



CVS Excess Land for Sale: **PRIME MIXED USE LAND**

Corner of Pont Des Mouton and Moss Street, Lafayette, LA



Winn-Dixie

Pont Des Mouton

17,439 cars per day

Walgreens

CVS

19,842 cars per day

Site

Available For Sale:
\$315,000
\$34,418 / Acre

Contact Bill Stevenson

bstevenson@beaubox.com | 337-962-8300

Property Highlights:

- 9 Acres zoned MN (Neighborhood Mixed Use).
- Property wraps around CVS.
- 37,200 Combined Average Cars Per Day
- Nearby retail includes CVS, Walgreens, Winn-Dixie, Dollar Tree
- Pont Des Mouton currently under construction to expand to 4 lanes with traffic expected to increase significantly.
- Less than one mile from Couret Farms (new 450 home subdivision), Renaissance Charter School and New Commercial Businesses



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PLANNED SAN ANTOINE DEVELOPMENT:

Future development along the N San Antoine Extension, 50 Acres and up to 275,000 SF of Commercial and Light Ind.

N SAN ANTOINE EXTENSION:

Extension from I10 to Carenco to the North. Project is funded and Engineered, Construction to start in 2015.

PONT DES MOUTON EXPANSION:

Pont Des Mouton Rd is being widened from 2 lanes to 4 lanes from I-49 to Louisiana at I-10 (Under Construction)

COURET FARMS:

450 Residential Units (Phase 1 Complete), 82,500 SF of Commercial and a New Charter School (Under Construction) No Grocery

LAFAYETTE RENAISSANCE CHARTER SCHOOL: (Under Construction)



SITE

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	1 mile	3 miles	5 miles
Population			
2000 Population	5,485	31,878	75,201
2010 Population	5,207	32,980	80,213
2013 Population	5,139	33,632	82,085
2018 Population	5,153	34,999	85,773
2000-2010 Annual Rate	-0.52%	0.34%	0.65%
2010-2013 Annual Rate	-0.40%	0.60%	0.71%
2013-2018 Annual Rate	0.05%	0.80%	0.88%
2013 Male Population	46.3%	46.7%	48.7%
2013 Female Population	53.7%	53.3%	51.3%
2013 Median Age	34.2	34.6	32.6
Race and Ethnicity			
2013 White Alone	42.0%	30.4%	46.5%
2013 Black Alone	54.9%	66.0%	48.9%
2013 American Indian/Alaska Native Alone	0.1%	0.3%	0.4%
2013 Asian Alone	0.4%	0.4%	0.9%
2013 Pacific Islander Alone	0.0%	0.0%	0.0%
2013 Other Race	1.2%	1.3%	1.4%
2013 Two or More Races	1.5%	1.6%	1.9%
2013 Hispanic Origin (Any Race)	3.7%	3.3%	3.7%
Households			
2000 Households	2,078	11,585	28,228
2010 Households	2,109	12,561	30,888
2013 Total Households	2,090	12,869	31,743
2018 Total Households	2,108	13,487	33,426
2000-2010 Annual Rate	0.15%	0.81%	0.90%
2010-2013 Annual Rate	-0.28%	0.75%	0.84%
2013-2018 Annual Rate	0.18%	0.94%	1.04%
2013 Average Household Size	2.42	2.58	2.45

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Median Household Income			
2013 Median Household Income	\$38,348	\$32,510	\$34,375
2018 Median Household Income	\$44,409	\$37,963	\$40,301
2013-2018 Annual Rate	2.98%	3.15%	3.23%
Average Household Income			
2013 Average Household Income	\$51,534	\$44,837	\$48,142
2018 Average Household Income	\$59,027	\$50,835	\$55,309
2013-2018 Annual Rate	2.75%	2.54%	2.81%
Per Capita Income			
2013 Per Capita Income	\$21,157	\$17,423	\$19,814
2018 Per Capita Income	\$24,300	\$19,834	\$22,707
2013-2018 Annual Rate	2.81%	2.63%	2.76%
Housing			
2000 Total Housing Units	2,254	12,470	30,841
2000 Owner Occupied Housing Units	1,176	7,062	16,701
2000 Owner Occupied Housing Units	903	4,523	11,527
2000 Vacant Housing Units	175	885	2,613
2010 Total Housing Units	2,259	13,507	33,655
2010 Owner Occupied Housing Units	1,204	7,329	17,670
2010 Renter Occupied Housing Units	905	5,232	13,218
2010 Vacant Housing Units	150	946	2,767
2013 Total Housing Units	2,302	13,875	34,543
2013 Owner Occupied Housing Units	1,135	7,119	17,248
2013 Renter Occupied Housing Units	954	5,750	14,495
2013 Vacant Housing Units	212	1,006	2,800
2018 Total Housing Units	2,389	14,544	36,368
2018 Owner Occupied Housing Units	1,172	7,542	18,296
2018 Renter Occupied Housing Units	937	5,945	15,131
2018 Vacant Housing Units	281	1,057	2,942

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