



# 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, traffic counts, floodplain information, potential incentives available, confirmation of no existing hazardous history, contact information for all stakeholders, permitting department and all relevant city staff. 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 of Fairfield Rd. to Hwy. 89 under construction**



- **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



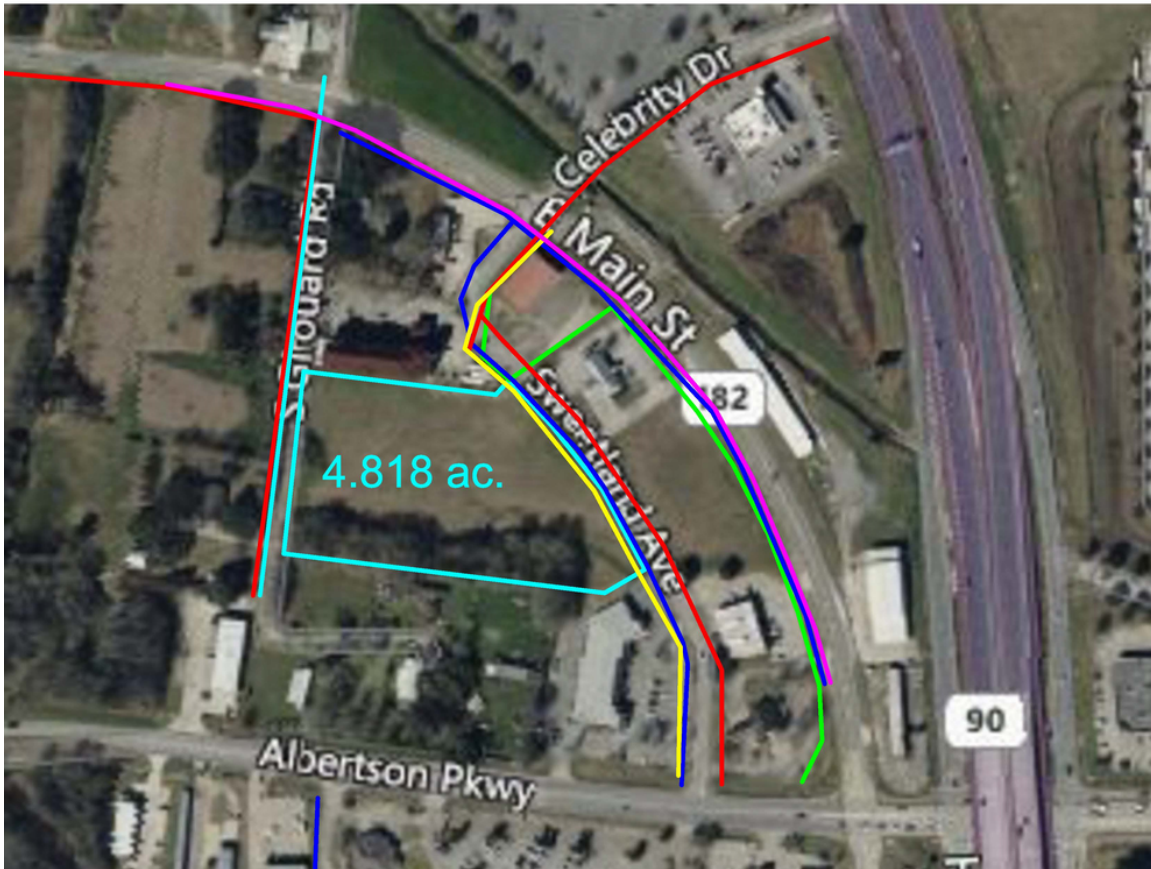
# Sweetland Avenue

**Location:** 110, 116 Sweetland Avenue

**Total Acres:** 4.818

☎ Paul Arceneaux 337.322.8300

✉ paul@gleasonla.com



## Utilities

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

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

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

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

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

# COMMERCIAL LAND FOR SALE

## 4.8 Acres

### 110 / 116 Sweetland Avenue

### Broussard, LA 70518



#### Possible Subdivide

Description	Total
Frontage	440'
Acres	4.818
Price	\$1,064,715
\$/sf	\$5.07

Sweetland Ave (South)	Sweetland Ave (North)
220'	220'
1.700	3.118
\$555,390	\$509,325
\$7.50	\$3.75

# PROPERTY DESCRIPTION

- This commercial land is located just off Hwy 90E at Albertson Pkwy in Broussard, LA.
- Businesses can be visible from Hwy 90 E (~43,000 daily traffic count)
- Nearby businesses include LaQuinta Inn, Albertsons, Home Depot, Walmart, Subway, Taco Bell, AutoZone and multiple banks.
- Excellent visibility in a steadily growing commercial area.
- The lot is completely cleared and ready for development.
- All utilities are available.
- The City of Broussard's "**STREETSCAPE**" project (sidewalks and lights) will extend along E Main St to Albertson Parkway.
- Resurfacing of Sweetland Avenue is planned.

**PAUL  
ARCENEUX**  
Realtor®

paul@gleasonla.com  
337.322.8300

Licensed in Louisiana

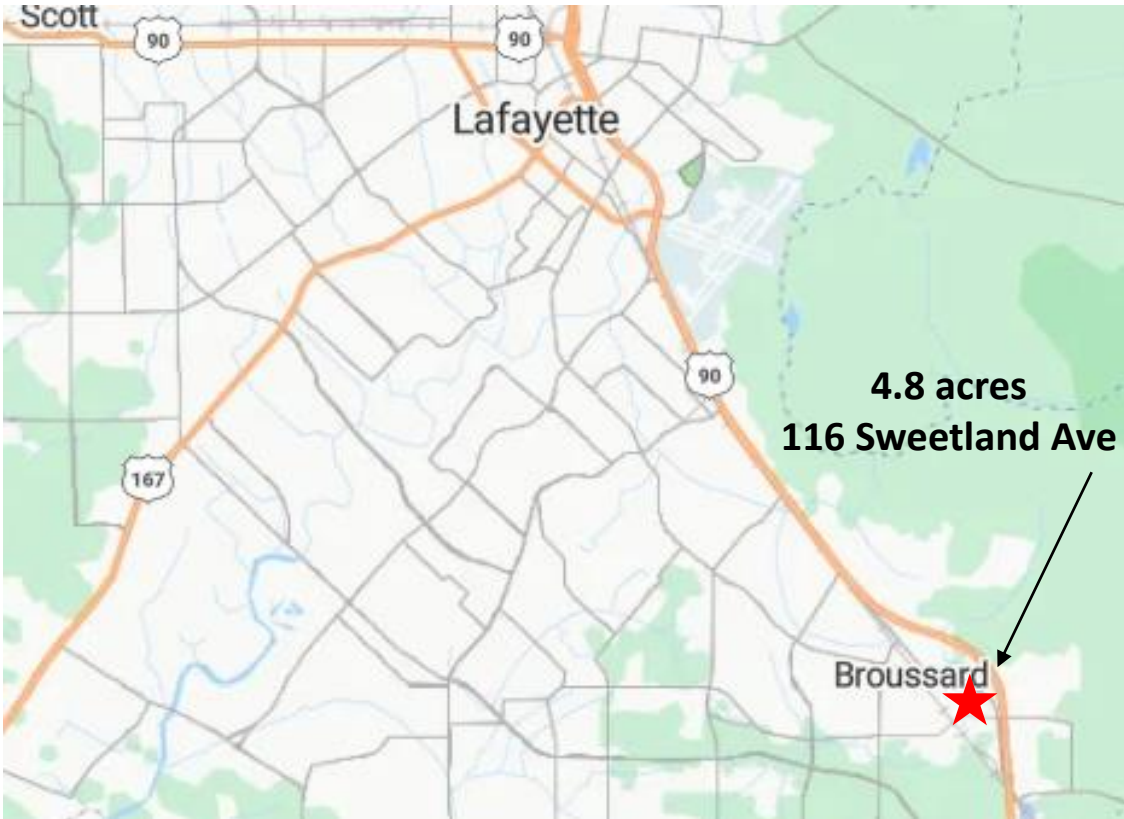
**THE GLEASON GROUP**  
Real Estate & Development Company

206 Magnate Drive  
Lafayette, LA 70508

337.262.7873  
www.gleasonla.com



# LOCATION MAP

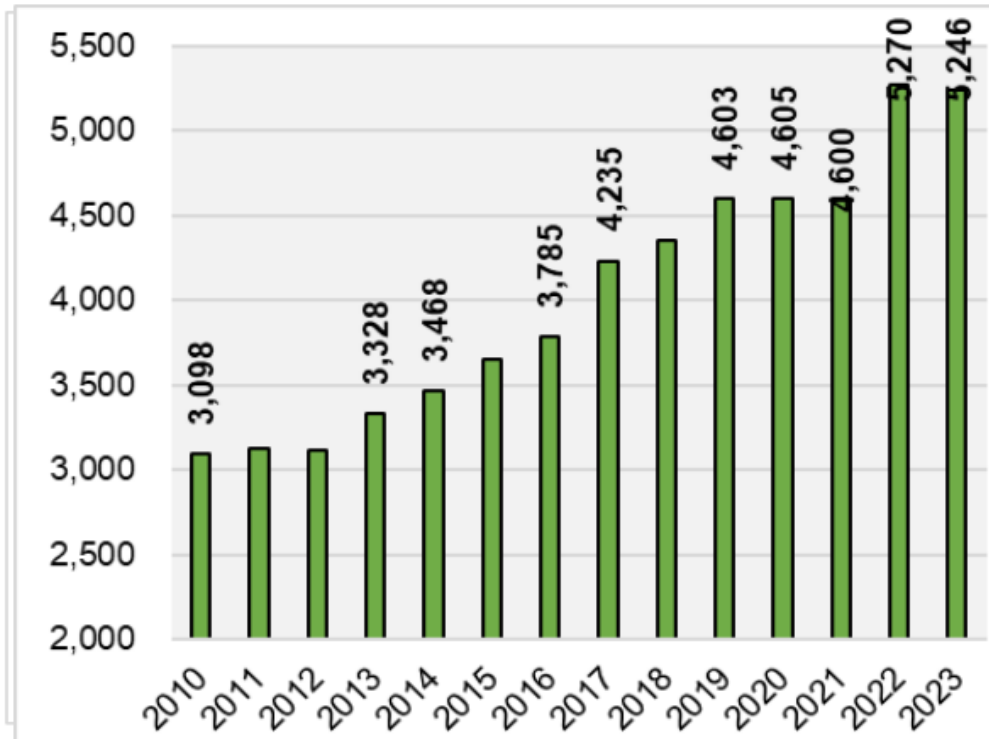


Contact:  
Paul Arceneaux  
(337) 322-8300

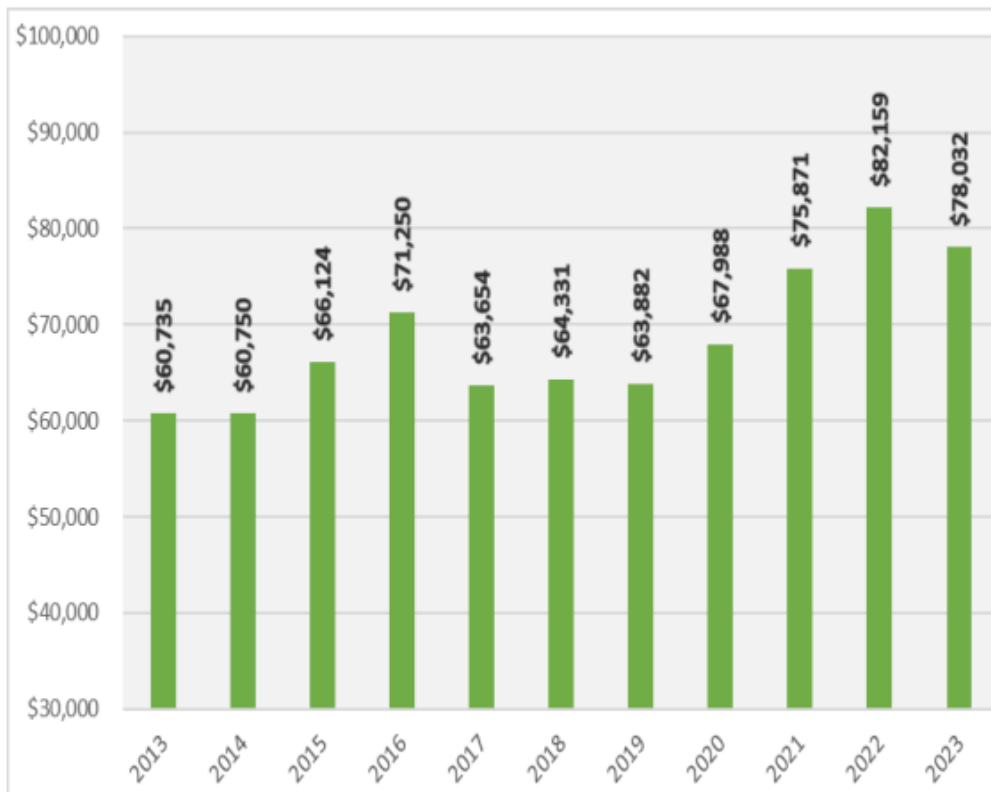


# BROUSSARD, LOUISIANA

## Total Households



## Median Household Income

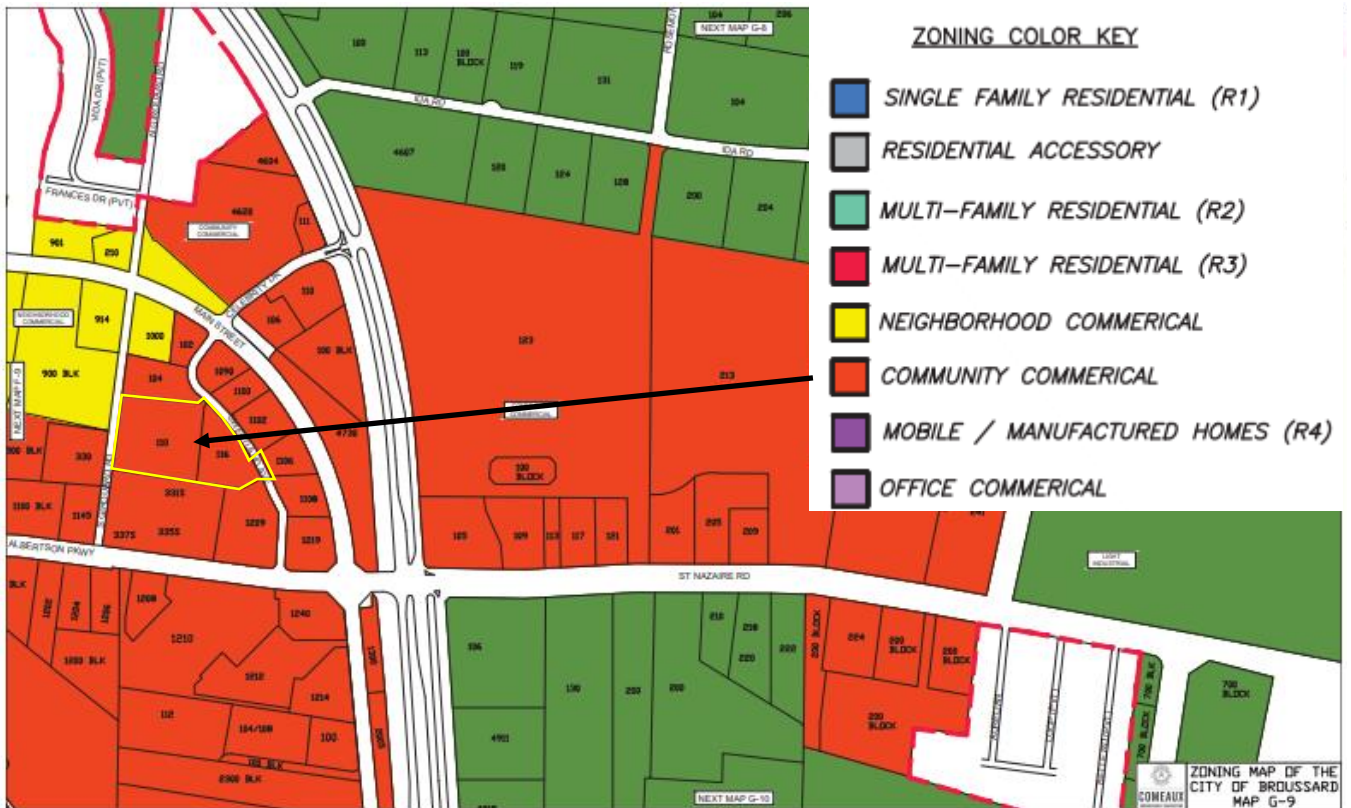


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(337) 322-8300



# ZONING MAP

## Zoned Community Commercial (CC)

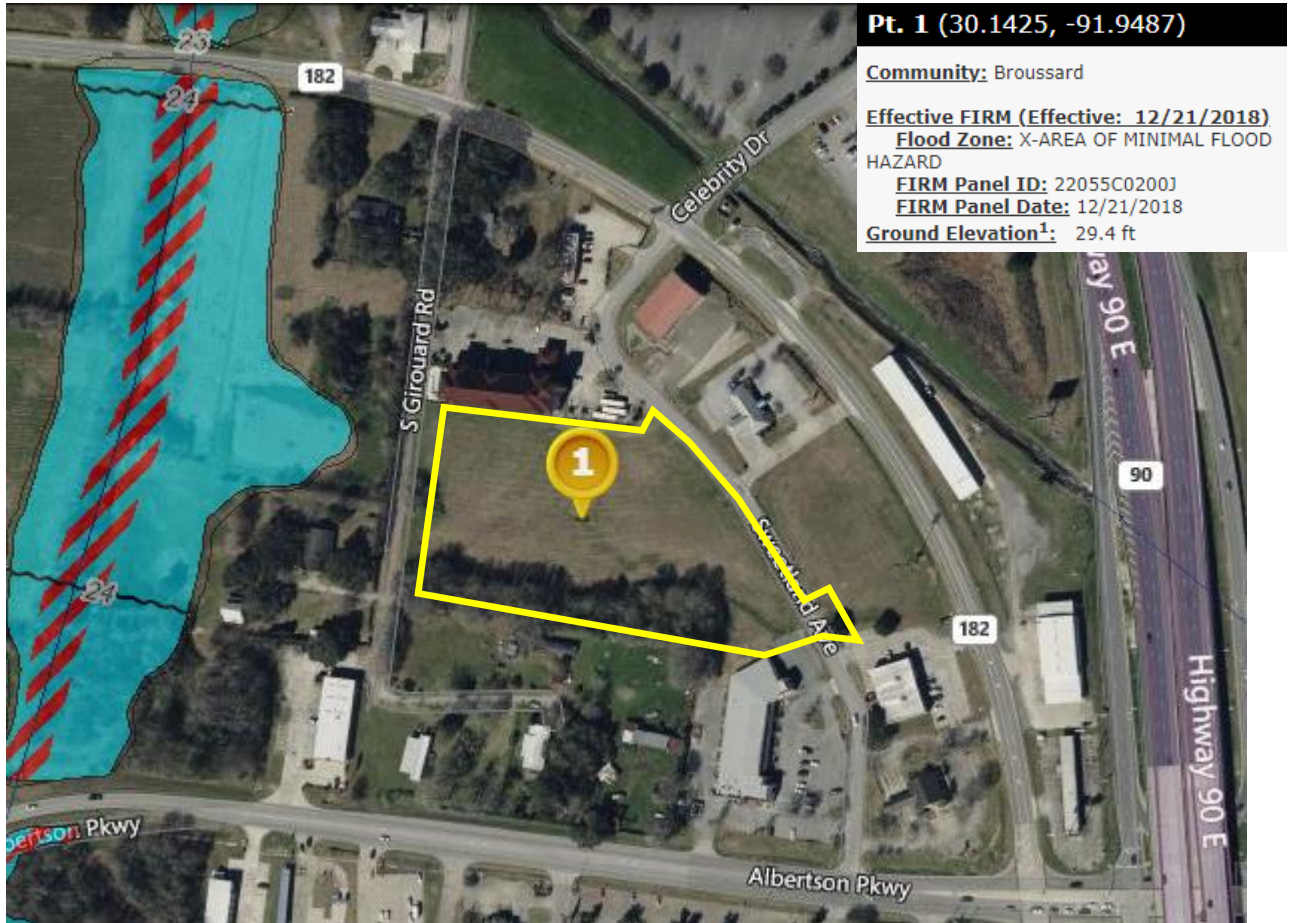


Community Commercial (CC): The CC zoning district applies to commercial areas of the city where retail goods and services are available to serve neighborhood and community-wide needs. Typical land uses include large shopping centers, specialty shopping centers, individual multi-tenant commercial buildings, shopping centers, and other retail establishments that serve the community at large. Residential land uses may be appropriate, particularly as part of a mixed-use development. The CC zoning district also applies to areas with direct frontage on highways or within commercial parks which are appropriate for highway-oriented retail and service uses and regional shopping centers that serve a market beyond the Brossard Area. (A Table for allowable uses available upon request).

Contact:  
Paul Arceneaux  
(337) 322-8300

# FLOOD MAP

## Flood Zone X



Contact:  
Paul Arceneaux  
(337) 322-8300





# Sweetland Avenue

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**Total Acres: 4.818**

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✉️ paul@gleasonla.com



## City Zoning

Community/Commercial: 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

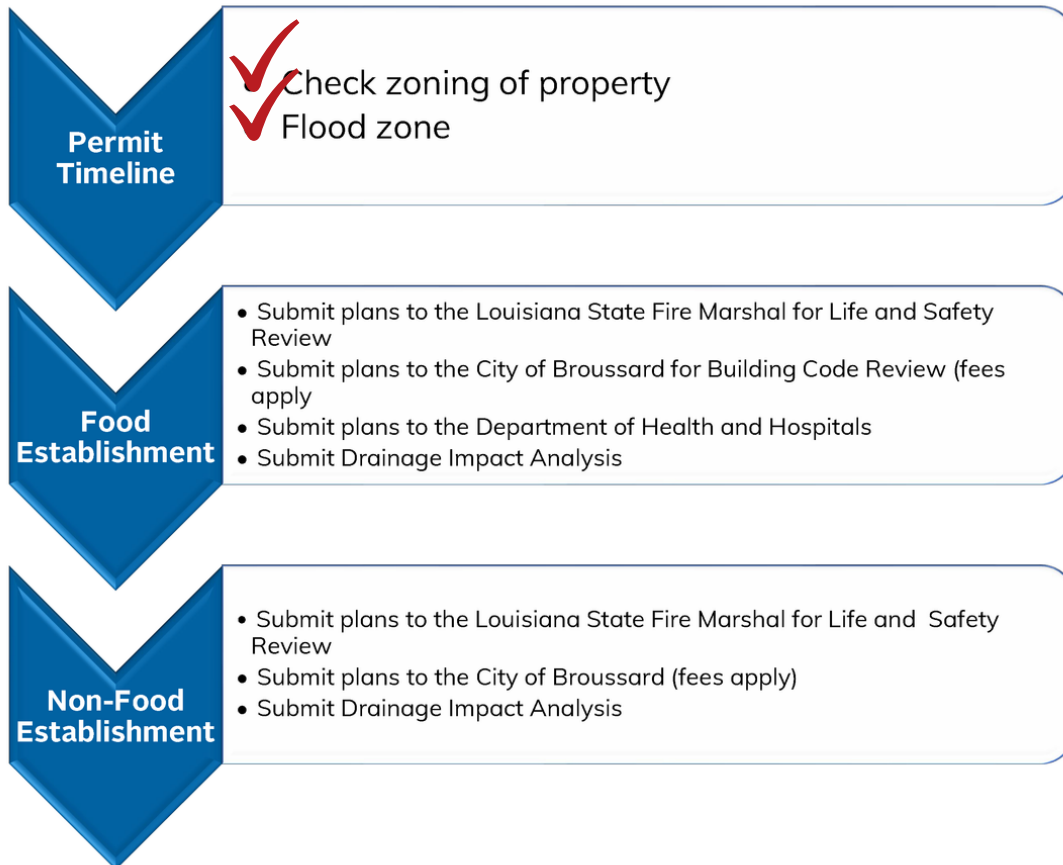
- Within City of Broussard Economic Development
- Enterprise Zone (EZ) Tax Credit program, excluding retail/food service/residential
- Quality Jobs program target industries/jobs
- ITE - manufacturing

### 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](mailto: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](mailto:shebert@broussardla.com)

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

City of Broussard City Manager/  
Public Works Director  
Mel Bertrand  
337-837-1226  
[mbertrand@broussardla.com](mailto:mbertrand@broussardla.com)

Floodplain Administrator  
Ben Theriot  
337-298-1295  
[ben.theriot@services@gmail.com](mailto:ben.theriot@services@gmail.com)

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