



Acadiana Crossing

Broussard, LA

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Highlights

ACADIANA CROSSING

Acadiana Crossing is a proposed regional shopping center located at the intersection of Ambassador Caffery Parkway and Highway 90 in Broussard, Louisiana. Phase I will consist of approximately 191,000 SF of retail space.

The initial phase of Acadiana Crossing will be anchored by a 43,060 SF regional grocer, a 55,000 SF craft store, and a 25,000 SF national apparel retailer. Additional space from 1,200 square feet to 100,000 square feet is available.

The cities of Broussard and Youngsville in southeast Lafayette Parish have been the focus of residential growth in this fast-growing parish for more than a decade.

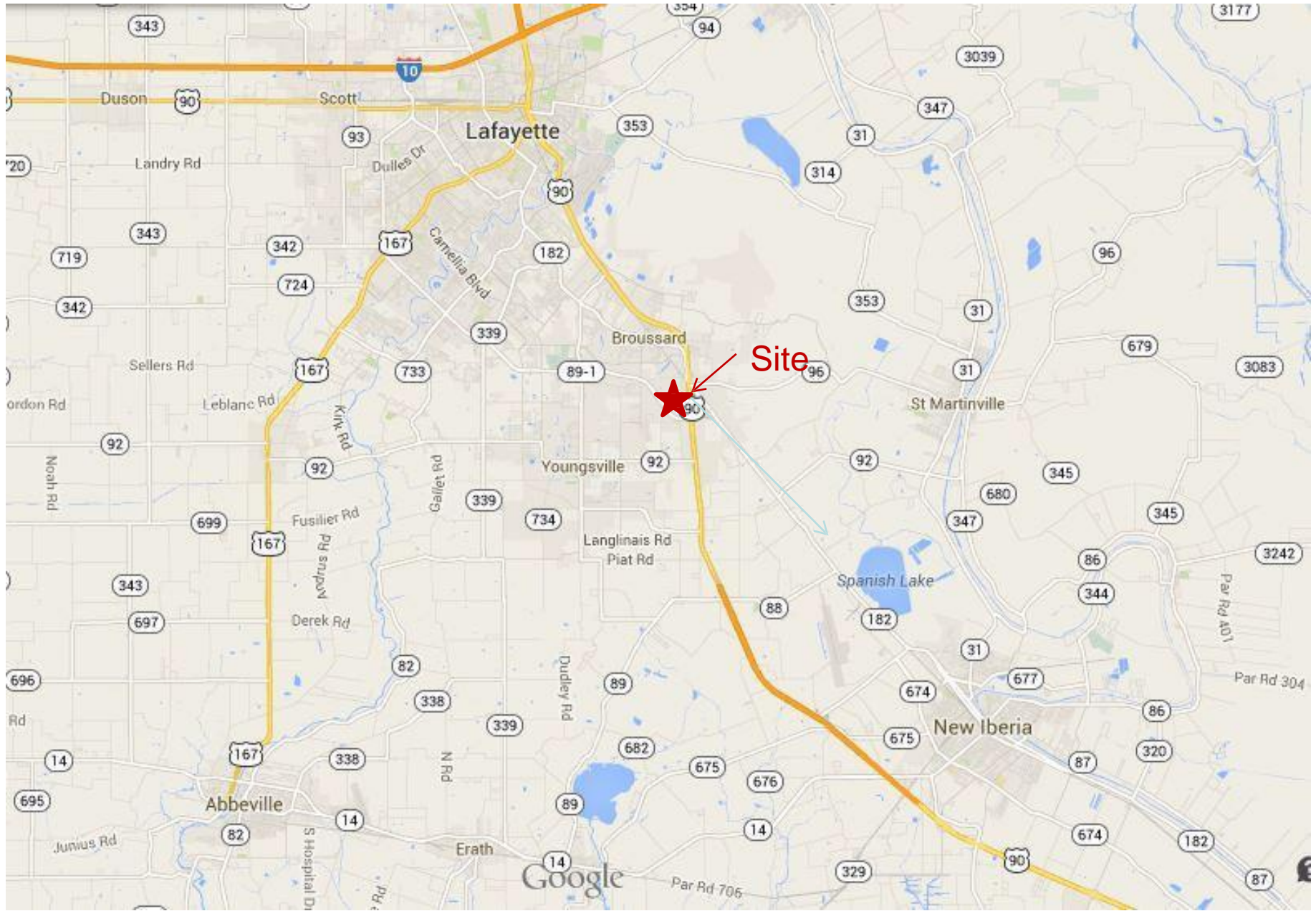
REGION

Lafayette Parish is located along Interstate 10 in south central Louisiana and had an estimated population of 236,045 persons in 2015. The Bureau of Labor Statistics reported an unemployment rate of 5.6% for Lafayette Parish for August 2015.

Lafayette Parish is the “Hub of Acadiana” with its regional medical, education, energy, and manufacturing employment base. The Acadiana region includes six smaller adjacent parishes that when combined with Lafayette Parish represents a trade area in excess of 500,000 persons. ...

In Fall 2015, the University of Louisiana at Lafayette had a record enrollment of 19,033 students and nearly 2,000 employees.

Regional Location Map



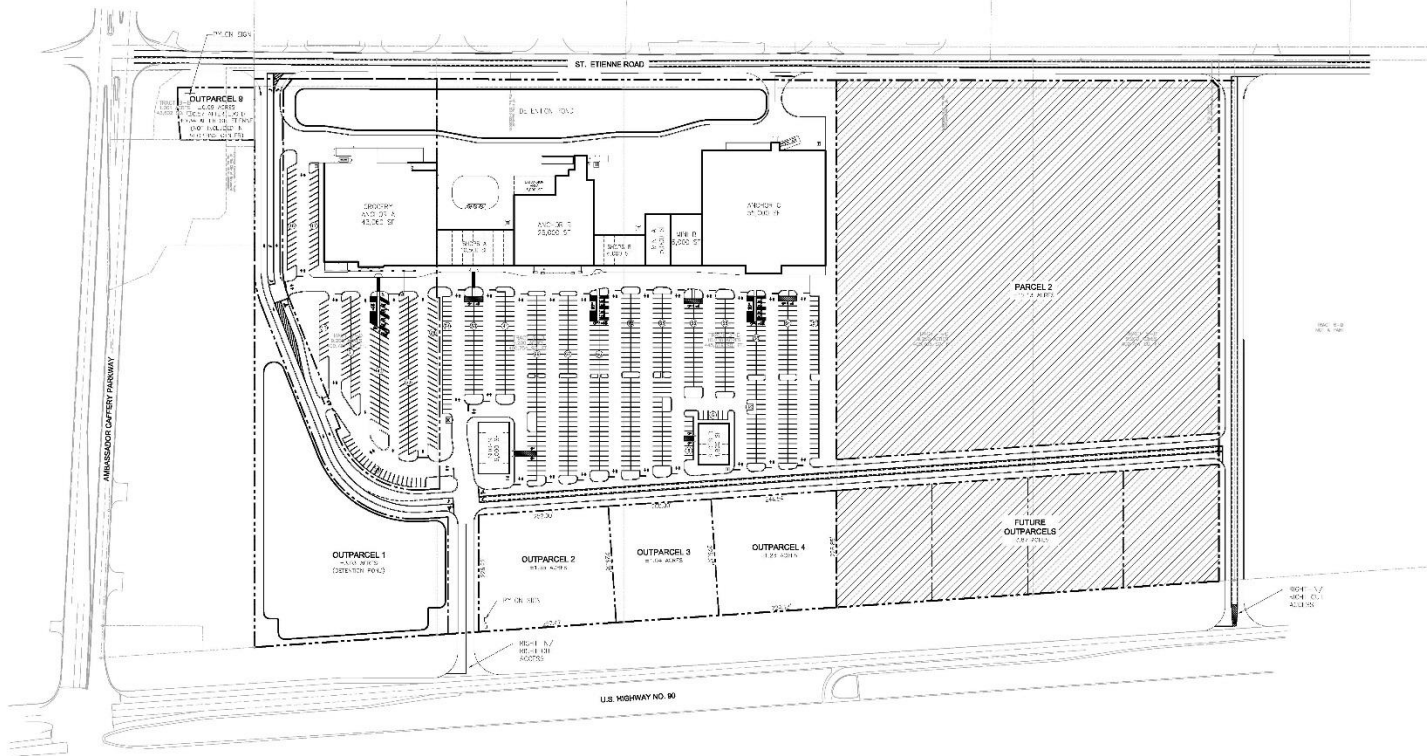
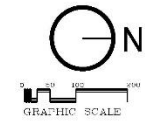
Market Retail Overview



Site Plan

ACADIANA CROSSING

broussard, la



SITE DATA	
ANCHOR A	43,060 SF
ANCHOR B	25,000 SF
ANCHOR C	55,000 SF
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MINI A	5,000 SF
MINI B	6,000 SF
SHOPS A	10,200 SF
SHOPS B	6,000 SF
SHOPS C	6,000 SF
SHOPS D	4,800 SF
TOTAL BUILDING SF	161,260 SF
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SHOPPING CENTER	±17.24 ACRES
ANCHOR A	± 4.76 ACRES
SHOPPING CENTER ST. ETIENNE SERVITUDE	± 1.01 ACRES
OUTPARCEL 1	± 3.03 ACRES
OUTPARCEL 2	± 1.35 ACRES
OUTPARCEL 3	± 1.04 ACRES
OUTPARCEL 4	± 1.23 ACRES
TOTAL ACREAGE	±29.66 ACRES
PARCEL 2	±12.15 ACRES
PARCEL 2 ST. ETIENNE SERVITUDE	± 0.70 ACRES
FUTURE OUTPARCELS	± 3.87 ACRES
CROSS DRIVE SERVITUDE	± 0.67 ACRES
PARKING REQUIRED	537 SPACES @ 3.52/1000
PARKING PROVIDED	891 SPACES @ 5.52/1000

A PROPOSED DEVELOPMENT BY:

BLACKWATER RESOURCES, LLC

700 MONTGOMERY HIGHWAY - SUITE 188, BIRMINGHAM, AL 35216
PHONE: 205.969.1000

CONCEPTUAL SITE PLAN

BROUSSARD, LAFAYETTE PARISH, LOUISIANA
US HWY. 90 AND AMBASSADOR CAFFERY PKWY.
10.02.15

Demographics

2015 Drive Time Demographics

	10 minutes	15 minutes	20 minutes
Population	41,010	104,426	213,289
Avg. HH Income	\$86,198	\$80,377	\$74,164

The Average Daily Traffic Count for Highway 90 near its intersection with Ambassador Caffery Parkway was 44,259 in 2012.

The Highway 90 corridor also supports a substantial day-time population with dozens of sizable commercial and industrial businesses.

Other notable statistics include:

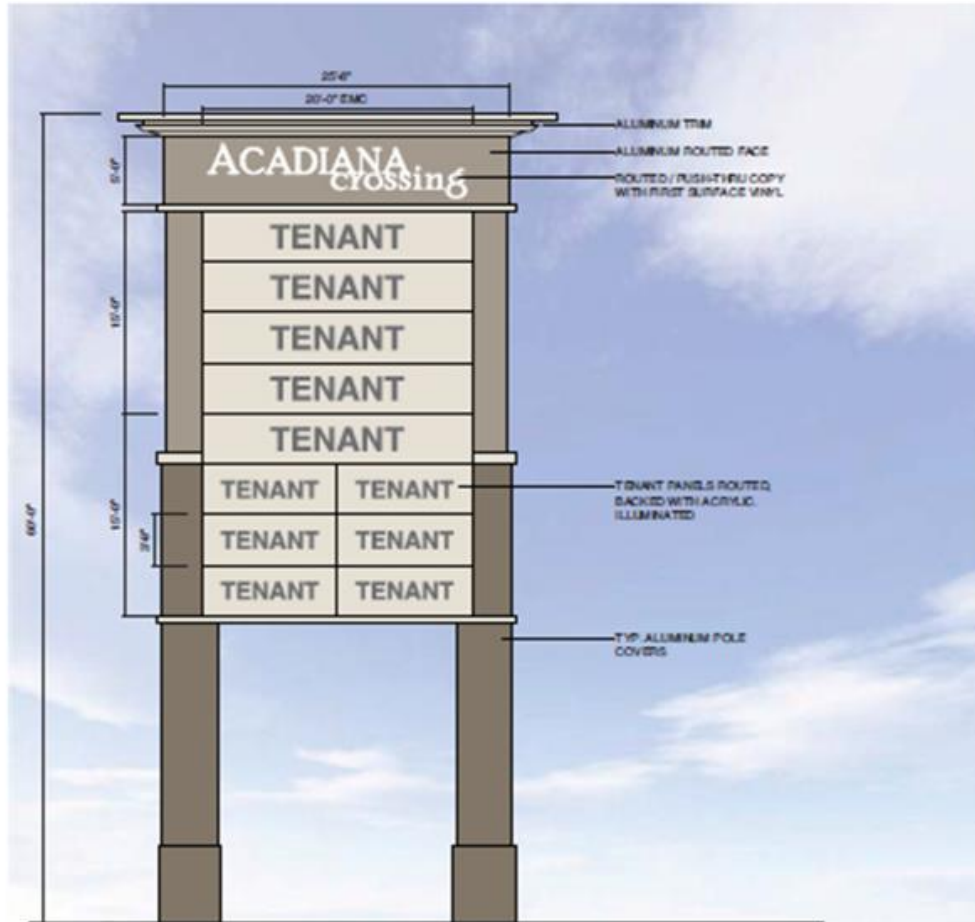
- 2014 Lafayette Parish Taxable Retail Sales were \$6.4 billion.
- 1,535 Single Family Residential (SFR) Building Permits were issued in Lafayette Parish between September 2014 and August 2015.
- 540 of the SFR Building Permits (35%) were issued by the cities of Broussard and Youngsville.

St. Julien Park

Less than 1.5 miles from our site, the city of Broussard is constructing a 121 acre tract athletic park, and a 50 acre tract linear park. These two parks will provide a wide range of outdoor activities for the citizens of Broussard to enjoy. The athletic Park will allow for a variety of sports to take place within the park. Sports include basketball, tennis, baseball and soccer. The linear Park will accommodate a variety of outdoor activities including a large and small dog park, walking and biking paths, sculpture garden, playgrounds, water features, and a large space with bandstand and pavilions for festivals and public events.

<http://broussardrec.com/>

Pylon Sign Rendering



D/F INTERNALLY ILLUMINATED PYLON SIGN
 (1) REQUIRED

