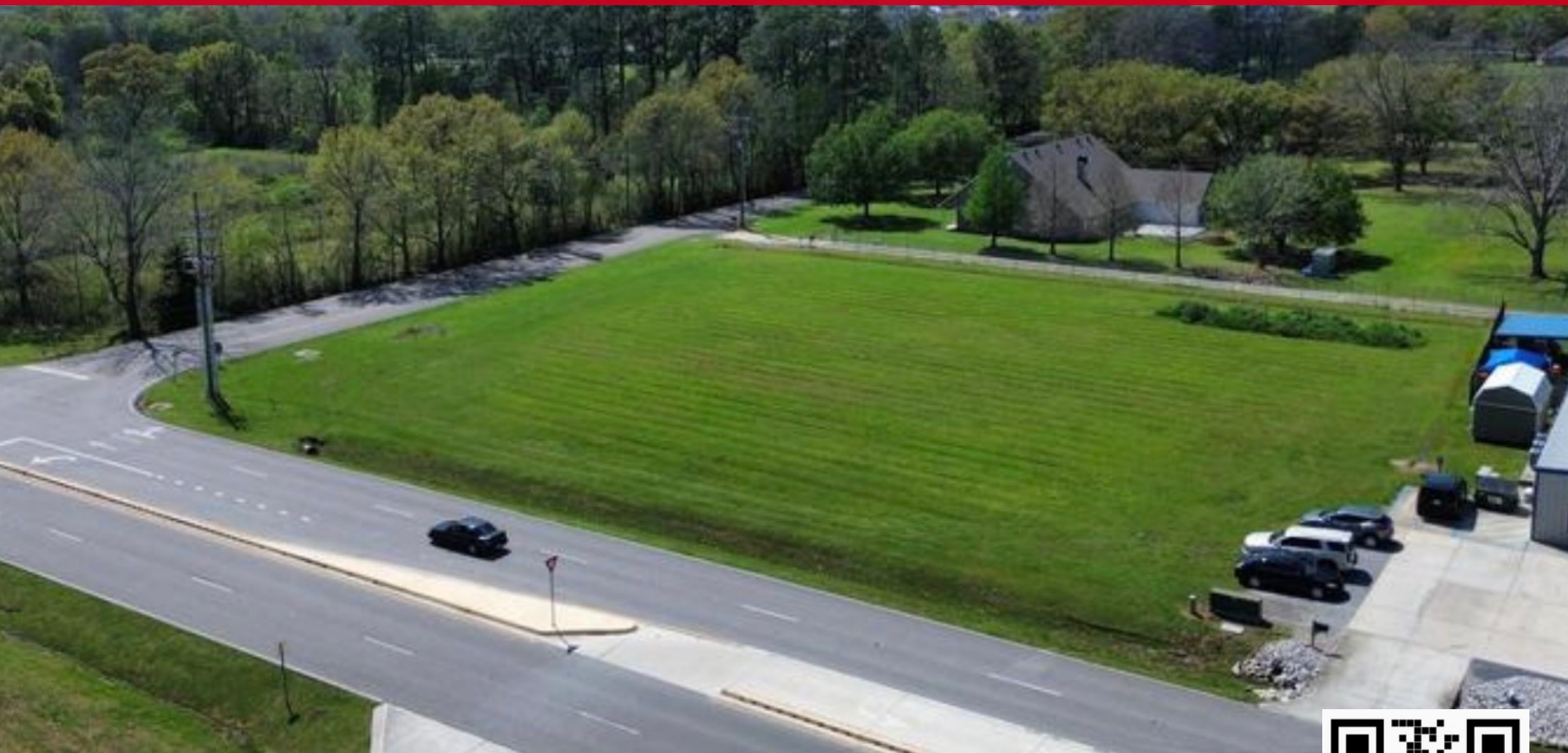




PRIME COMMERCIAL CORNER IN BROUSSARD

1288 S BERNARD DR., BROUSSARD, LA



Agent: Logan "Hank" Babin, III Cell: (985) 804-9991 E-mail: hank@loganbabin.com

www.loganbabin.com 400 Lafayette St., Houma, LA, 70360 (985) 872-4598

Broker of Record: Bayou Partners Investments, LLC DBA KW Commercial South. Licensed by the Louisiana Real Estate Commission. All information contained herein is deemed reliable, but not guaranteed. It is presented as is, without warranty of any kind. References to square footage, dimensions, and /or age are approximate. Any buyer must verify all information and bears the risks for any inaccuracies. Also subject to errors, omissions, changes in terms and conditions, prior sale, lease, or withdrawal, without notice. ©The Logan Babin Commercial Group of KW Commercial South. Each office is independently owned and operated.





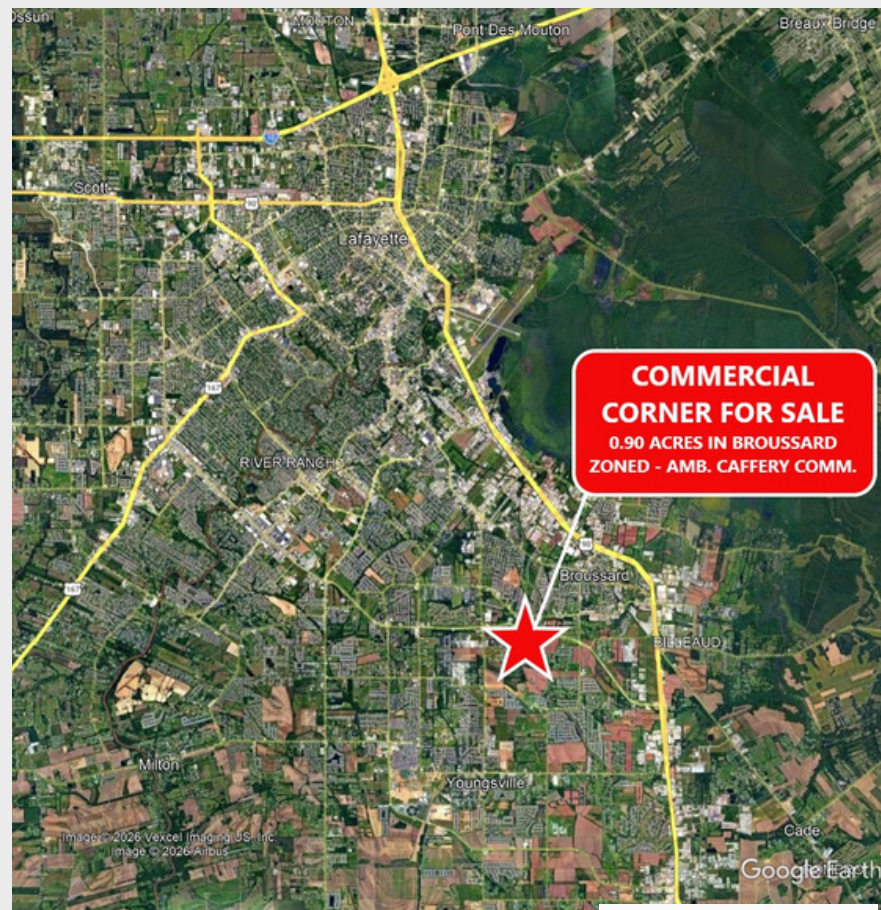
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EXECUTIVE SUMMARY

Exceptional Opportunity in Broussard! Location, visibility, and versatility - this commercial corner has it all! Situated just off Ambassador Caffery in the rapidly growing area of Broussard, this large parcel offers dual road access from both Heart D Farm Rd. and S. Bernard Rd., maximizing traffic exposure and ease of entry. Documents include: Topo survey, geotechnical survey, drainage study, and a site plan. Please note, no alcohol sales due to proximity to a nursery school.

Price: \$ 209,000.00
Property Type: Commercial/Retail Corner
Zoning: Ambassador Caffery Commercial
Site Size: 0.90 Acres (232' x 227')
Flood Zone: Zone X



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PRIME COMMERCIAL CORNER IN BROUSSARD

1288 S BERNARD DR., BROUSSARD, LA

REFERENCE:
RIGHT OF WAY
PREPARED BY:
PLAT DATED:
(ACT#2020-034102)

PLAT OF PARTITIONING PROPERTY OF THE HONOR ROLL
SHOWING THE SPLITTING LOT 3 & AN ADJACENT TRACT TO
FORM A NEW LOT TO BE KNOWN AS LOT 3-A"

PREPARED BY: CRAIG P. SPIKES
PLAT DATED: SEPTEMBER 3, 2020
(ACT#2020-034102)

"FINAL PLAT SHOWING PARTITION OF PROPERTY OWNED BY
ADAM JOSEPH MOUTON, BEING A PORTION OF TRACT D-23,
D-26 & D-29, CREATING LOTS 1 & 2"

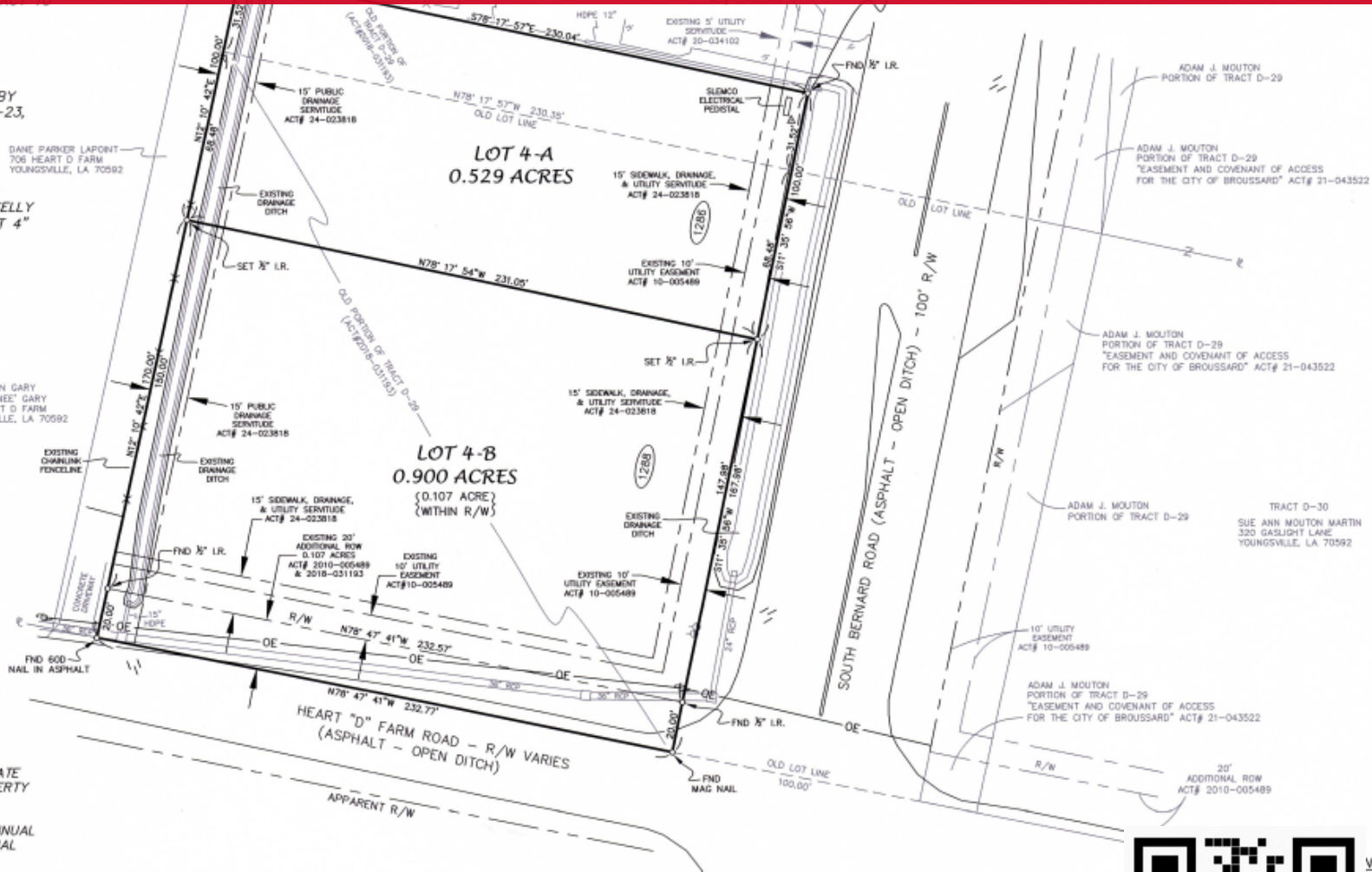
PREPARED BY: WALTER S. COMEAUX III
PLAT DATED: NOVEMBER 9, 2021
(ACT#2021-056652)

"FINAL PLAT SHOWING PROPERTY OWNED BY JASON & KELLY
ENKEY, BEING PORTIONS OF TRACT D-29, CREATING LOT 4"

PREPARED BY: TREVOR L. EVANS
PLAT DATED: JULY 1, 2024
(ACT#2024-023818)

REFERENCES:
SERVITUDE - (ACT#2010-005489)
CORRECTION - (ACT#2018-031193)
EASEMENT - (ACT#2021-043522)
CASH SALE - (ACT#2024-013599)

RAY ALLEN GARY
DANN RENEE GARY
710 HEART D FARM
YOUNGVILLE, LA 70592



NOTE:
ACCORDING TO THE FEMA FIRM MAP WITH AN EFFECTIVE DATE
OF DECEMBER 21, 2018, PANEL #22055C0200J, THIS PROPERTY
IS DETERMINED TO BE LOCATED IN ZONE X.

ZONE X- AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL
CHANCE FLOODPLAIN AND NOT CONSIDERED TO BE A SPECIAL
FLOOD HAZARD AREA

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- 2020 Population: 13,417 (64% growth since 2010)
- Median age: 35
- % of age 25+, HS grad or higher: 91.75%
- % of age 25+, bachelor's or higher: 37.27%A



- Household Median Income: \$82,677
- Households: 4,600
- Median Home Value: \$214,000



- US Hwy. 90 daily traffic count: Approximately 43,000
- Ambassador Caffery traffic count: More than 24,500 in close proximity to development
- S. Bernard Rd. extension from Fairfield Rd. to US Hwy. 90 has been completed.
- Future connection planned of Fairfield Rd. to Hwy. 89



- Martial F. Billeaud Elementary: 746 students; opened in 2019
- Southside High School: 1,795 students; opened in 2017
- Broussard Middle School: 567 students
- Katherine Drexel Elementary School: 710 students

Statistics current as of 1/1/2022

With an estimated population of more than 17,000 according to the LSU AgCenter, Broussard, Louisiana, is located approximately six miles southeast of Lafayette in Lafayette and St. Martin Parishes. Broussard is home to a world-class workforce, an integrated transportation network, a diversified business base, and a hometown appeal. With this foundation, the City of Broussard is able to foster an economy that supports a growing population and diverse industry sectors.

Broussard has nearby access to U.S. Interstate 10 and 49. Plus, U.S. Highway 90 is designated as "Future I-49" with continuous upgrades occurring to eventually hang the shield. Lafayette Regional Airport is 6 miles away and has almost 20 flight per day with American, Delta, and United.

With no state or city property taxes, building in Broussard has its advantages. The Broussard Permitting and Licensing office is happy to help you apply for a permit. Electric, water, and wastewater services are among the lowest priced in the state.

For more information, visit: www.developbroussard.com

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Logan "Hank" Babin, III, CRE®, MBA

Team Leader, The Logan Babin Commercial Group
Director of Commercial Real Estate, KW Commercial South
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