

Land For Sale



The Gleason Group

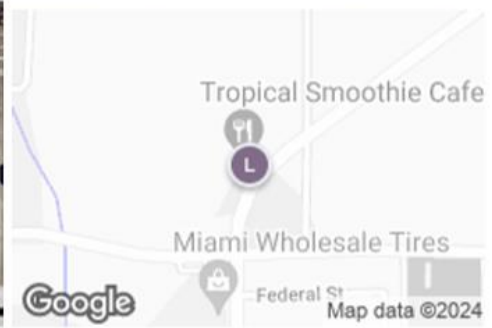
206 Magnate Dr Lafayette, LA 70508 | 337-262-7873

1530 Ambassador Caffery

1530 Ambassador Caffery, Lafayette, LA, 70506

Land For Sale

Prepared on February 07, 2024



Listing Details | Land For Sale

Total Available Space	2.08 Acres
Asking Price	\$1,065,000
Listing Price Per SF	\$11.75
List Price Per Acre	\$512,019
Cap Rate (Actual)	-
Investment	No
Available Date	Now
Days On Market	350 days

Date Listed	2/22/2023
Last Modified	2/07/2024
Listing ID	27944018
Parking Spaces	-
Electric Service	-
Water	Yes
Sanitary Sewer	Yes

Description

1530 Ambassador Caffery Parkway, Lafayette, Louisiana is a corner site containing approximately 2.08 acres and is located directly across from Race Trac C-Store. This signalized intersection is located in a growing area of Lafayette, with access to many expanding business in this area. The property is only 2 miles south of I-10 and only 2 miles north of Johnston Street. Additional adjoining property is available for Larger uses.

Property Details

Zoning	I-1
Occupancy Type	Single Tenant
Parcels	6174166
Legal Owner	-
Submarket	G3

County	Lafayette Parish
Water	Yes
Natural Gas	-
Sanitary Sewer	Yes

ROBERT CROUCHET, CCIM, ALC

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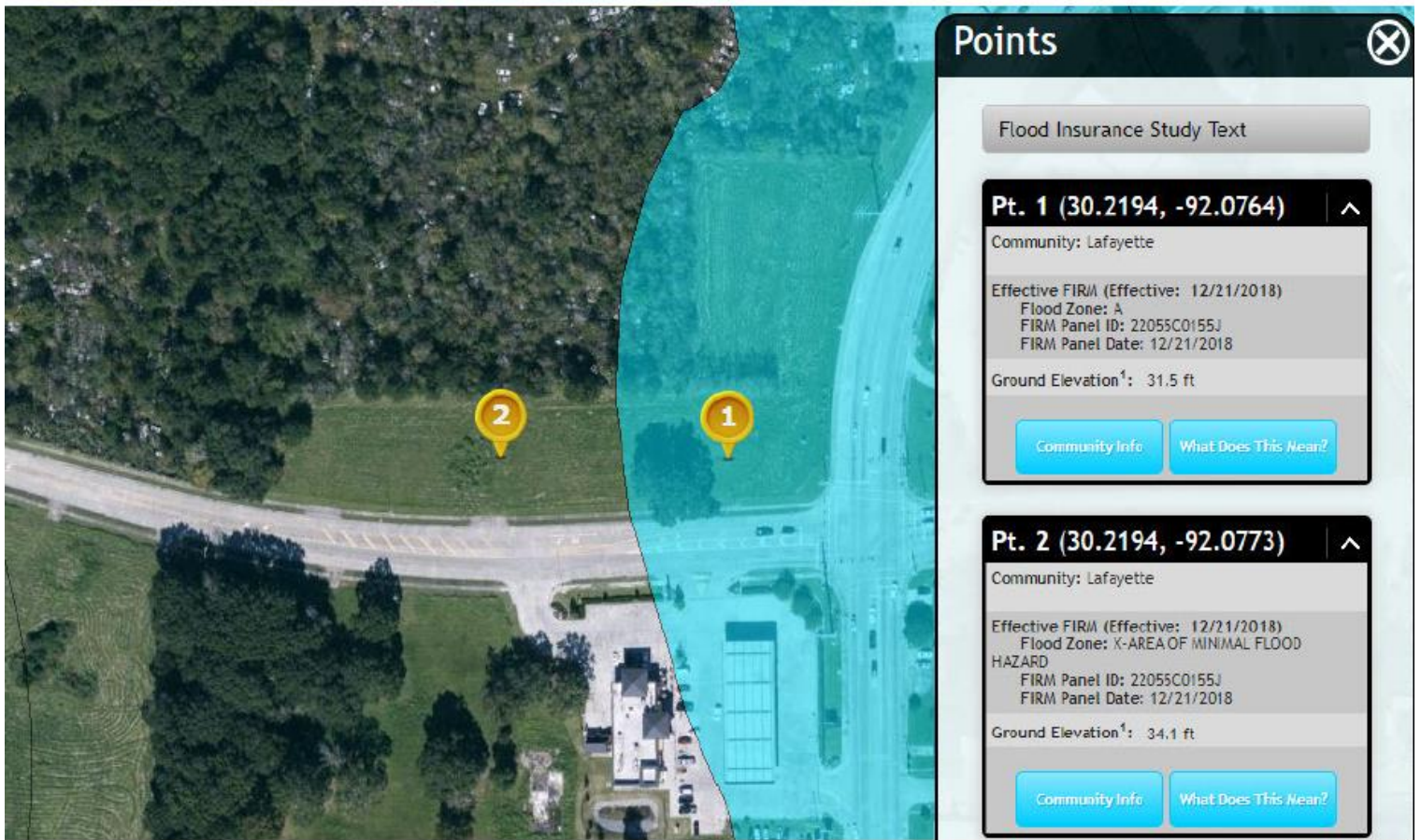
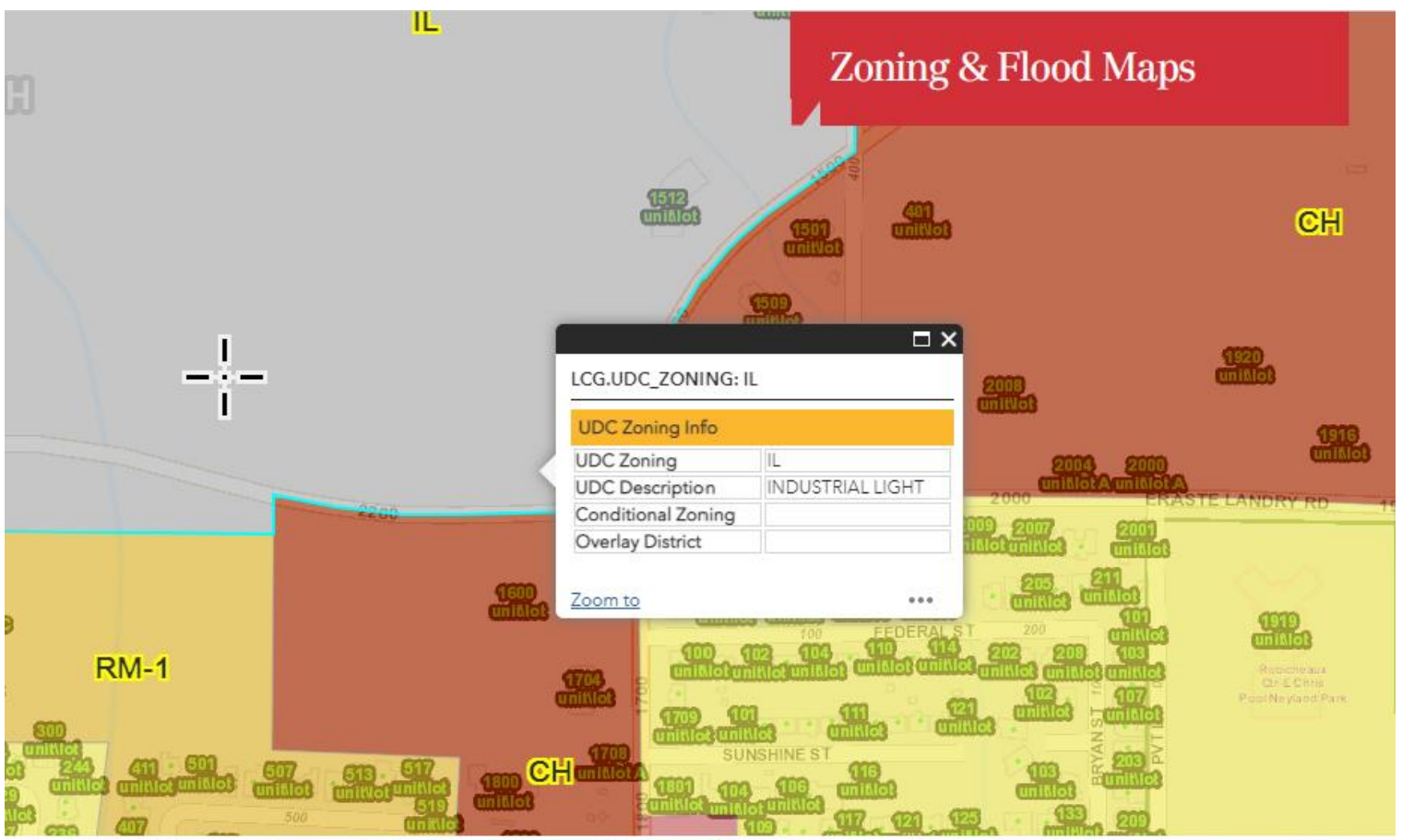
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Zoning & Flood Maps



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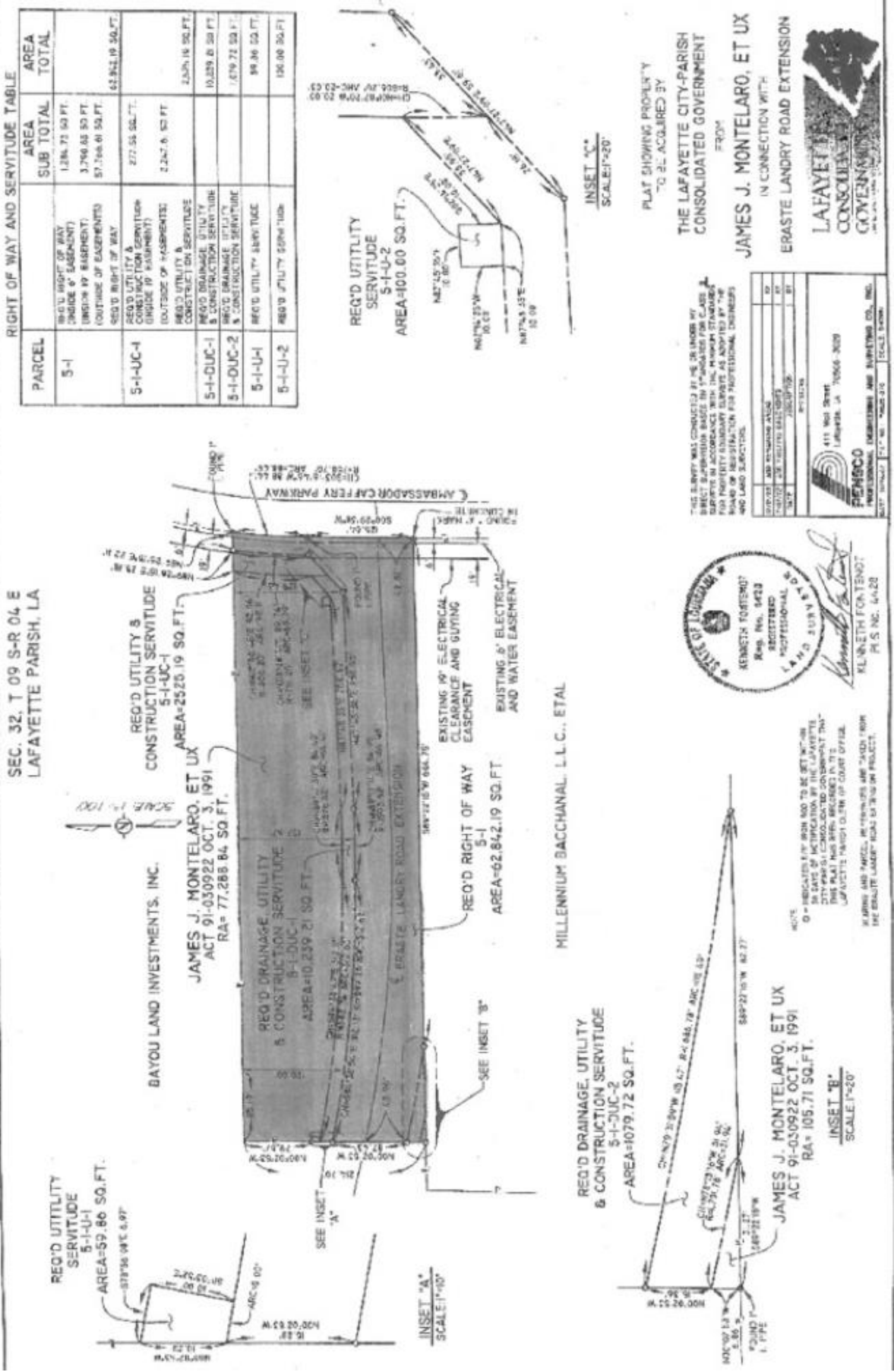


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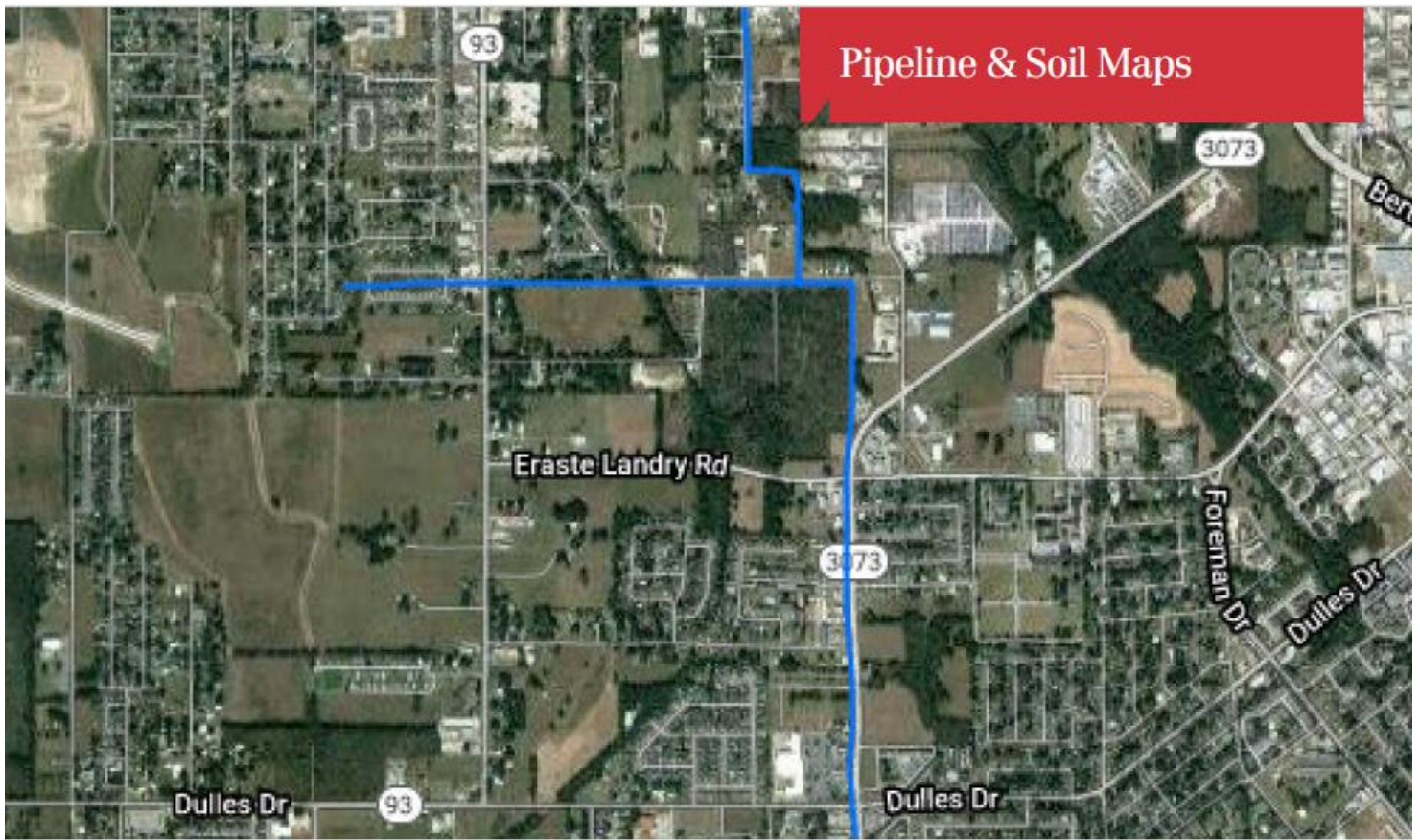
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Pipeline & Soil Maps



Search

Map Unit Legend

Soil Map

Legend

Scale (not to scale)

Lafayette Parish, Louisiana (LA055)

Lafayette Parish, Louisiana (LA055)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
CoA	Coteau silt loam, 0 to 1 percent slopes	3.1	66.6%
FoA	Frost silt loam, 0 to 1 percent slopes	1.6	33.4%
Totals for Area of Interest		4.6	100.0%



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Water & Sewer Lines



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