

FOR SALE

1303 N. University Avenue
Lafayette, Louisiana



PROPERTY HIGHLIGHTS

North University is a major north-south through fare connecting south Lafayette to the northern portion of the Parish and Interstate 10. The predominate strength of this site is a traffic count of approximately 16,655 vehicles per day as per a traffic count done by Louisiana DOTD in 2019.

BUILDING SF	NONE	SIGNAGE TYPE	PYLON
LAND SF	46,870	1-MILE (POP.)	9,419
YEAR BUILT	N/A	3-MILE (POP.)	59,900
PARKING	10 Spaces	MED. INCOME	\$44,151
TRAFFIC COUNTS	16,655 VPD	SPACE USE	NONE



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Broker/President
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SITE INFRASTRUCTURE

Access to the site from North University is good via a left in onto an existing Street (Rosewood Avenue) or North University Avenue itself. Existing signage infrastructure is in place as well as some lighting infrastructure. The site is larger than it appears and measure approximately 46,870 square feet which is slightly over an acre in size. A portion of the site is hard surfaced.



LEGAL INFORMATION

TAX PARCEL ID	6044865
2020 RE TAXES	\$1016
ZONING	CH (Commercial Heavy)



RESTRICTIONS

Property will be restricted against uses competitive with convenience stores

OFFERING PROCESS

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

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