



AMBASSADOR TOWN CENTER PHASE II

4600 Ambassador Caffery Parkway • Lafayette, LA 70508

Michael Doughty, Associate Broker

office 337.514.4848

cell 337.250.3427

mdoughty@platinumrealty.com



atc.platinumrealty.com

Overview

Aerial

Site Plan

Photo 1

Photo 2

Demographics

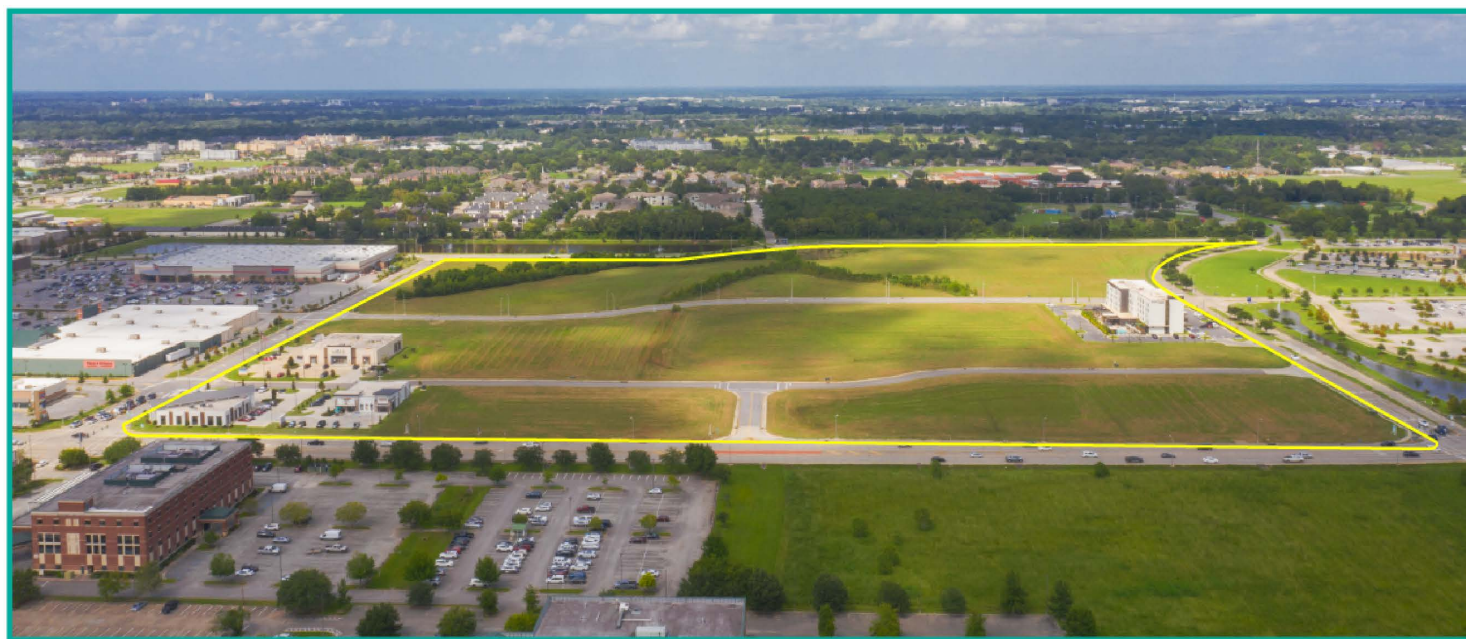
Ambassador Town Center Phase II is a 52-acre development adjacent to the 60-acre Costco-anchored Phase I development. Situated on the major thoroughfare, Ambassador Caffery Parkway, this location is ideal for commercial, retail, medical, restaurant, and office site users.

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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Platinum Realty 337.514.4848
1 Northview Lane | Crowley, LA 70526
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

