

FOR SALE

PROPERTY SUMMARY

Positioned directly along the bustling Interstate 10 corridor, this prime commercial site represents an exceptional turn-key opportunity for select-service, extended-stay, or limited-service hotel brands. Located in Scott, Louisiana—the fast-growing western gateway to the Lafayette Metropolitan Area—this site benefits from high interstate visibility, heavy daily traffic counts exceeding 78,000+ VPD, and seamless access to regional hubs.

AVAILABILITY

- 2 Acres \$9.25/sf

KEY INVESTMENT HIGHLIGHTS

- **Unrivaled Interstate Exposure:** High-visibility location along Interstate 10 with expansive highway frontage, ideal for pylon signage visible to east- and westbound regional traffic.
- **High-Volume Traffic Corridor:** Captures steady drive-by demand from over 78,000 vehicles daily along I-10, supplemented by strong local feeder traffic along LA Hwy 93 and Ambassador Caffery Parkway.
- **Thriving Regional Economy:** Located in Lafayette Parish's primary expansion corridor. Scott serves as a high-density industrial, retail, and cultural hub, driving constant business traveler and leisure demand.
- **Robust Local Amenities & Traffic Generators:** Minutes from major retail anchors (Super 1 Foods, Tractor Supply Co.), dining destinations, and regional distribution facilities.
- **Seamless Connectivity:** Quick access to downtown Lafayette, the University of Louisiana at Lafayette (UL), Lafayette Regional Airport (LFT), and Cajun Field/Cajundome event complexes.
- **Development-Ready Site:** Favorable site topography with essential municipal utilities (public water, sewer, electric, and high-speed fiber) located at or near the property line.



SPACE-X

- SpaceX in Pecan Island, announced August 25th 2026, will span 125,000 acres (195 square miles) - \$100B will be largest single capital investment in Louisiana history
- Construction to start in 2027 – Initial Startup flight attempt in 2029

MARKET & LOCATION DYNAMICS

Known as the “Boudin Capital of the World,” Scott blends authentic Acadiana culture and tourism with robust commercial growth. The city’s position at the crossroads of I-10 and LA 93 makes it a preferred stop for interstate travelers driving between Houston, Lake Charles, Lafayette, and Baton Rouge.

With the surrounding Lafayette market experiencing strong hotel occupancy driven by regional healthcare networks, energy sector activity, university events, and year-round cultural festivals (Festival International, Festivals Acadiens et Créoles), this site is ideally suited to capture overflow and direct lodging demand.

