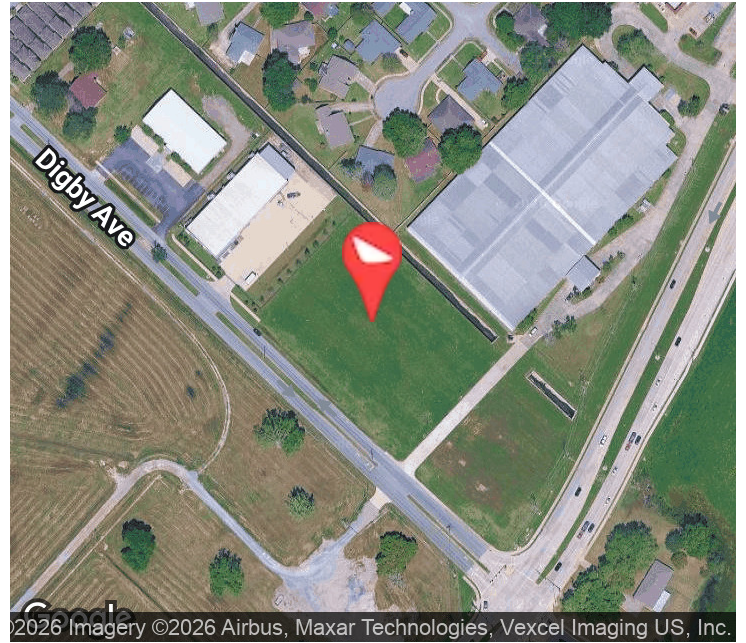
PROPERTY SUMMARY

- Now for sale, 145 Digby Ave offers a ± 1.94 -acre commercial parcel of land.
- Located near the intersection of Digby Ave and Verot School Rd, the property benefits from $\pm 27,255$ vehicles per day.
- The parcel is positioned ± 7 minutes from Our Lady of Lourdes Regional Medical Center, Ovey Comeaux High School, and the Comeaux Recreation Center.
- Resubdivision required prior to development.
- Zoned CM-1 for Commercial Mixed 1 and CH for Commercial Heavy.

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PROPERTY INFORMATION



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LOCATION INFORMATION

Street Address	145 Digby Ave
City, State, Zip	Lafayette, LA 70508
County	Lafayette Parish
Market	LA - Lafayette MSA
Township	10S
Range	04E
Section	086
Side Of The Street	Northeast
Road Type	Paved
Nearest Highway	Verot School Rd (LA 339)
Nearest Airport	Lafayette Regional (LFT)

PROPERTY INFORMATION

Property Type	Land
Zoning	CM-1 - Commercial Mixed 1 CH - Commercial Heavy
Lot Size	±1.94 Acres
APN #	6071246
Lot Frontage	±341 ft
Lot Depth	±241 ft

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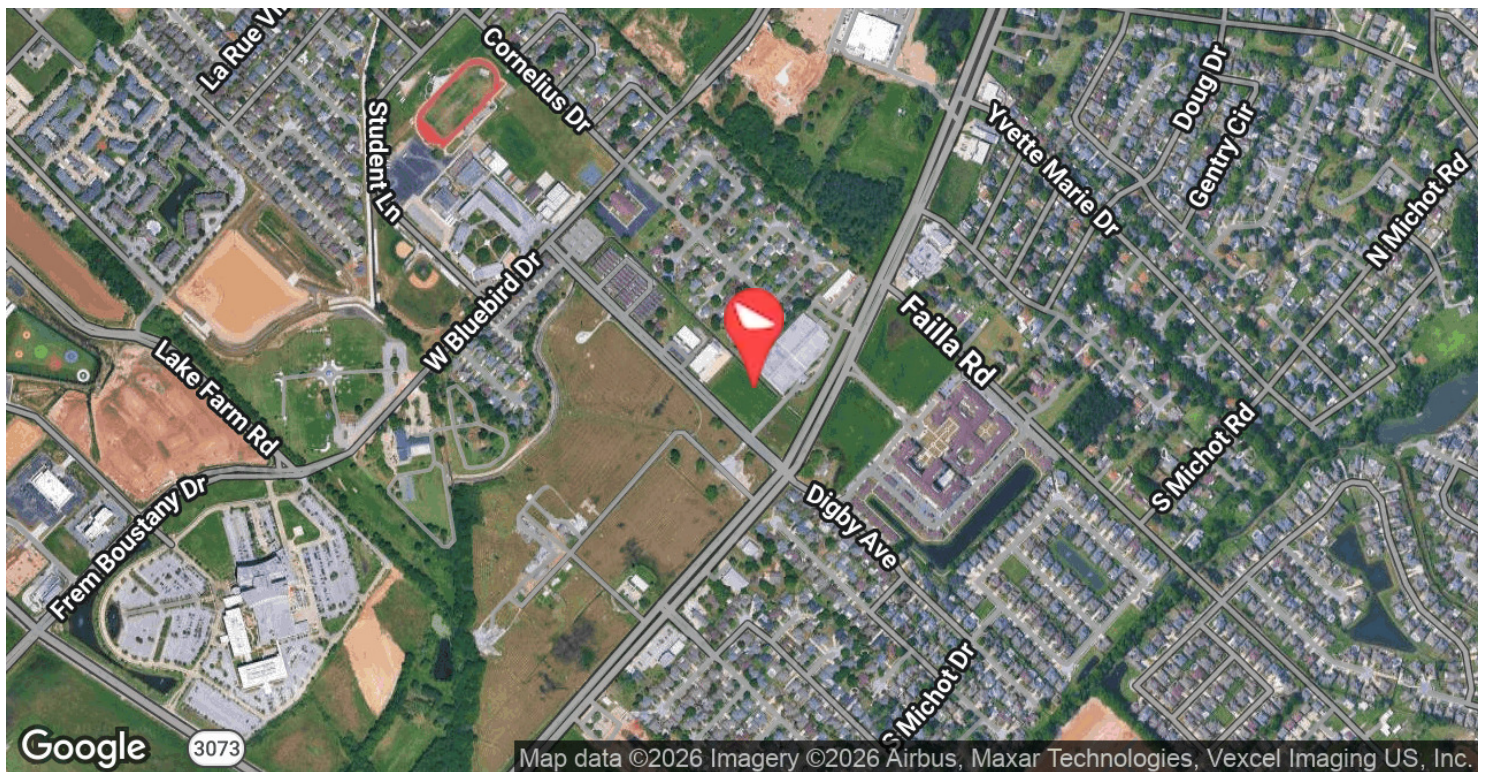
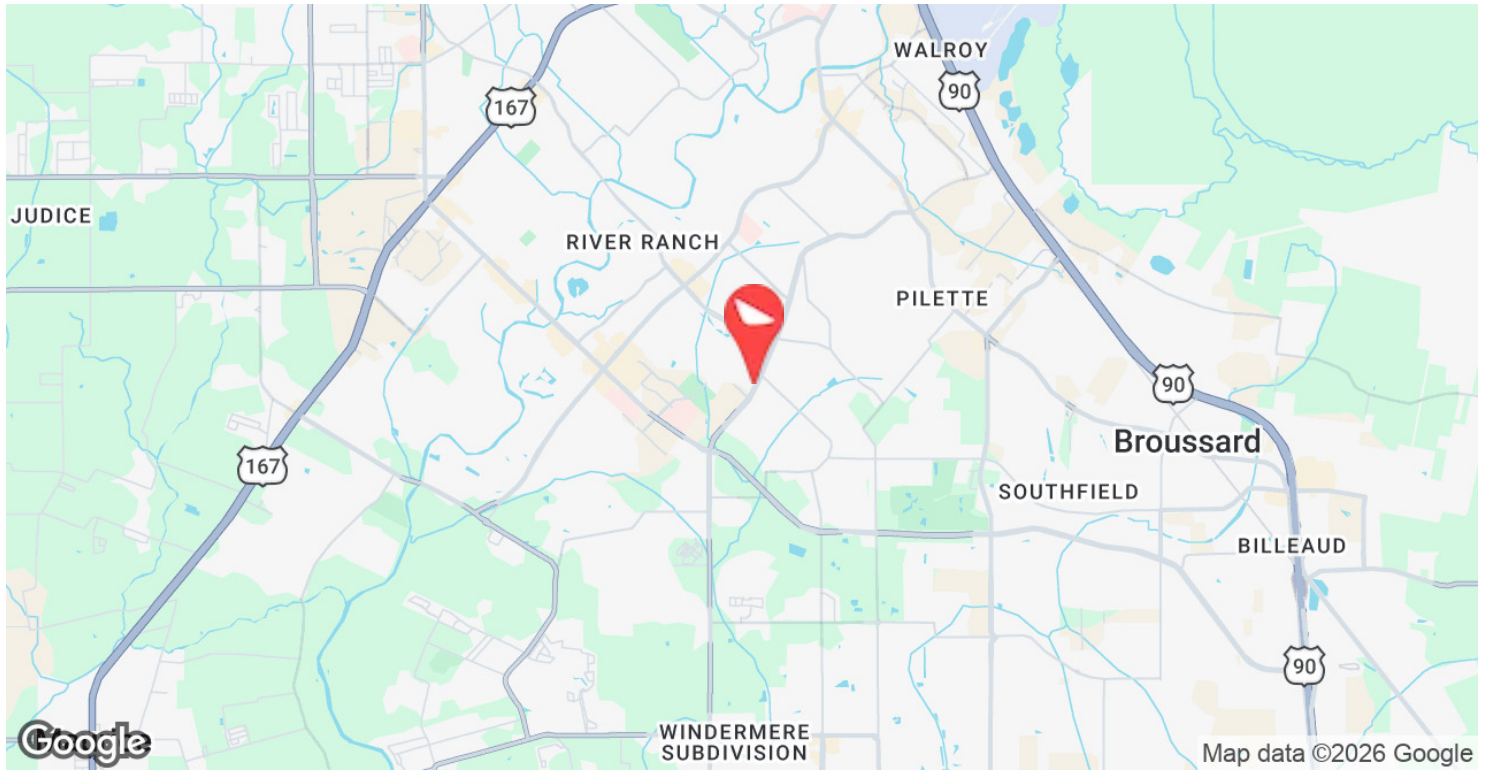
ADDITIONAL PHOTOS



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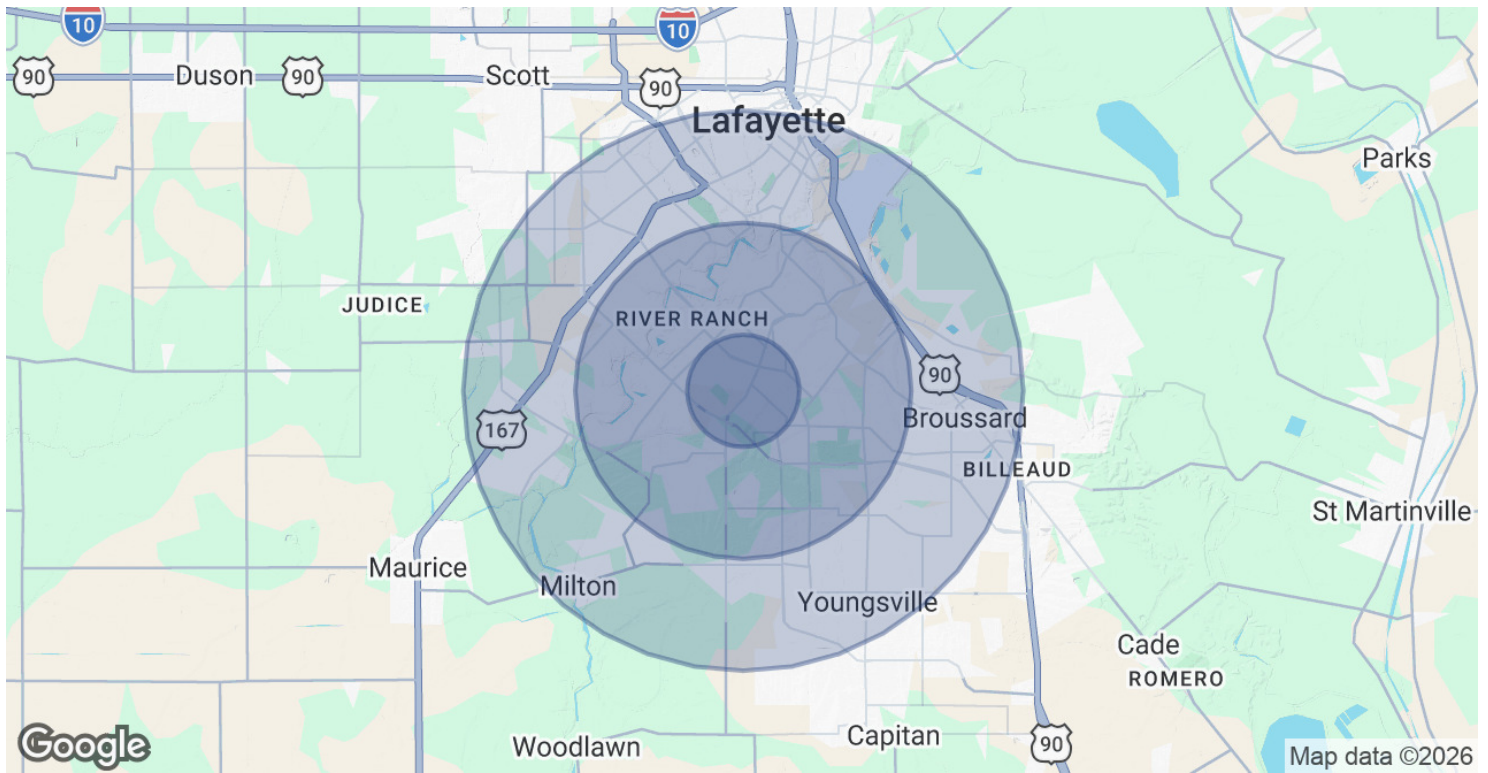
LOCATION MAPS



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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,627	61,878	135,137
Average Age	40	40	39
Average Age (Male)	39	39	38
Average Age (Female)	41	41	40

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,288	26,153	56,764
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$125,140	\$122,066	\$106,482
Average House Value	\$351,367	\$359,136	\$318,464

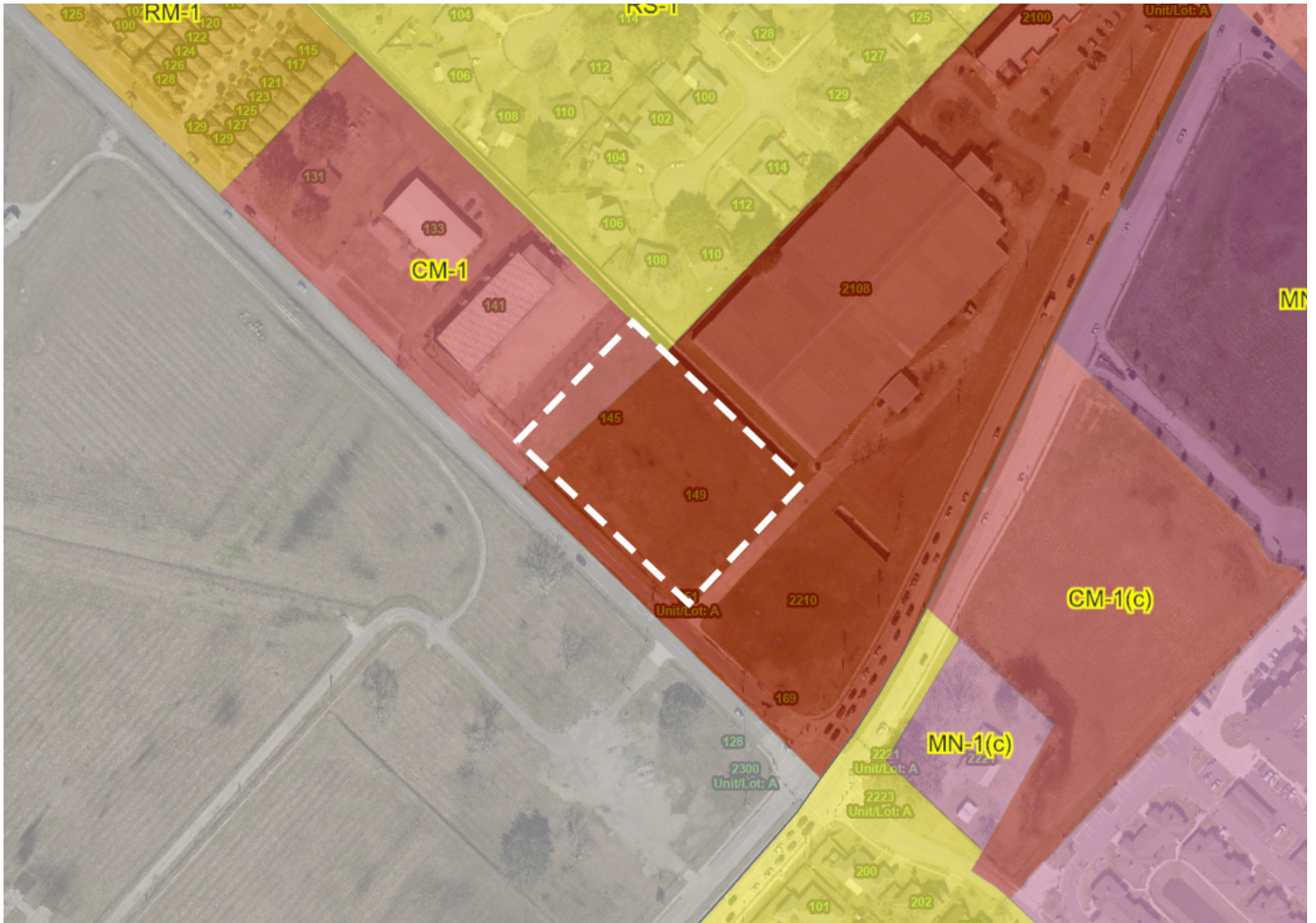
2020 American Community Survey (ACS)

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ZONING MAP



CM-1 - COMMERCIAL MIXED 1

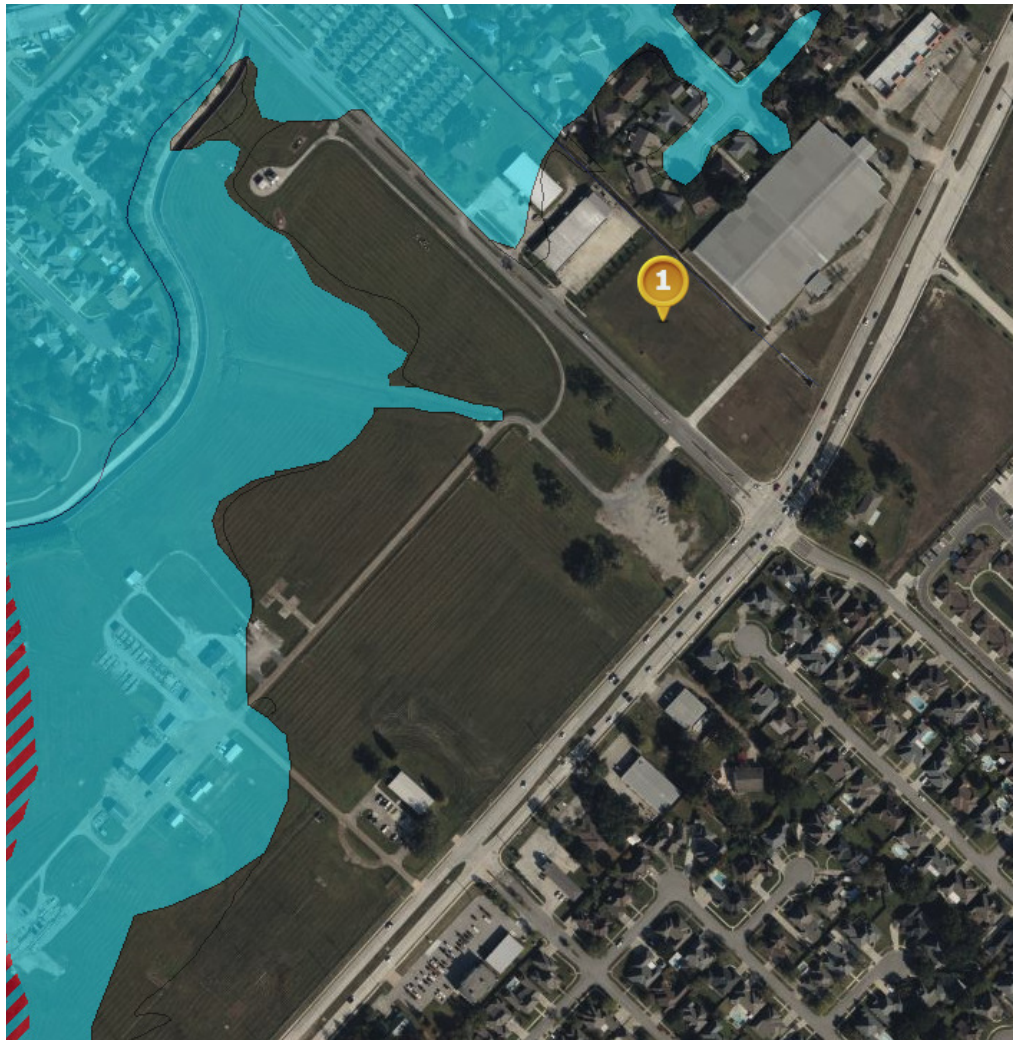
CH - COMMERCIAL HEAVY

Source: The municipality in which the property is located

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FLOOD ZONE MAP



Pt. 1 (30.1540, -92.0275) ⌵

Community: Lafayette

Effective FIRM (Effective: 12/21/2018)
Flood Zone: X-AREA OF MINIMAL FLOOD
HAZARD
FIRM Panel ID: 22055C0170J
FIRM Panel Date: 12/21/2018

Ground Elevation¹: USGS Service Not Responding

[Community Info](#) [What Does This Mean?](#)

[Clear Points](#)

FLOOD ZONE: X-AREA OF MINIMAL FLOOD HAZARD

Source: maps.lsuagcenter.com/floodmaps

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