

# AMBASSADOR TOWN CENTER PHASE II

4600 Ambassador Caffery Parkway • Lafayette, LA 70508

Michael Doughty, Associate Broker

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PLATINUM  
REALTY

atc.platinumrealty.com

Overview

Aerial

Site Plan

Photo 1

Photo 2

Demographics

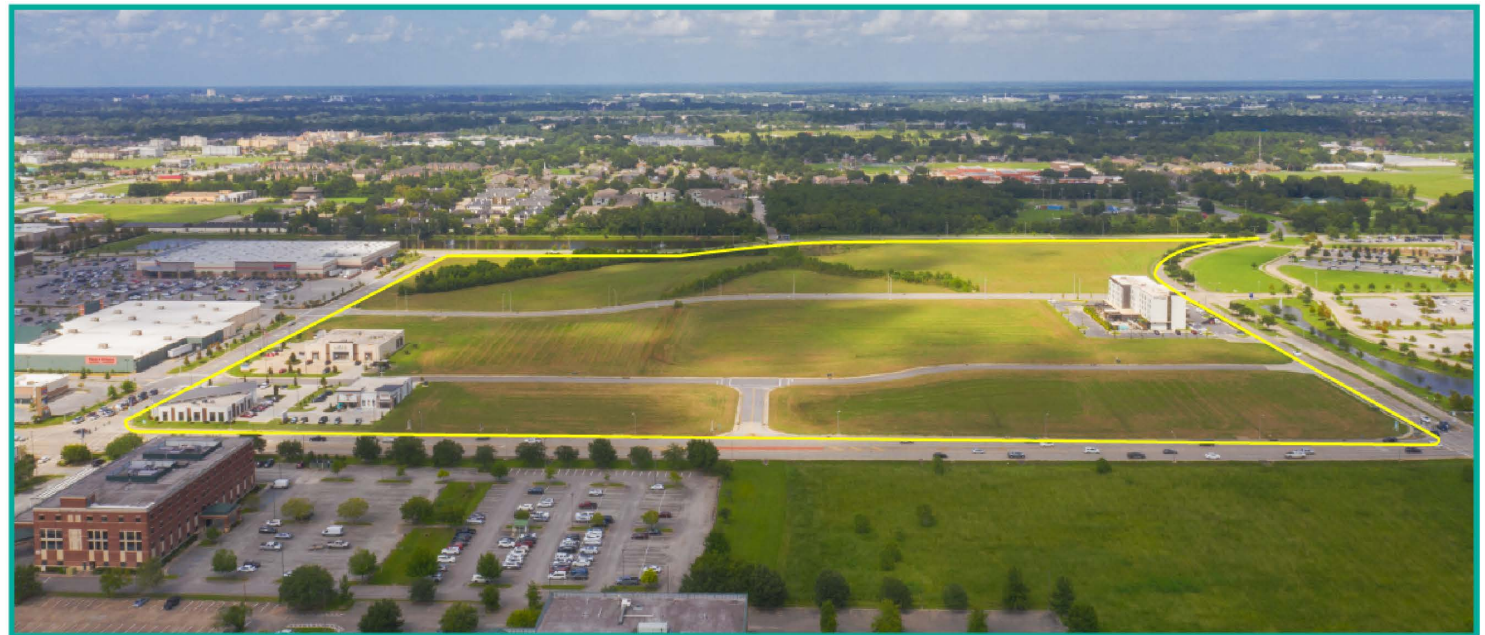
**Ambassador Town Center Phase II** is a 52-acre development adjacent to the 60-acre Costco-anchored Phase I development. Situated on the major thoroughfare, Ambassador Caffery Parkway, this location is ideal for commercial, retail, medical, restaurant, and office site users.

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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1 Northview Lane | Crowley, LA 70526  
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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

