



AMBASSADOR TOWN CENTER PHASE II

4600 Ambassador Caffery Parkway • Lafayette, LA 70508

Michael Doughty, Associate Broker

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Overview

Aerial

Site Plan

Photo 1

Photo 2

Demographics

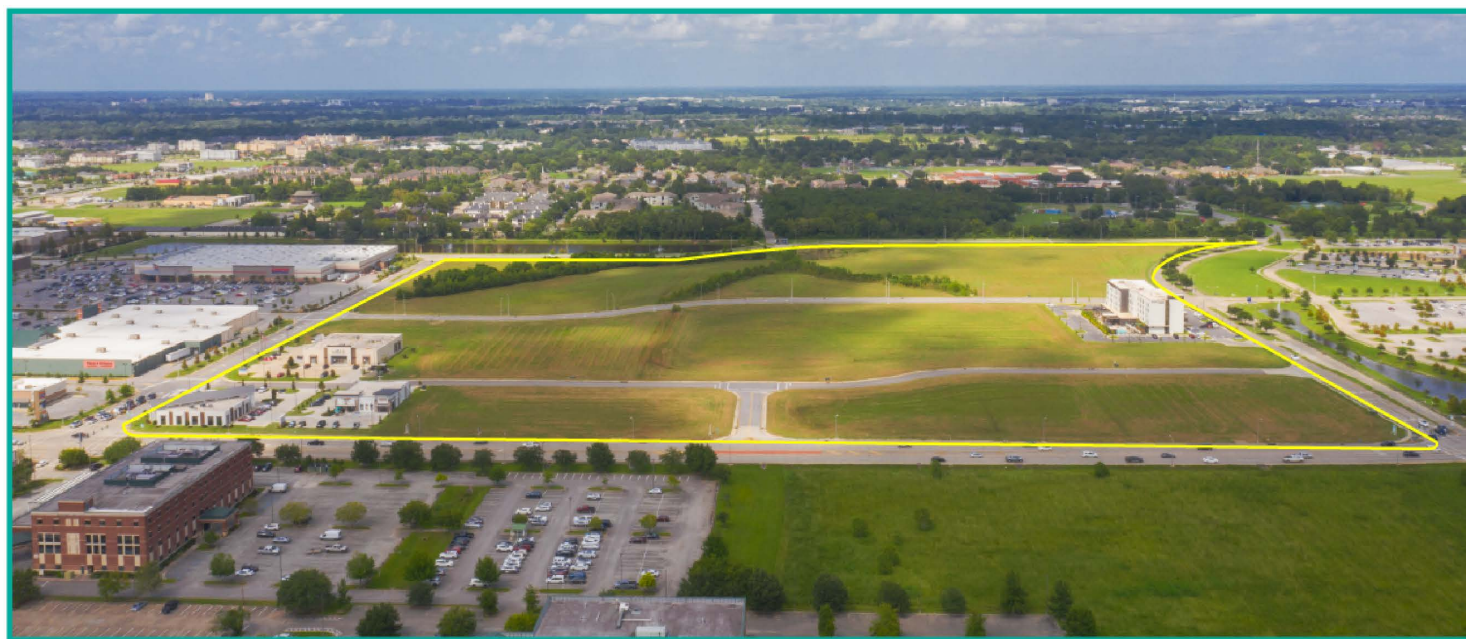
Ambassador Town Center Phase II is a 52-acre development adjacent to the 60-acre Costco-anchored Phase I development. Situated on the major thoroughfare, Ambassador Caffery Parkway, this location is ideal for commercial, retail, medical, restaurant, and office site users.

Of the 52-acre Phase II development, **30 acres are available**. Current Phase II users include LA-Z-BOY, Sofas & Chairs, Courtyard Hotel by Marriott, a retail shopping strip, the soon-to-be-constructed Heartland Dental, and coming soon, a 290-unit class-A multifamily development.

The available property includes outparcels, midsize and plus size tracts priced between \$10-\$30/SF depending on size and location within the development. The unsurpassed combination of location and access, with two adjacent hospitals, national big-box and boutique retail, dining, and major hospitals, make this THE premier location in all of Southwest Louisiana.

PHASE II IS BORDERED BY:

- The Costco-anchored Phase I
- Our Lady of Lourdes Regional Medical Center
- Our Lady of Lourdes Women's and Children's Hospital
- 578 Multi-family Units
Comprising Three Apartment Complexes





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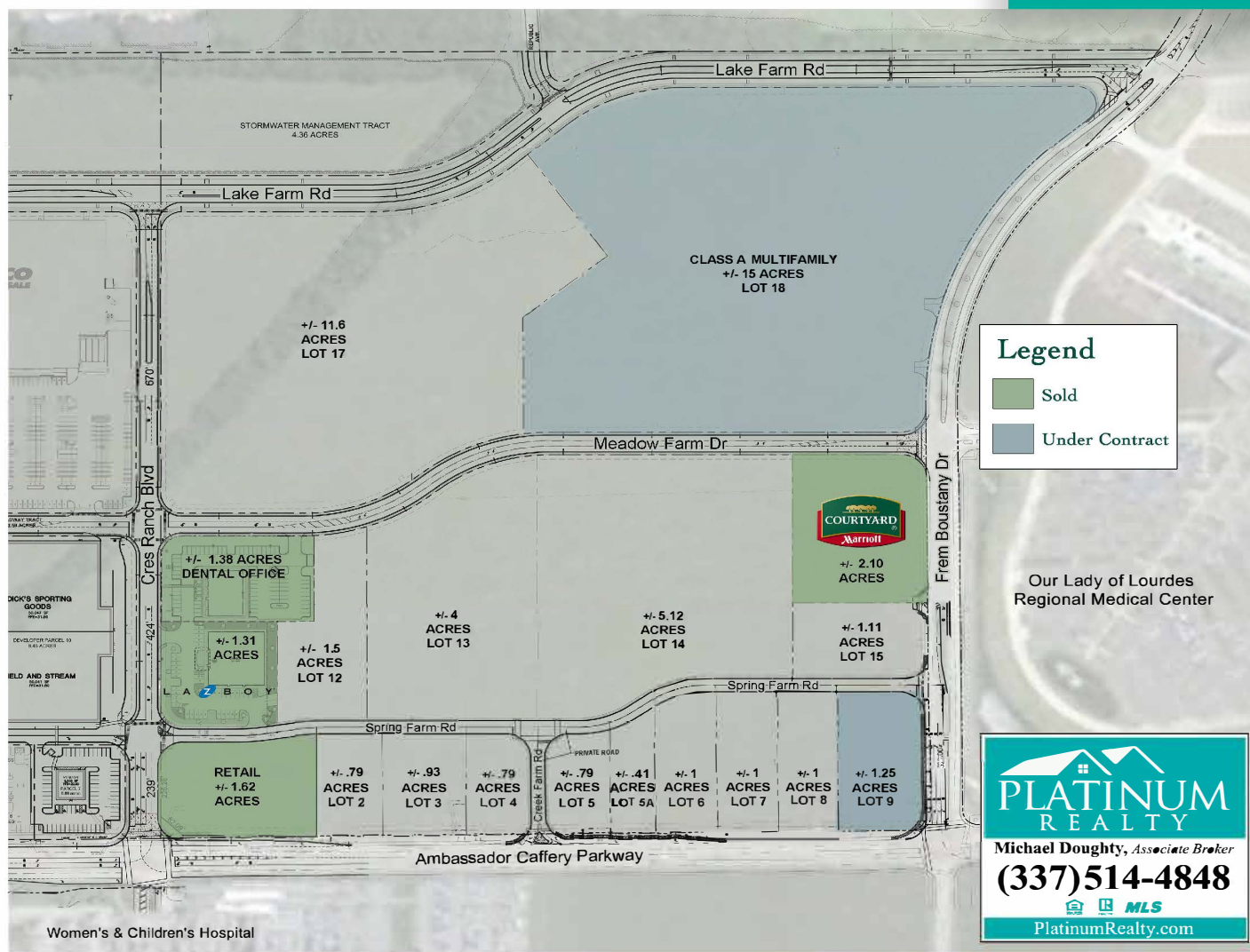
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Licensed in Louisiana, USA



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2020 Demographic Estimates

1 Mile Radius

Population
6,346
Median Household Income
\$72,046
Median Home Value
\$266,567
Per Capita Income
\$44,001
Median Age
38.6

5 Mile Radius

Population
130,860
Median Household Income
\$62,971
Median Home Value
\$225,262
Per Capita Income
\$35,692
Median Age
38.6

3 Mile Radius

Population
61,226
Median Household Income
\$65,041
Median Home Value
\$260,292
Per Capita Income
\$40,503
Median Age
37.5

