



LED Certified 32.41 Acres Fronting Hwy 90 FOR SALE

4500 HWY 90 EAST, BROUSSARD, LA 70518



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Highway 90 E Broussard LA-4500

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PROPERTY SUMMARY



Property Description

This ±32.41 acre, industrial zoned tract is LED Certified and ready for development. It fronts and has direct access to Hwy 90 E in Broussard. It is well positioned among other industrial developments and is only 5 miles south of Lafayette Regional Airport and 9 miles south of I-10. The Louisiana Economic Development (LED) Certified sites program qualifies industrial sites based on zoning restrictions, title work, environmental studies, soil analysis, and surveys. These sites are 180-day development ready and have substantial due diligence studies performed to receive certification. The property is just over 9 miles from the interchange of I-10 and I-49, giving great access to the markets on the east and west coast, as well as markets in the central portion of the US. No wetlands, cultural resources, or environmental issues were found on the site. Ownership is willing to subdivide the land, however pricing \$PSF will change depending on desired acreage.

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Property Highlights

- Louisiana Economic Development-Certified Site
- Zoned Light Industrial
- No wetlands, cultural resources, or environmental issues
- Direct access and frontage to Hwy 90
- City Water and 3-Phase Electric Available
- Sub-divisible to Fit User Needs.

Offering Summary

Sale Price:	\$4,350,000
Lot Size:	32.41 Acres
\$PSF:	\$3.07



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CONCEPTUAL SITE PLAN



GIROUARD PROPERTY
BROUSSARD, LOUISIANA

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ADDITIONAL PHOTOS



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LINK TO DUE DILIGENCE



Girouard Site

32.0 Acres



<https://louisianasiteselection.com/led/Property/Detail/14941/Girouard-Site>

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MEET THE TEAM



Bill Stevenson, CCIM

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