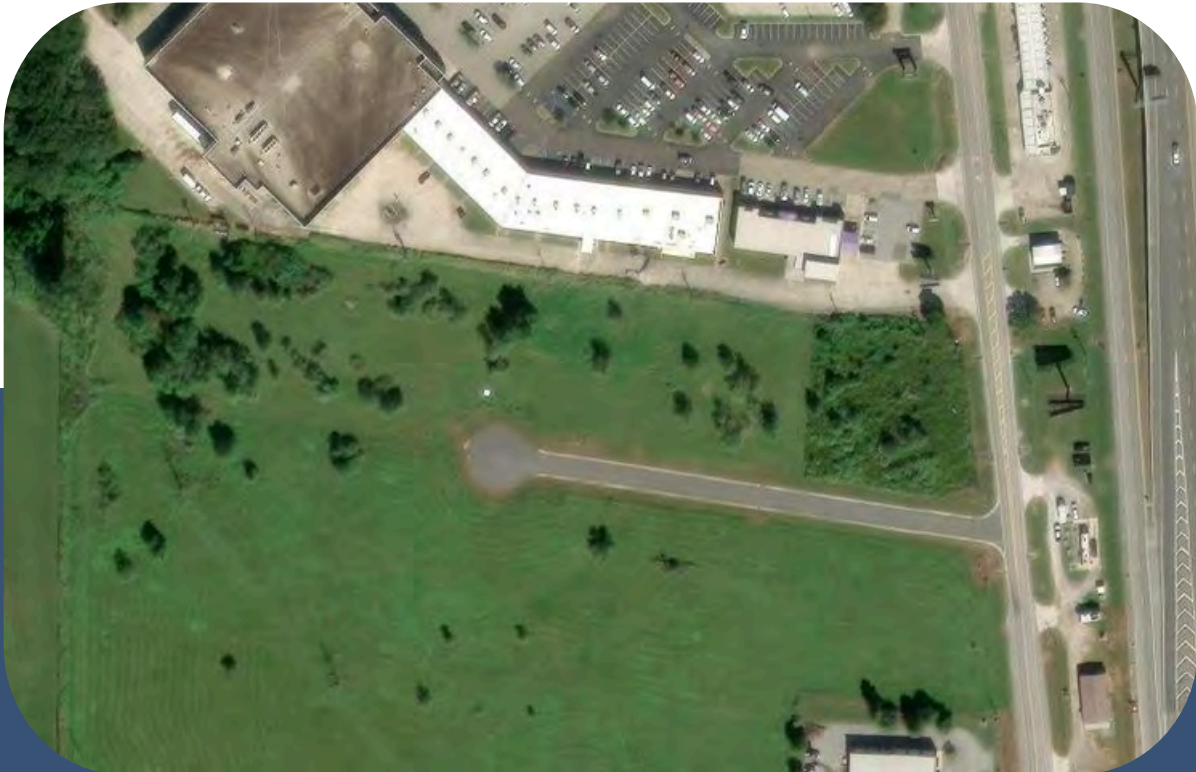




RETAIL READY SITE REPORT

112, 104 SITA STREET, BROUSSARD, LA



For more information about this site report, contact LEDA at
RetailReady@Lafayette.org

Disclaimer and Limitation of Liability: The information provided is for general guidance only. Recipients of this information are strongly advised to consult a licensed and/or certified professional. Recipients should rely on their own judgments and conclusions along with those of their own licensed and/or certified professional before making any decisions. While efforts have been made to ensure the accuracy and completeness of the information at the time it was provided, LEDA takes no responsibility and assumes no liability for any error, assumptions, omission and/or inaccuracy of the information. This information cannot be used as a base for any claim, demand or cause of action. LEDA is not responsible for any loss and/or damages incurred by the requestor and/or any third party using this information

Powered by:
LEDA
LAFAYETTE ECONOMIC
DEVELOPMENT AUTHORITY

112, 104 SITA STREET, BROUSSARD, LA



— Site Boundary

Site Specifications:

Size: 4.1 Acres

Site Contact:

Peyton Pharr
(337) 212 - 6262
peyton@gleasonla.com



— Electricity
— Water
— Sewer
— Gas Service
— Internet/Fiber

Utility Providers:

- **Electricity:** SLEMCO
 - Brennan Breaux
 - (337) 886-3334
 - Entergy
 - Zach Hager
 - (337) 849-4997
- **Water/Sewer:** City of Broussard
 - (337) 837-6681 ext.8
- **Gas Service:** Delta Utilities
 - Alaina Hebert
 - (337) 373-1505
- **Internet/Fiber:** AT&T
 - Levar Greenhouse
 - (225) 382-0045
 - COX
 - Terrance Richard
 - (337) 456-4400
 - Conterra Networks
 - Cody Foster
 - (318) 423-9737

112, 104 SITA STREET, BROUSSARD, LA



Community Commercial

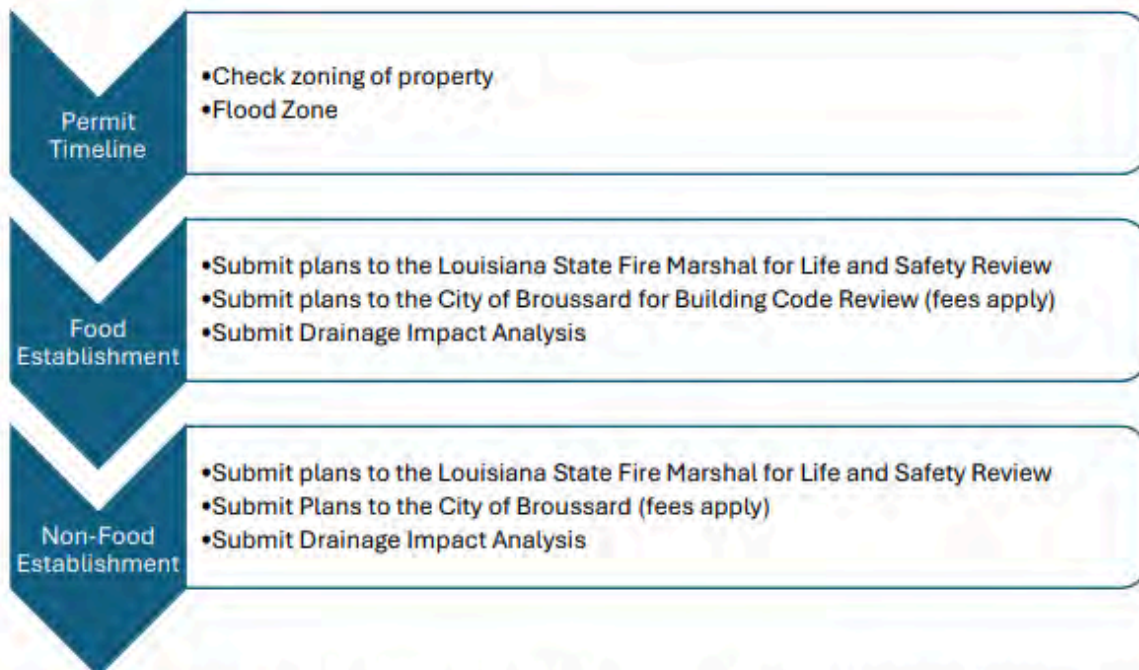


Flood Zone X:
Area of minimal
flood hazard

112, 104 SITA STREET, BROUSSARD, LA

PERMIT PROCESS

Permits to be submitted to Sarah Hebert at Broussard City Hall
DevelopingBroussard@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.

DevelopingBroussard@broussardla.com

City of Broussard
Permitting/Licensing
Administrator
Sara Hebert
337-837-6681 ext. 5

For more information, contact
City of Broussard Chief
Administrative Officer
Graham Beduze
337-837-6681 ext. 9

City of Broussard City
Manager/Public Works
Director
Mel Bertrand
337-319-6237

Floodplain Administrator
Ben Theriot
337-298-1295

Broussard Fire Department
Chief Bryan Champagne
337-319-8322



With an estimated population of more than 15,000, 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 | mayorbourque@broussardla.com



26.91%

Retail Growth

In the past decade (2014-2024), retail sales have grown more than \$177 million, creating a 26.91% increase. A 57% population growth over the same time period supports the strength of Broussard's developing retail market.

61,240

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

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

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



“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



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. The Albertson's overpass has been completed and the Ambassador Caffery overpass project is approximately 50% complete.

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+):
7,323

Top Industries:
Services
Manufacturing

White Collar
Workers:
66.9%

Household Data



of Households:
5,305

Median
Household Income:
\$81,647

Households >
\$100K Income:
42.2%

Real Estate



2024 # of New
Residential Permits:

199

Average Cost To Build New
Residential Home:

\$304,195

Retail Sales



2024 Taxable
Retail Sales:

\$837,542,181



— Big Business. Small Town Charm. —

Jan 19, 2025 - Jan 18, 2026

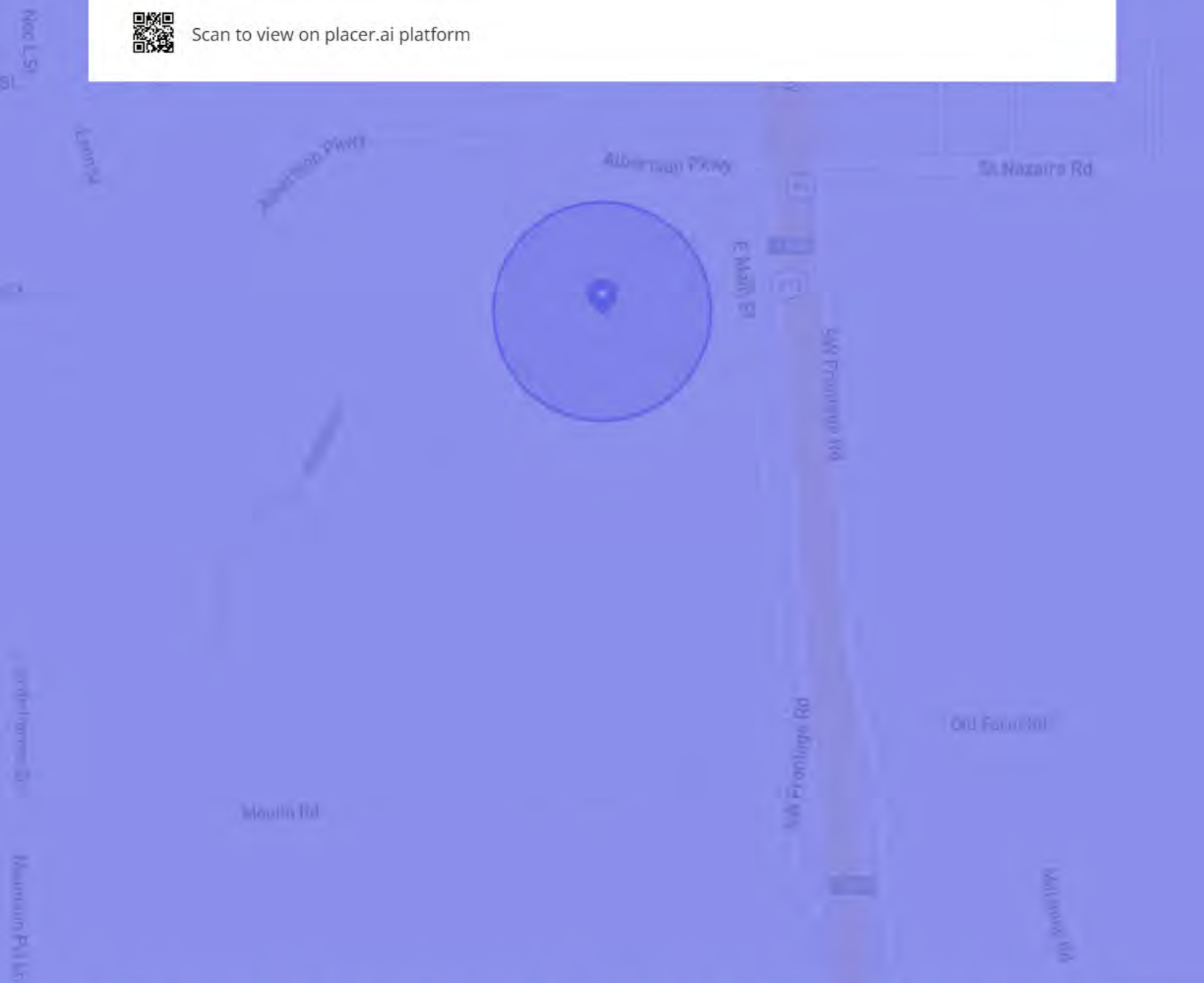
Property:

112 114 Sita Street (Nearby Activity 500 ft)

Broussard, LA, United States



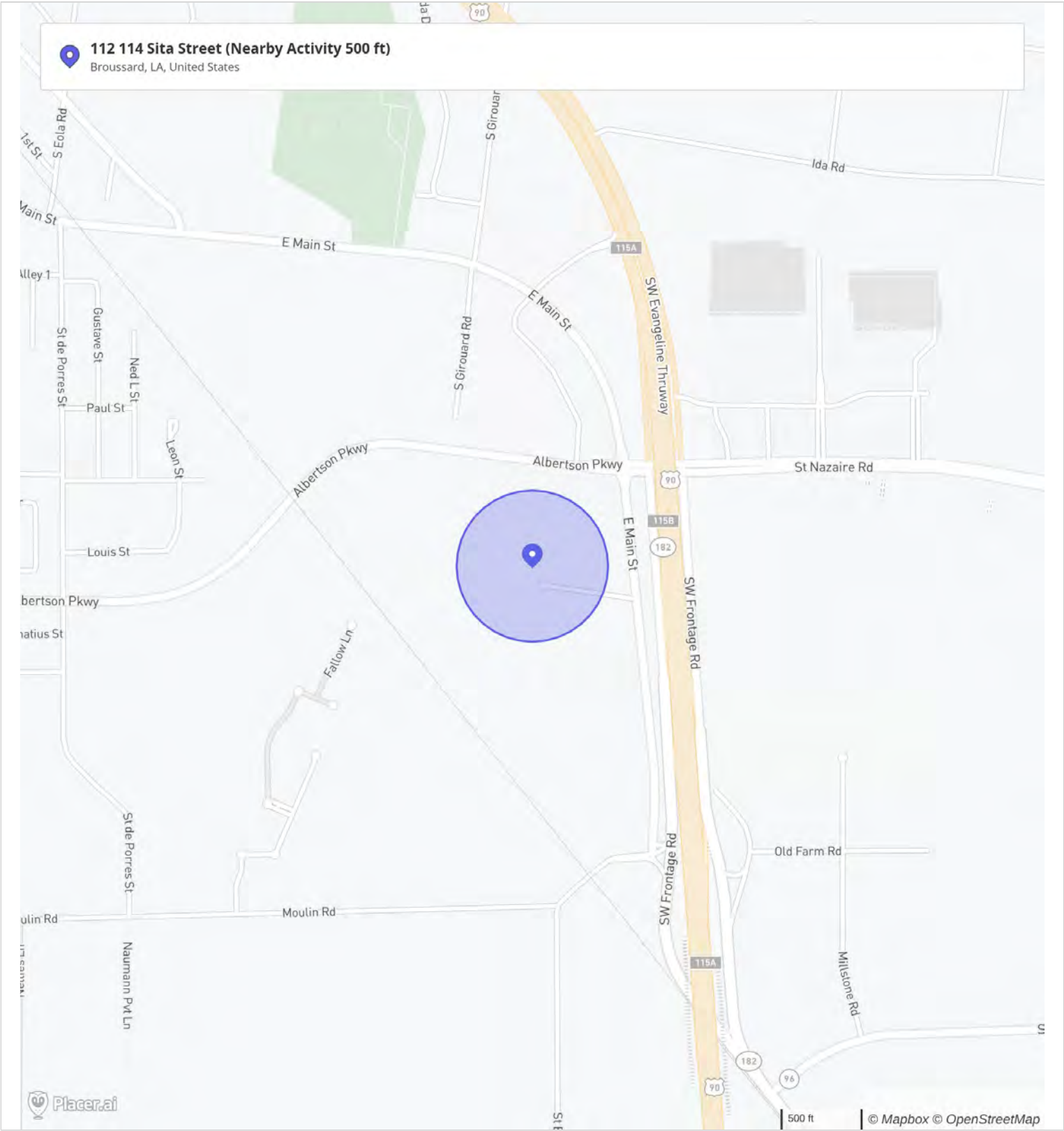
Scan to view on placer.ai platform





Placer Report

Jan 19, 2025 - Jan 18, 2026





Placer Report

Jan 19, 2025 - Jan 18, 2026



Metrics

112 114 Sita Street (Near...
Broussard, LA

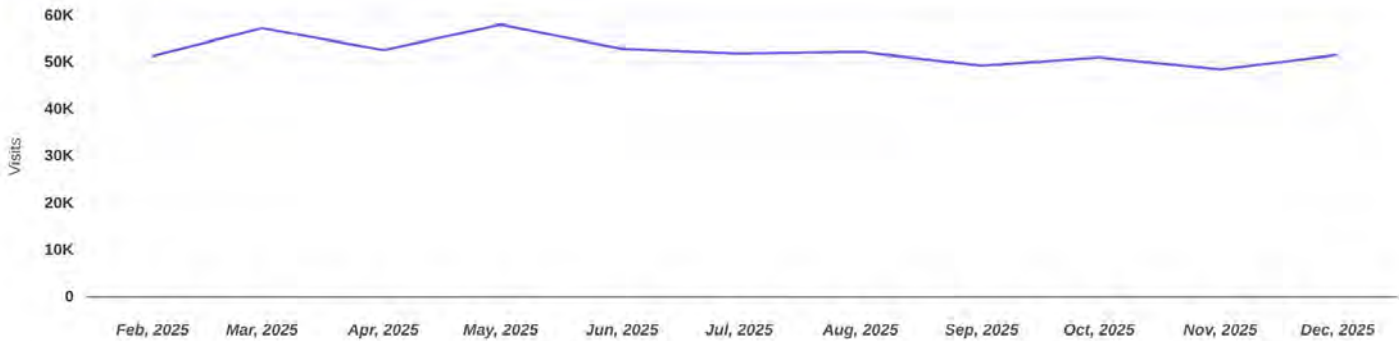
Visits	626.3K	Panel Visits	86K
Visitors	148.2K	Visits YoY	-6.1%
Visit Frequency	4.23	Visits Yo2Y	-7.1%
Avg. Dwell Time	35 Min	Visits Yo3Y	-7.1%

Jan 19th, 2025 - Jan 18th, 2026
Data provided by Placer Labs Inc. (www.placer.ai)



Visits Trend

112 114 Sita Street (Nearby Activ...
Broussard, LA



Monthly | Visits | Jan 19th, 2025 - Jan 18th, 2026
Data provided by Placer Labs Inc. (www.placer.ai)





Placer Report





















Jan 19, 2025 - Jan 18, 2026



Prior / Post Compare

112 114 Sita Street (Nearb...
Broussard, LA

112 114 Sita Street (Nearby Activity 500 ft) / Broussard, LA

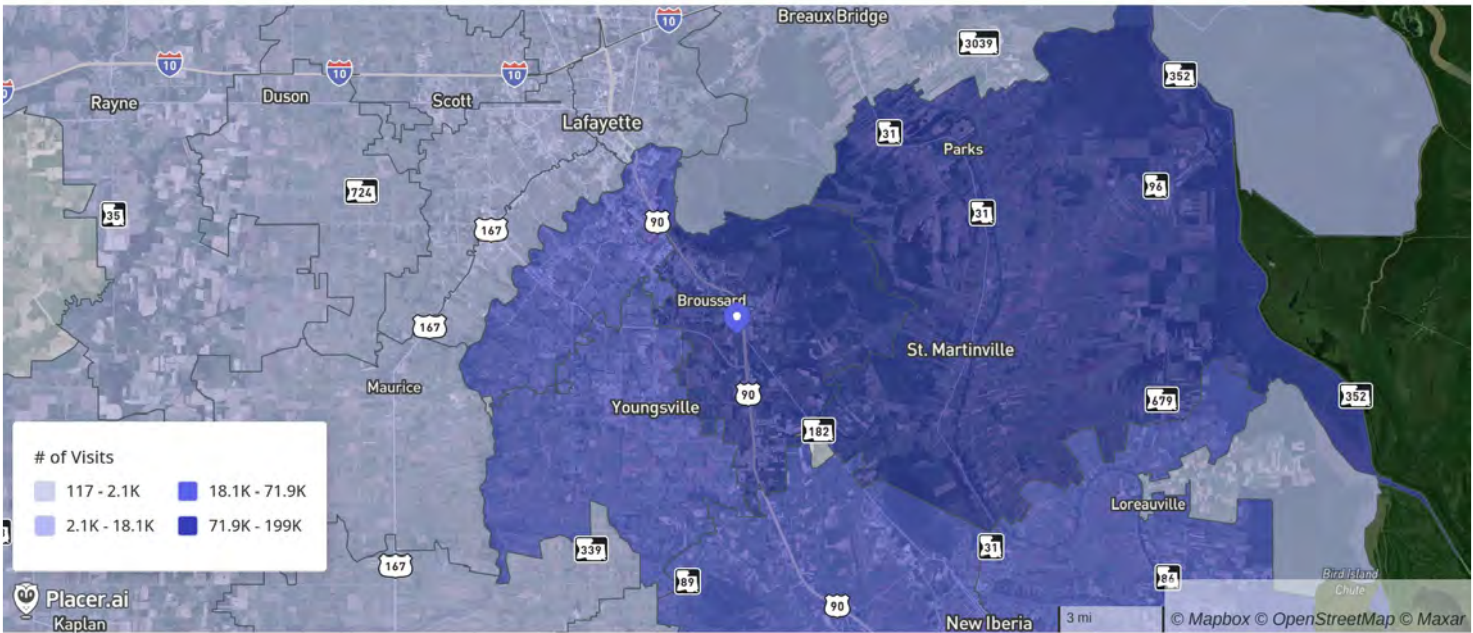
Prior			Post		
Rank	Property	Foot-Traffic	Rank	Property	Foot-Traffic
1	 Walmart St Nazaire Rd, Broussard, LA	4.6%	1	 Walmart St Nazaire Rd, Broussard, LA	3.6%
2	 Albertsons Albertson Pkwy, Broussard, LA	1.6%	2	 SONIC Drive In Albertson Pkwy, Broussard, LA	1.3%
3	 Walgreens Saint Nazaire Rd, Broussard, LA	0.7%	3	 Raising Cane's Chicken Fingers St Nazaire Rd, Broussard, LA	0.8%
4	 The Home Depot Saint Nazaire Rd, Broussard, LA	0.7%	4	 The Home Depot Saint Nazaire Rd, Broussard, LA	0.6%
5	 Dollar General Albertson Pkwy, Broussard, LA	0.7%	5	 Murphy USA Saint Nazaire Rd, Broussard, LA	0.6%
6	 Shell Albertson Pkwy, Broussard, LA	0.7%	6	 Chevron South Morgan Street, Broussard, LA	0.6%
7	 Murphy USA Saint Nazaire Rd, Broussard, LA	0.6%	7	 Jet Coffee St Nazaire Rd, Broussard, LA	0.6%
8	 First Horizon Bank E Main St, Broussard, LA	0.5%	8	 McDonald's St Nazaire Rd, Broussard, LA	0.6%
9	 McDonald's St Nazaire Rd, Broussard, LA	<0.5%	9	 Dollar Tree St Nazaire Rd, Broussard, LA	0.6%
10	 Walmart W Pinhook Rd, Lafayette, LA	<0.5%	10	 Shell Albertson Pkwy, Broussard, LA	0.6%

Jan 19th, 2025 - Jan 18th, 2026
Data provided by Placer Labs Inc. (www.placer.ai)





Visitors By Origin



Zip Code	Visits (% of Total)
70518 Broussard, LA	199K (31.8%)
70582 Saint Martinville, LA	77.4K (12.4%)
70592 Youngsville, LA	56.5K (9%)
70560 New Iberia, LA	55.7K (8.9%)
70508 Lafayette, LA	46.9K (7.5%)
70563 New Iberia, LA	22.3K (3.6%)
70506 Lafayette, LA	15.5K (2.5%)



Placer Report

Jan 19, 2025 - Jan 18, 2026



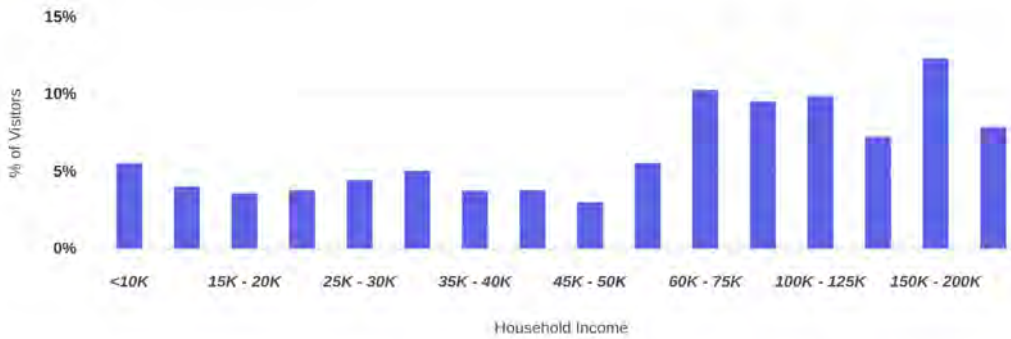
Zip Code	Visits (% of Total)
70517 Breaux Bridge, LA	14.1K (2.3%)
70501 Lafayette, LA	12.7K (2%)
70503 Lafayette, LA	9.3K (1.5%)

Jan 19th, 2025 - Jan 18th, 2026
Data provided by Placer Labs Inc. (www.placer.ai)



Household Income

112 114 Sita Street (Nearby Activ...
Broussard, LA



Average Income 97K
Median Income 71K

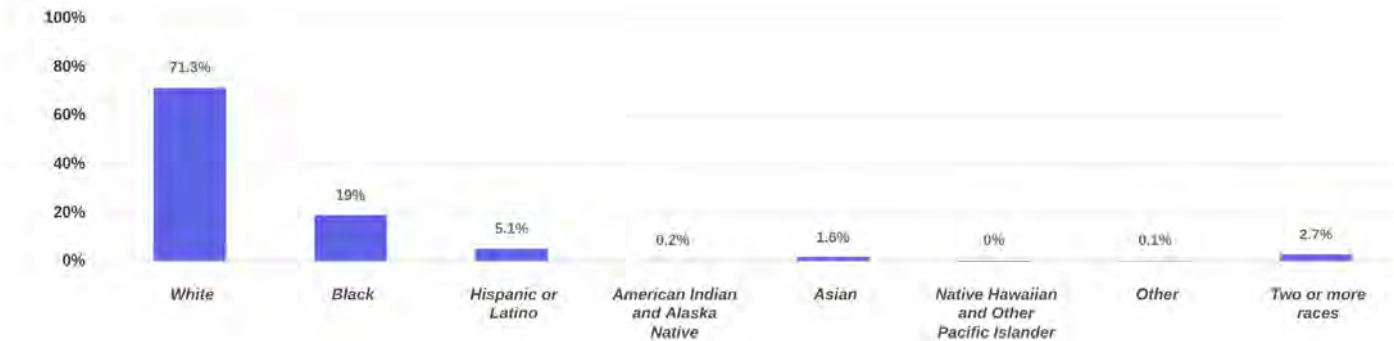
*Demographics are based on a True Trade Area capturing 70% of visits | Data source: Census 2023

Jan 19th, 2025 - Jan 18th, 2026
Data provided by Placer Labs Inc. (www.placer.ai)



Ethnicity

112 114 Sita Street (Nearby Activ...
Broussard, LA



*Demographics are based on a True Trade Area capturing 70% of visits | Data source: Census 2023

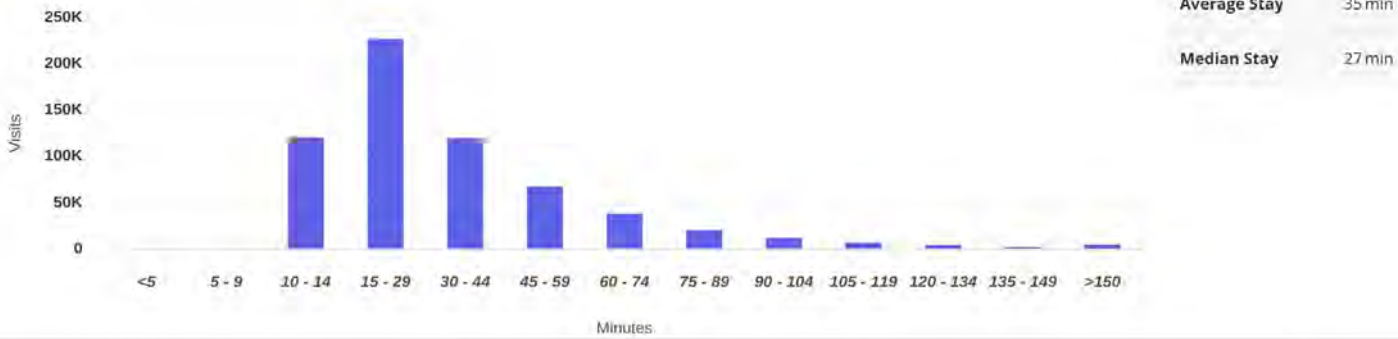
Jan 19th, 2025 - Jan 18th, 2026
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Visit Duration

112 114 Sita Street (Nearby Activ...
Broussard, LA

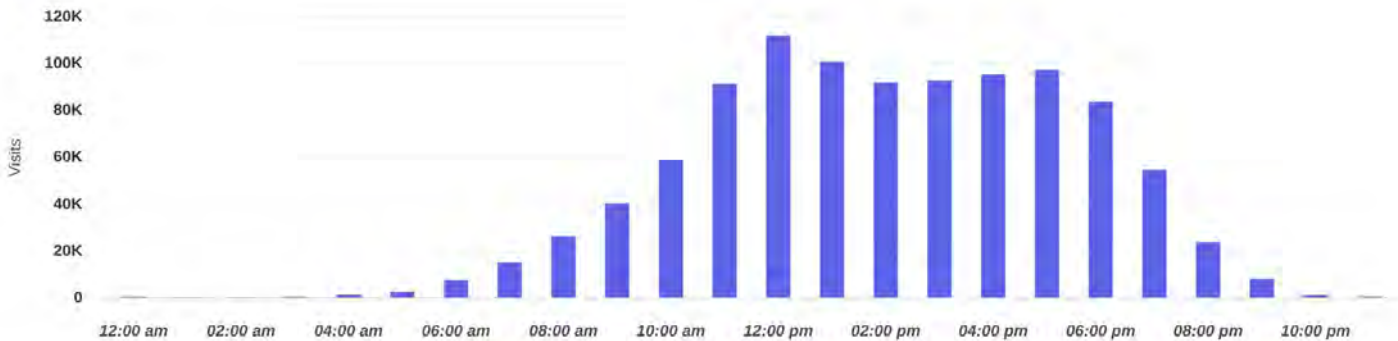


Visits | Jan 19th, 2025 - Jan 18th, 2026
Data provided by Placer Labs Inc. (www.placer.ai)



Hourly Visits

112 114 Sita Street (Nearby Activ...
Broussard, LA



Visits | Jan 19th, 2025 - Jan 18th, 2026
Data provided by Placer Labs Inc. (www.placer.ai)





Favorite Places

112 114 Sita Street (Near...
Broussard, LA

Rank	Name	Distance	Visitors (%)
1	River Marketplace 4313 Ambassador Caffery Pkwy, Lafayette, LA 70508	6.2 mi	112.6K (76%)
2	Ambassador Town Center 4535 Ambassador Caffery Pkwy, Lafayette, LA 70508	5.9 mi	110.2K (74.3%)
3	Walmart 123 St Nazaire Rd, Broussard, LA 70518	0.5 mi	96.1K (64.8%)
4	Albertsons 1210 Albertson Pkwy, Broussard, LA 70518	0.1 mi	93K (62.7%)
5	Crossroads Annex 609 Settlers Trace Blvd, Lafayette, LA 70508	6.3 mi	87.8K (59.2%)
6	Target 4313 Ambassador Caffery Pkwy, Lafayette, LA 70508	6.2 mi	82.7K (55.8%)
7	Acadiana Mall 5725 Johnston St, Lafayette, LA 70503	8 mi	82.3K (55.5%)
8	Stirling Lafayette Shopping Center 3001-3221 Louisiana Avenue, Lafayette, LA 70501	9.1 mi	73.8K (49.8%)
9	Caffery Center 4510 Ambassador Caffery Pkwy, Lafayette, LA 70508	6.1 mi	71.2K (48.1%)
10	Ambassador Crossing 4235 Ambassador Caffery Pkwy, Lafayette, LA 70508	6.5 mi	69.8K (47.1%)

Category: All Categories | Min. Visits: 1 | Jan 19th, 2025 - Jan 18th, 2026
Data provided by Placer Labs Inc. (www.placer.ai)

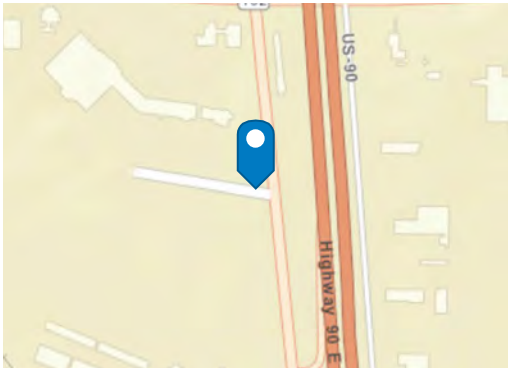


Traffic Count Map - Close Up

112 Sita St, Broussard, Louisiana, 70518

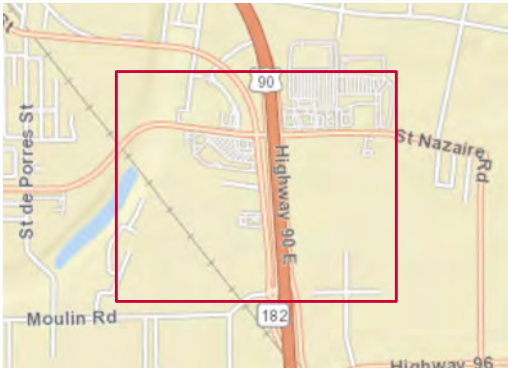


Rings: 1, 3, 5 mile radii



Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



Source: Traffic Counts (2025)

+/- 4 Acre Tract in Broussard's Commercial Core

104 & 112 Sita St, Broussard, LA

Prime Location Opportunity

Discover a premium commercial development opportunity in the rapidly expanding city of Broussard, Louisiana. This 4.10±-acre tract located on Sita Street offers an ideal setting for retail, office, medical, or mixed-use development.

Strategically positioned near Ambassador Caffery Parkway, U.S. Highway 90, and major local employers, the site benefits from excellent accessibility and strong traffic flow. The property features level topography, public utilities, and ample frontage, creating flexible design options for developers or owner-users.

Broussard continues to experience exceptional commercial and residential growth, supported by infrastructure improvements, new subdivisions, and a strong business climate. Surrounding developments include national retailers, restaurants, and service businesses, enhancing visibility and consumer draw.



Property Highlights

- ± 4.10 acres zoned for commercial use
- Convenient access to Hwy 90 and Ambassador Caffery
- Public utilities available (water, sewer, electricity, fiber)
- Ideal for retail, office, or mixed-use project
- Located in one of Acadiana's fastest-growing submarkets

Property Listing Price:

\$975,000



THE GLEASON GROUP

REAL ESTATE & DEVELOPMENT COMPANY

Contact us today for more information!

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nikki@gleasonla.com | 337-351-4060

