



Broussard

Louisiana

Retail Ready Initiative

We want to make investing in Broussard even easier. Through the Broussard Retail Ready Initiative, due diligence has been conducted on strategic sites to expedite development, including identifying utility providers, zoning requirements, and more.

This is a joint venture between the City of Broussard, Broussard Economic Development Corporation, and Lafayette Economic Development Authority.



- **2020 Population: 13,417 (64% growth since 2010)**
- **Median age: 35**
- **% of age 25+, HS grad or higher: 91.75%**
- **% of age 25+, bachelor's or higher: 37.27%**



- **Household Median Income: \$82,677**
- **Households: 4,600**
- **Median Home Value: \$214,400**



- **US Hwy. 90 daily traffic count: Approximately 43,000**
- **Ambassador Caffery traffic count: More than 24,500 in close proximity to development**
- **S. Bernard Rd. extension from Fairfield Rd. to US Hwy. 90 has been completed.**
- **Future connection planned of Fairfield Rd. to Hwy. 89**



- **Martial F. Billeaud Elementary: 746 students; opened in 2019**
- **Southside High School: 1,795 students; opened in 2017**
- **Broussard Middle School: 567 students**
- **Katharine Drexel Elementary School: 710 students**

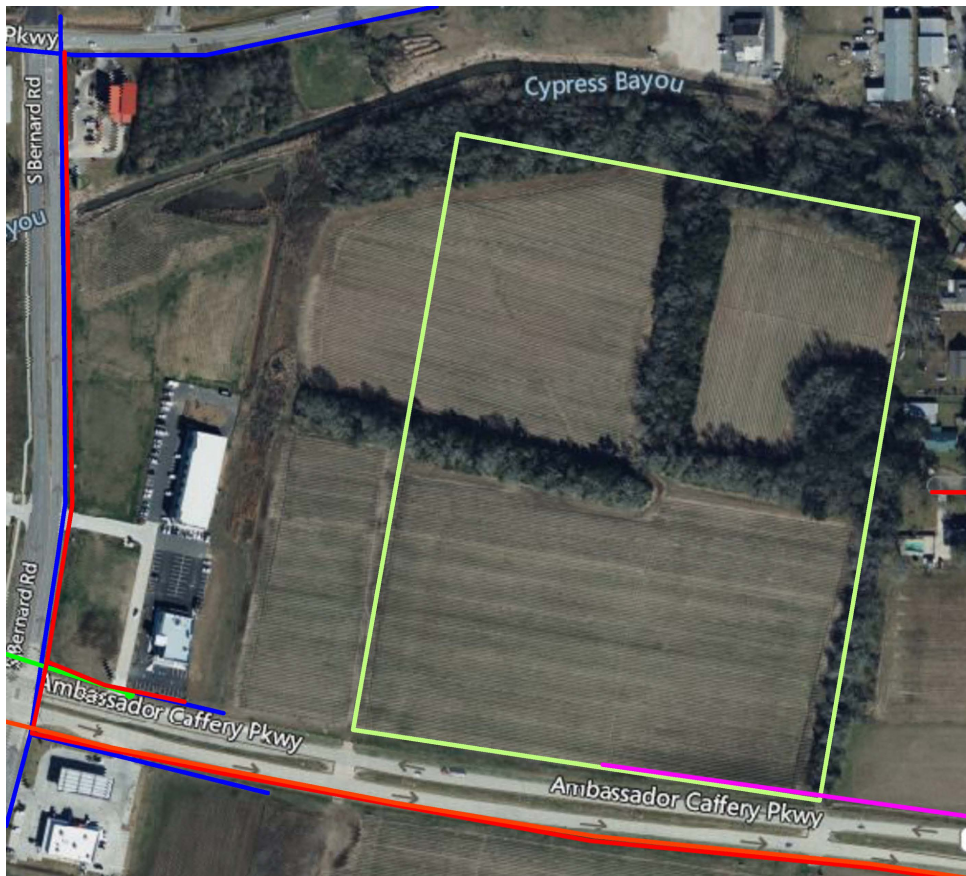
Statistics current as of 1/1/2022



Country View on Ambassador Caffery Pkwy.

**Location: 7000 Block Ambassador
Caffery Pwky**
Total Acres: 28.63

☎ Blake Hampton, 337.349.1763
✉ blakehampton@riopropertiesla.com



Utilities

Water & Sewer ● **City of Broussard**
● Call 337-837-6681 ext. 8

Electricity ● **SLEMCO, Brennan Breaux** **Polly Koury**
brennan.breaux@slemco.com polly.koury@slemco.com
337-886-3334 337-886-3351

Gas Service ● **CENTERPOINT, Nic Bonin**
nicholas.bonin@centerpointenergy.com
337-373-1541

Telecom Service ● **AT&T, Levar Greenhouse**
lg2613@att.com
225-382-0045

● **COX, Terrance Richard**
terrence.richard@cox.com
337-456-4400

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City Zoning

Ambassador Caffery District (Commercial - retail, office, service, and other business uses). See [Zoning Ordinance](#).

Floodplain Information

[LA Flood Maps](#); Contact Ben Theriot, Floodplain Administrator, ben.theriotservices@gmail.com

Hazardous History

No reported history; source - Broussard Fire Dept.

Nearest Traffic Counts

Ambassador Caffery - 24,500 per day; Albertson Pkwy. at S. Bernard - 20,000 per day

Incentives Available

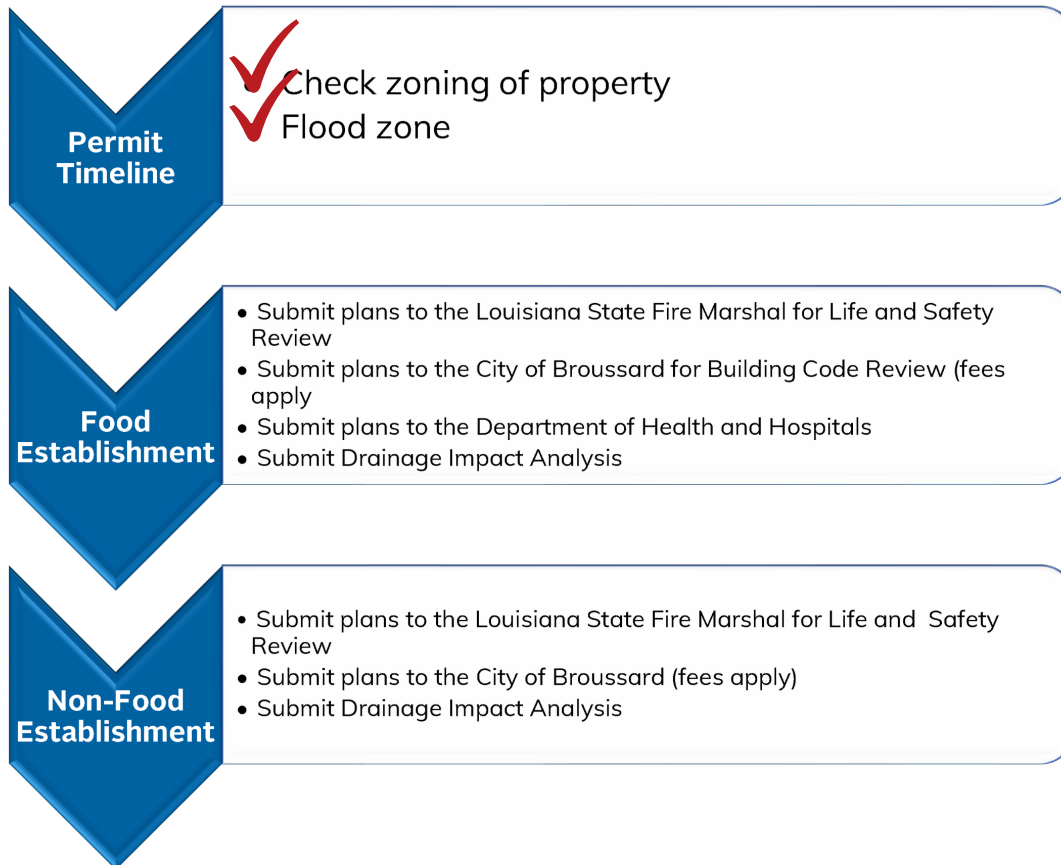
- Within City of Broussard Economic Development
- Enterprise Zone (EZ) Tax Credit program, excluding retail/food service/residential
- Quality Jobs program target industries/jobs
- ITE - manufacturing

Incentives Information:

Broussard Economic Development Corporation
info@developbroussard.com | 337-330-2230

PERMIT PROCESS

Permits to be submitted to Sarah Hebert at Broussard City Hall
shebert@broussardla.com | 337-837-6681 ext. 5 | 310 E. Main Street, Broussard



Once all reviews have been completed and approved, the licensed contractor may then come to City Hall to purchase the building permit, followed by the subcontractors.

City of Broussard Permitting/
Licensing Administrator:
Sara Hebert
337-837-6681 ext. 5
shebert@broussardla.com

For more information, contact
City of Broussard Chief
Administrative Officer
Callie Lavolette
337-837-6681 ext. 9
clavolette@broussardla.com

City of Broussard City Manager/
Public Works Director
Mel Bertrand
337-837-1226
mbertrand@broussardla.com

Floodplain Administrator
Ben Theriot
337-298-1295
ben.theriotservices@gmail.com

Broussard Fire Dept.:
Chief Bryan Champagne
337-837-9867
bchampagne@broussardfire.org



With an estimated population of more than 13,000, Broussard, La., is located approximately 6 miles southeast of the city of Lafayette in both Lafayette and St. Martin Parishes. Broussard is home to a world-class workforce, an integrated transportation network, a diversified business base, and a hometown appeal.

Ray Bourque, Mayor | 337-837-6681 | mayorbouque@broussardla.com



20.44% Retail Growth

In the past decade (2010-2020), retail sales have grown more than \$92 million, creating a 20.44% increase. A 35% population growth over the same time period supports the strength of Broussard's developing retail market.

41,817 Vehicles Daily

Broussard's proximity to the intersection of Interstates 10 and 49, as well as Hwy. 90, is a strategic advantage in transportation and accessibility. With direct rail access, Broussard can be reached easily via Lafayette Regional Airport and the Intercoastal Waterway.

Zero Property Tax

With no state or city property taxes, building in Broussard certainly has its advantages. We are business friendly, and our electric, water, and wastewater services are among the lowest priced in the state.

\$37 Million Public Sports Complex

The new state-of-the-art facility, Broussard Sports Complex at St. Julien Park, is built on 122 acres of land and offers youth recreational sports programs and a beautiful community park for everyone. Capable of enticing large sports and entertainment events, this premium facility will provide a tremendous economic impact in the local community and surrounding businesses.



AMERICA'S ENERGY CORRIDOR



“This completion of this project marks a crucial step in the plans to transform US 90 into the I-49 South corridor, and it's only a small piece of a much larger vision.”

La. Governor John Bel Edwards



— Big Business. Small Town Charm. —

State Invests \$63.7 Million With Plans for \$150M in Broussard

The State of Louisiana's Albertson Parkway widening project in Broussard was completed in August 2019. The \$63.7 million project widened US Hwy 90 from four lanes to six from Albertson Parkway to north of Ambassador Caffery Parkway as part of the future I-49 South corridor. In June 2020, \$150 million was allocated for a future interchange at Ambassador Caffery Parkway and US Hwy 90. These projects are part of the Geaux South program, which is a \$2 billion construction initiative that will turn US 90 into I-49 South, connecting Lafayette with New Orleans.

These projects in Broussard are a very important part of the extension of I-49/US 90, known as "America's Energy Corridor" due to the location of many oil, gas, maintenance, and production companies.

With the completion of connected service roads, these new overpasses will provide better accessibility between large retail, dining, and other businesses located along this major corridor.

Demographics

Workforce



Labor Force
(Population 16+):
6,418

Top Industries:
Oil & Gas/Mining
Manufacturing

White Collar
Workers:
67.6%

Household Data



of Households:
4,605

Median
Household Income:
\$67,988

Households >
\$100K Income:
29.9%

Real Estate



2020 # of New
Residential Permits:
199

Average Cost To Build New
Residential Home:
\$268,758

Retail Sales



2020 Taxable
Retail Sales:

\$543,770,851