



RETAIL READY SITE REPORT

1600 BLK CAMELLIA BLVD #J, LAFAYETTE, LA



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

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LEDA
LAFAYETTE ECONOMIC
DEVELOPMENT AUTHORITY

1600 BLK CAMELLIA BLVD #J, LAFAYETTE, LA



— Site Boundary

Site Specifications:

Size: 26.728 Acres

Sales Price:

\$20,000,000

Site Contact:

Ernest E Daniels, Realtor/Broker
Atlantis Properties
(337) 319 - 5120
atlantisproperties50@gmail.com



Electricity

Water

Sewer

Gas Service

Internet/Fiber

Utility Providers:

- **Electricity:** Lafayette Utilities System
 - Marcus Criner
 - (337) 291-5846
- **Water/Sewer:** Lafayette Utilities System
 - Steve Dronet
 - (337) 291-5865
- **Gas Service:** Atmos Energy
 - (888) 286-6700
- **Internet/Fiber:** LFT Fiber
 - (337) 993-4237
- AT&T
 - Levar Greenhouse
 - (225) 382-0045
- Conterra Networks
 - Cody Foster
 - (318) 423-9737

1600 BLK CAMELLIA BLVD #J, LAFAYETTE, LA



Zoning:
Commercial CM-1 and Agricultural



Flood Zone X:
Area of minimal
flood hazard

1600 BLK CAMELLIA BLVD #J, LAFAYETTE, LA

Commercial Building Permit

You can complete an application and view application updates online at MGOConnect.org/CP

Application Instructions

Submit completed application to the Development and Planning Department located at **220 W Willow St., Building B – Lafayette, Louisiana – 70501**. Refer to the Application Checklist on the next page to ensure your application is complete.

Once an application is received, the plans are routed to the various divisions of LCG departments for review. **This process typically takes ten (10) to twenty (20) working days.** The applicant will then receive a compilation of all comments outlining conditions of approval. Any corrections required by the review comments must be addressed by either submitting corrected plans, issuing of proper addenda or agreeing to develop the project in compliance with the review comments.

Requirements for Approval

- ☐ A municipal address has been administered for the property.
- ☐ A land use review has been completed for any property located in the unincorporated area of Lafayette Parish.
- ☐ The property has been platted or is eligible to be grandfathered.
- ☐ All pertinent LCG departments have issued approval.
- ☐ The State Fire Marshal has issued approval. <https://lasfm.louisiana.gov/>
- ☐ State Board of Health has issued approval (if applicable).
- ☐ Sewer and water systems (for both municipal and private systems) have been verified.
- ☐ The Solid Waste Collection Notification Requirement Form has been submitted.
- ☐ Storm Water Pollution Prevention Plan (SWPPP, if applicable)

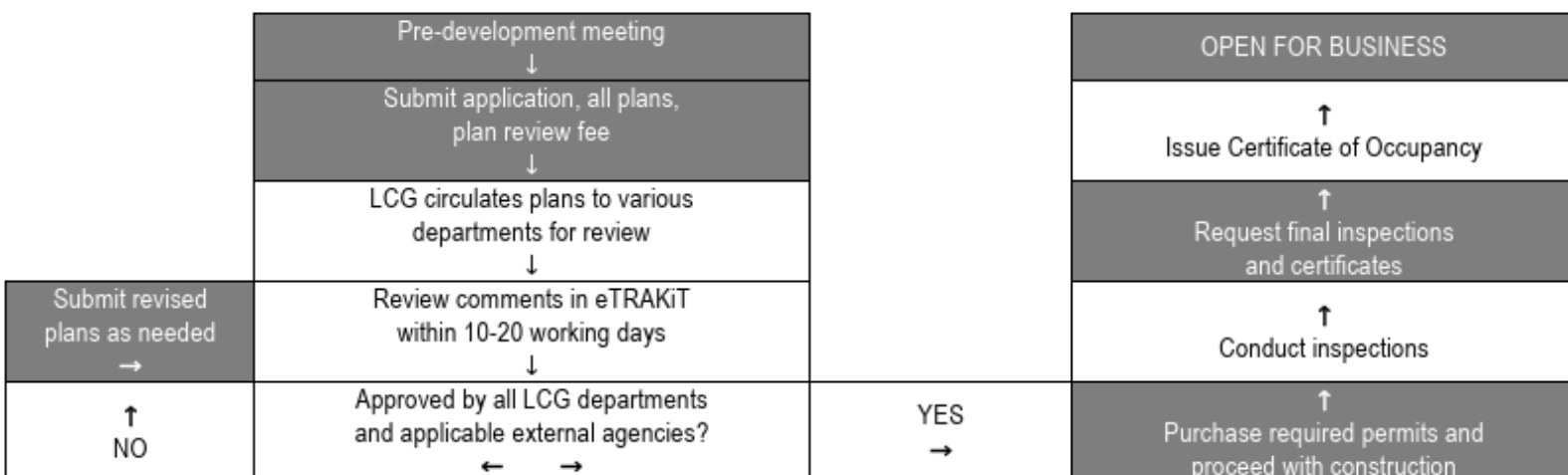
Payment

The Building permit fee is \$5.00 per \$1,000.00 of fair market value. The Minimum fee is \$100.00.

Payment for a building permit is due at the time the permit is issued. Cash or check made payable to LCG only. If the project is valued over \$50,000.00, the purchaser of the permit must be a licensed Building Contractor by the State of Louisiana Contractors Licensing Board. Subcontractors whose contract amounts are \$50,000.00 or more must be licensed by the State of Louisiana Contractors Licensing Board. Additionally, electrical, plumbing, gas, or mechanical subcontractors must be licensed or registered with the Codes Division prior to obtaining their permits. Contact the Codes Division for a complete list of licensed contractors.

Process

 Applicant action  LCG action



Lafayette, Louisiana

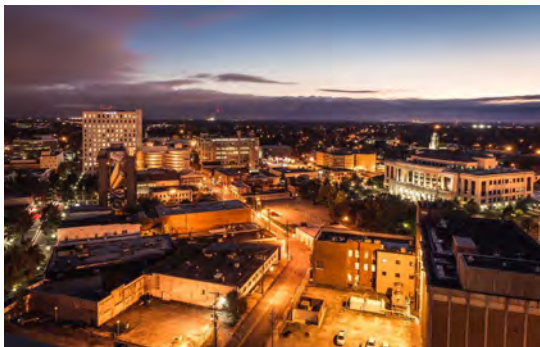
Located midway between Houston and New Orleans, Lafayette, Louisiana serves as an economic center in South Louisiana.



Overview of Lafayette, LA

The region's legendary joie de vivre and Cajun and Creole cultures are known around the globe, creating a unique environment for work and play. Lafayette is home to a world-class workforce, an integrated transportation network, a diversified business base, preeminent high-tech infrastructure, and a metropolitan appeal. With this foundation, Lafayette Parish is able to foster an economy that supports a growing population and diverse industry sectors.

More than 20% of retail spending in Lafayette Parish is made by shoppers who live outside the Parish's borders. People all over the Acadiana 9-parish region travel here for shopping, entertainment, recreation, dining, professional service, and business. The population in Lafayette's trade market is more than 600,000 people; and more than one million tourists visit the area every year.



The area's great neighborhoods, top schools and thriving economy make it easy to live and work in Acadiana. Loaded with a variety of family-friendly things to do, Lafayette living truly puts the "life" in work-life balance. From live music to world-renowned festivals; to beautiful parks and scenic outdoor areas; to sporting events for both the casual fan and college football fanatic—Lafayette has something for everyone. Lafayette serves as a safe and convenient market for shopping, education, entertainment, recreation, dining, health services, and other business-related services. With the intimacy of a small town and the sophistication of a big city, you've never been anywhere quite like Lafayette, Louisiana.

Lafayette Retail by the Numbers

+\$9,2B

2025 Lafayette Parish Retail Sales

43.8%

Growth from 2020-2025 Total Retail Sales

More stats and full 2025 demographic reports can be found at www.lafayette.org/research

Recent Retail Attractions



BUSINESS



The Lafayette Parish business base of the parish includes energy services, manufacturing, health care, transportation and distribution, education, technology, finance, tourism and other service-related industries. To support these industries, Lafayette Parish has a highly-skilled and talented workforce of more than 131,000. Located midway between Houston and New Orleans, Lafayette offers a pro-business climate that is attracting everything from manufacturers and tech companies to startups.

EDUCATION



Lafayette is home to over 45 schools and 17 private and parochial schools serving our K-12 population. University of Louisiana at Lafayette, the second-largest university in the state, boasts more than 13,000 students, 10 colleges and schools, and world-recognized areas of excellence in research with an R1 designation. About 3% of the nation's colleges and universities have R1 status, which is synonymous with academic excellence, research, innovation and global impact. South Louisiana Community College is one of the fastest growing colleges in Louisiana serving more than 15,000 students on nine campuses in Acadiana.

CULTURE



The National Bureau of Economic Research named Lafayette, LA the happiest city in the U.S. and that's no surprise! From Festival International de Louisiane (the largest free, outdoor Francophone event in the U.S.) to Bach Lunch, Downtown Alive!, ArtWalk and Rhythms on the River, free community events are offered year-round to satisfy culture lovers. Most recently, Travel Lemming named Lafayette the #1 World's Best Travel Destination.

Lafayette MSA* (2025)

413,428

Population

\$61,906

Median HH Income

169,722

of HHs

\$199,429

Avg Home Value

Lafayette Parish (2025)

250,819

Population

\$66,401

Median HH Income

103,993

of HHs

\$297,820

Avg Home Value

* Lafayette MSA is made up of the following parishes: Acadia, Iberia, Lafayette, St. Martin, and Vermilion.



Recent Developments in Lafayette

Moncus Park is not just a 100-acre central park— it's a tourist attraction and economic generator with an impact on the fiscal, social, economic, environmental, cultural, physical, and mental health of Acadiana and its residents. The revitalization of Lafayette's beloved Horse Farm is intended to make Lafayette a more attractive destination to support tourism as well as regional, state, and national events. Every Saturday, Moncus Park hosts the Farmer's Market where hundreds of locals come to shop.



Lafayette Regional Airport offers flights to major domestic destinations with connecting service to points around the globe. More than 500,000 travelers utilize LFT annually and that number continues to grow. The new LFT terminal is 120,000 square feet and cost more than \$150 million. The project includes five new jet bridges, roadways, ramps, about 200 more parking spaces and a quick turnaround area (QTA) for rental cars.



Placer Report

Jun 1, 2025 - May 31, 2026

Property:

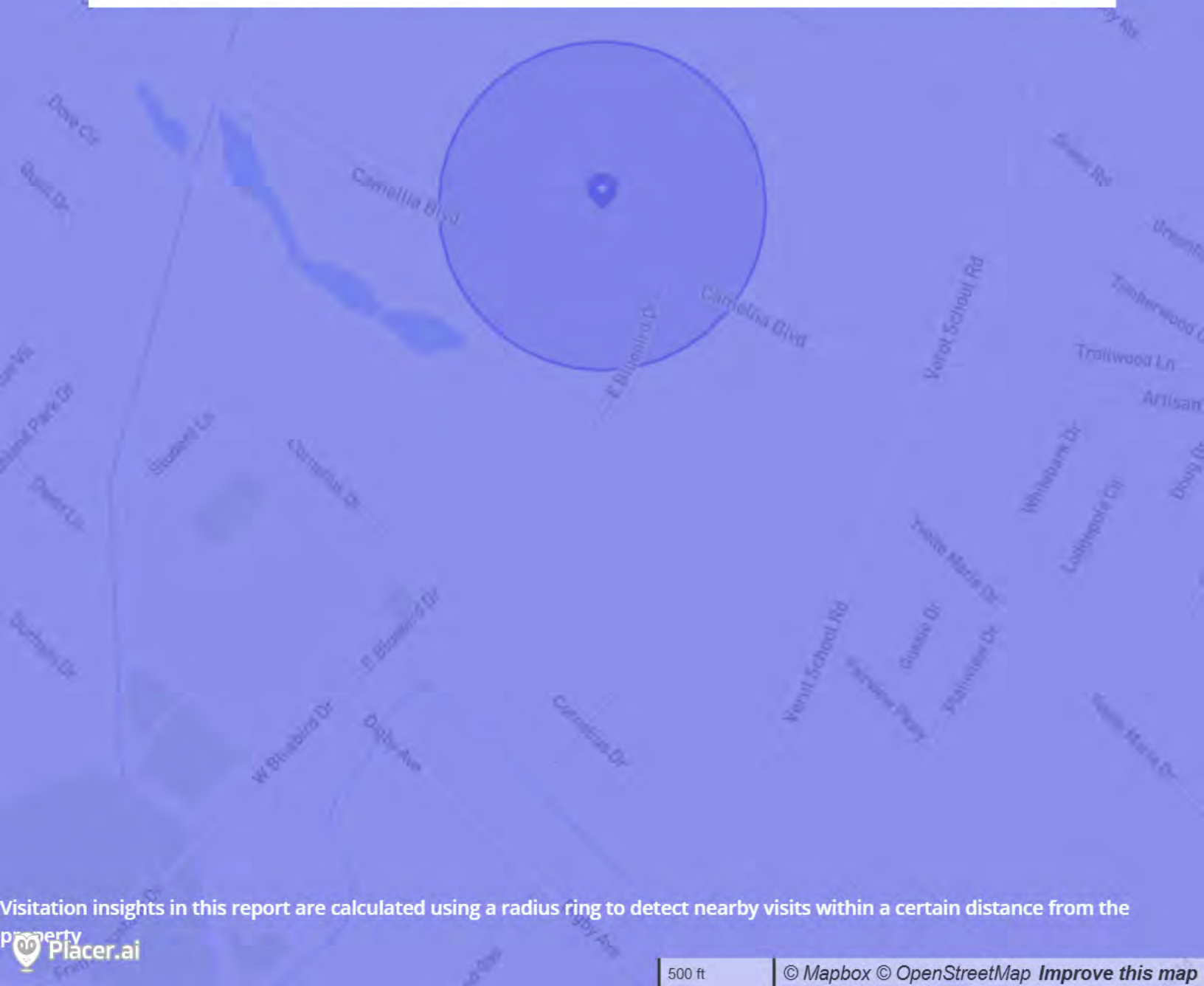
1C

1715 Camellia Boulevard, Lafayette, Louisiana 70508, United States (Nearby Activity 750 ft)

1715 Camellia Boulevard, Lafayette, Louisiana 70508, United States, Lafayette, LA 70508



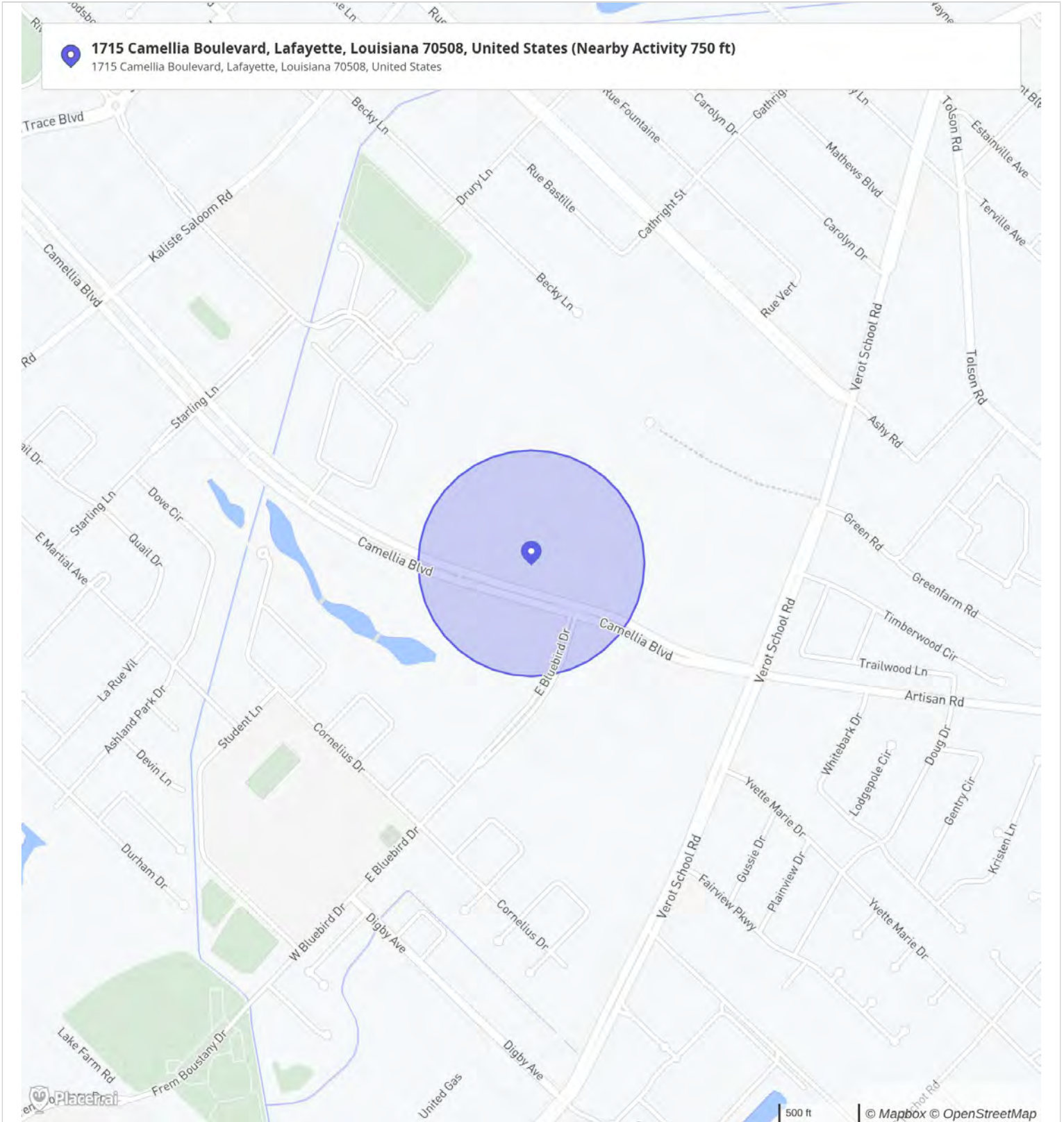
Scan to view on placer.ai platform





Placer Report

Jun 1, 2025 - May 31, 2026





Placer Report

Jun 1, 2025 - May 31, 2026



Metrics

1715 Camellia Boulevard,...
Camellia Boulevard, Lafayette, LA

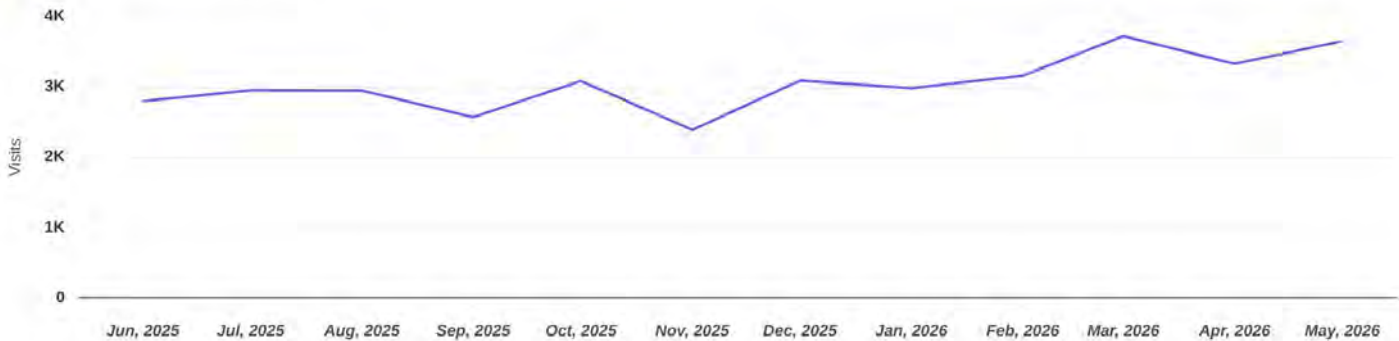
Visits	36.7K	Panel Visits	5.1K
Visitors	15.9K	Visits YoY	+6.4%
Visit Frequency	2.3	Visits Yo2Y	-8.1%
Avg. Dwell Time	61 Min	Visits Yo3Y	-8.7%

Jun 1st, 2025 - May 31st, 2026
Data provided by Placer Labs Inc. (www.placer.ai)



Visits Trend

1715 Camellia Boulevard, Lafaye...
Camellia Boulevard, Lafayette, LA



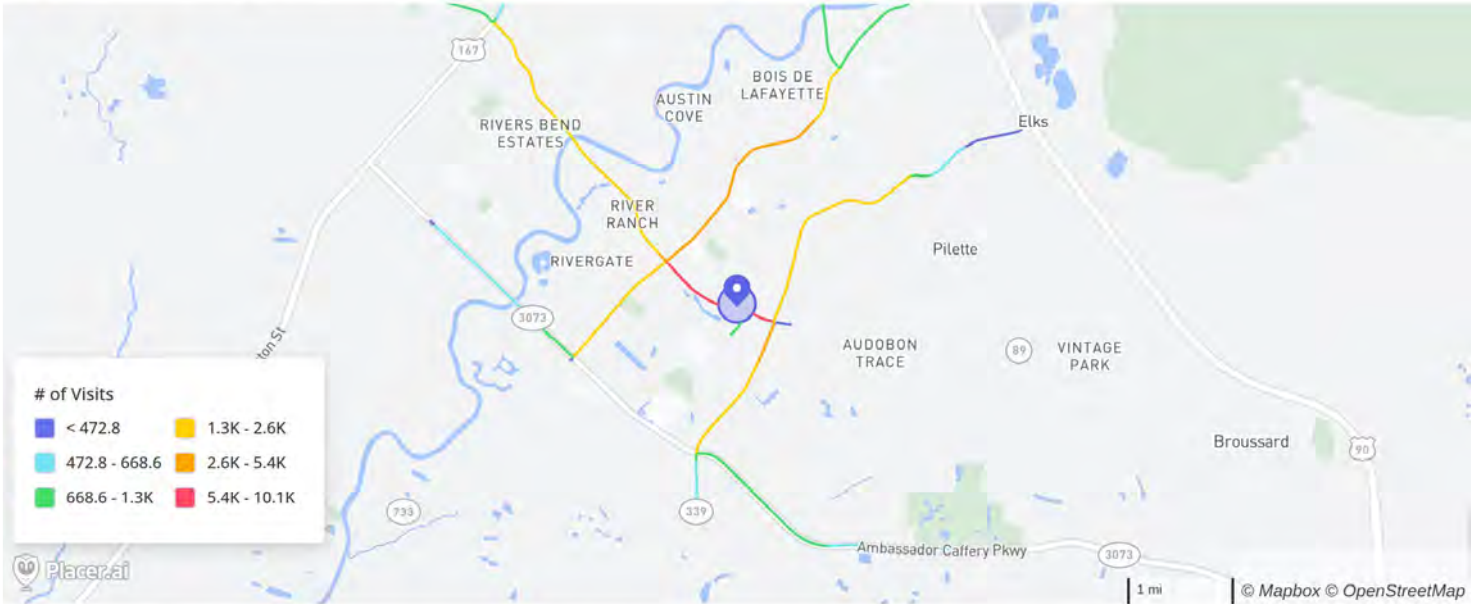
Monthly | Visits | Jun 1st, 2025 - May 31st, 2026
Data provided by Placer Labs Inc. (www.placer.ai)





Visitor Journey - Routes

1715 Camellia Boulevard, ...
Camellia Boulevard, Lafayette, LA



To protect individual privacy, the beginning points shown for each route are approximations and do not represent actual home locations.

Journey Direction: To Property | Jun 1st, 2025 - May 31st, 2026
Data provided by Placer Labs Inc. (www.placer.ai)





Placer Report

Jun 1, 2025 - May 31, 2026



Prior / Post Compare

1715 Camellia Boulevard, ...
Camellia Boulevard, Lafayette, LA

1715 Camellia Boulevard, Lafayette, Louisiana 70508, United States (Nearby Activity 750 ft) / Camellia Boulevard, Lafayette, LA

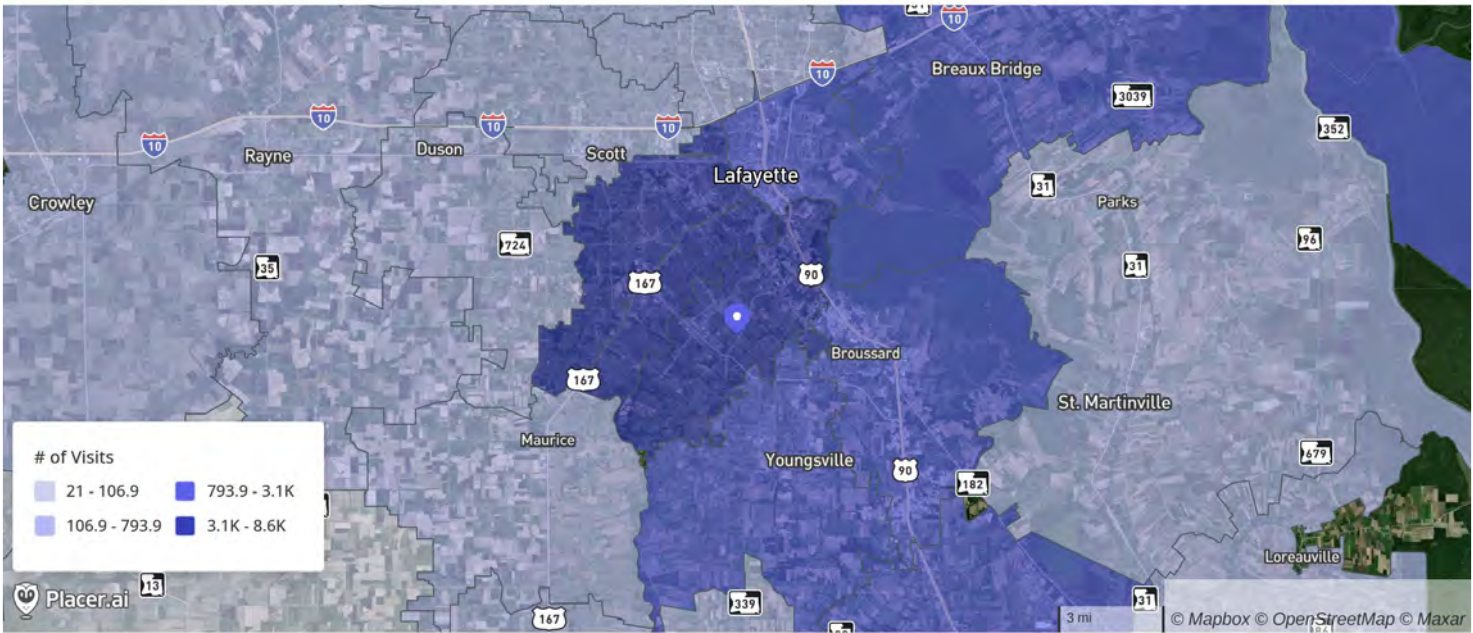
Prior			Post		
Rank	Property	Foot-Traffic	Rank	Property	Foot-Traffic
1	 Rouses Market Camellia Blvd., Lafayette, LA	3.1%	1	 Rouses Market Camellia Blvd., Lafayette, LA	4.7%
2	 Chick-fil-A Meadow Farm Dr, Lafayette, LA	1.4%	2	 River Marketplace Ambassador Caffery Pkwy, Lafayette, LA	2.6%
3	 Home2 Suites by Hilton Parc Lafaye... Kaliste Saloom Rd, Lafayette, LA	1%	3	 Walmart W Pinhook Rd, Lafayette, LA	1.4%
4	 Walmart W Pinhook Rd, Lafayette, LA	0.8%	4	 Chick-fil-A Meadow Farm Dr, Lafayette, LA	1.1%
5	 River Marketplace Ambassador Caffery Pkwy, Lafayette, LA	0.8%	5	 Costco Wholesale Meadow Farm Rd, Lafayette, LA	0.9%
6	 Valero Energy Verot School Rd, Lafayette, LA	0.8%	6	 Ambassador Crossing Ambassador Caffery Pkwy, Lafayette, LA	0.7%
7	 Costco Gasoline Meadow Farm Dr, Lafayette, LA	0.7%	7	 Parc Lafayette Kaliste Saloom Rd, Lafayette, LA	0.6%
8	 Candlewood Suites Lafayette Kaliste Saloom Rd, Lafayette, LA	0.7%	8	 Costco Gasoline Meadow Farm Dr, Lafayette, LA	0.6%
9	 Shell Kaliste Saloom Rd, Lafayette, LA	0.6%	9	 Chase Bank Kaliste Saloom Rd, Lafayette, LA	0.6%
10	 McDonald's W Pinhook Rd, Lafayette, LA	<0.5%	10	 The Storage Center Johnston St, Lafayette, LA	0.6%

Jun 1st, 2025 - May 31st, 2026
Data provided by Placer Labs Inc. (www.placer.ai)





Visitors By Origin



Zip Code	Visits (% of Total)
70508 Lafayette, LA	8.6K (23.5%)
70503 Lafayette, LA	4.6K (12.6%)
70506 Lafayette, LA	3.4K (9.4%)
70592 Youngsville, LA	3K (8.1%)
70518 Broussard, LA	1.3K (3.4%)
70501 Lafayette, LA	1.2K (3.3%)
70560 New Iberia, LA	897 (2.4%)



Placer Report

Jun 1, 2025 - May 31, 2026



Zip Code	Visits (% of Total)
70517 Breaux Bridge, LA	805 (2.2%)
70520 Carencro, LA	751 (2%)
70582 Saint Martinville, LA	692 (1.9%)

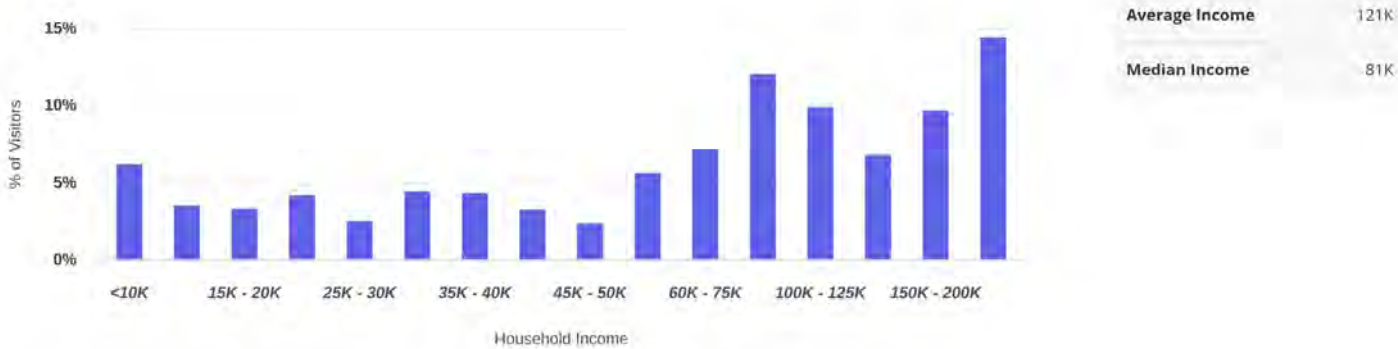
Jun 1st, 2025 - May 31st, 2026
Data provided by Placer Labs Inc. (www.placer.ai)





Household Income

1715 Camellia Boulevard, Lafayette...
Camellia Boulevard, Lafayette, LA



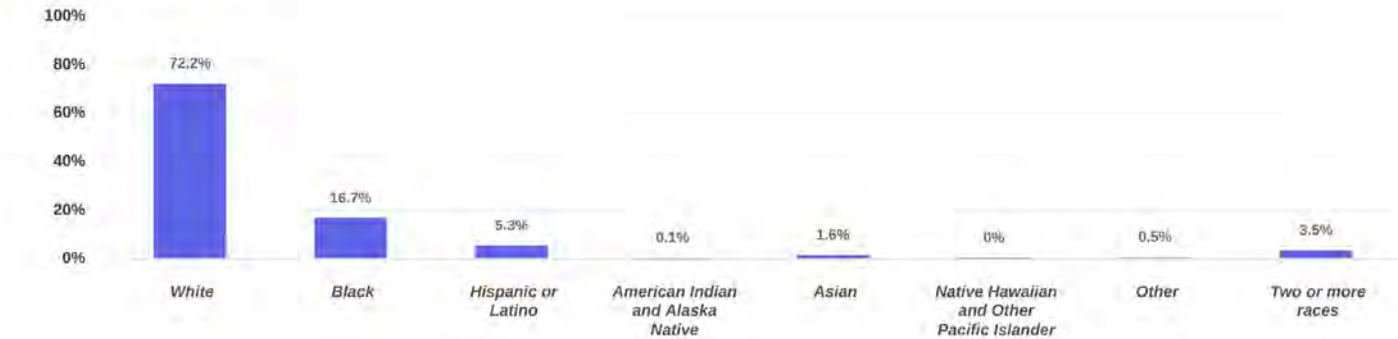
*Demographics are based on a True Trade Area capturing 70% of visits | Data source: Census 2024

Jun 1st, 2025 - May 31st, 2026
Data provided by Placer Labs Inc. (www.placer.ai)



Ethnicity

1715 Camellia Boulevard, Lafayette...
Camellia Boulevard, Lafayette, LA



*Demographics are based on a True Trade Area capturing 70% of visits | Data source: Census 2024

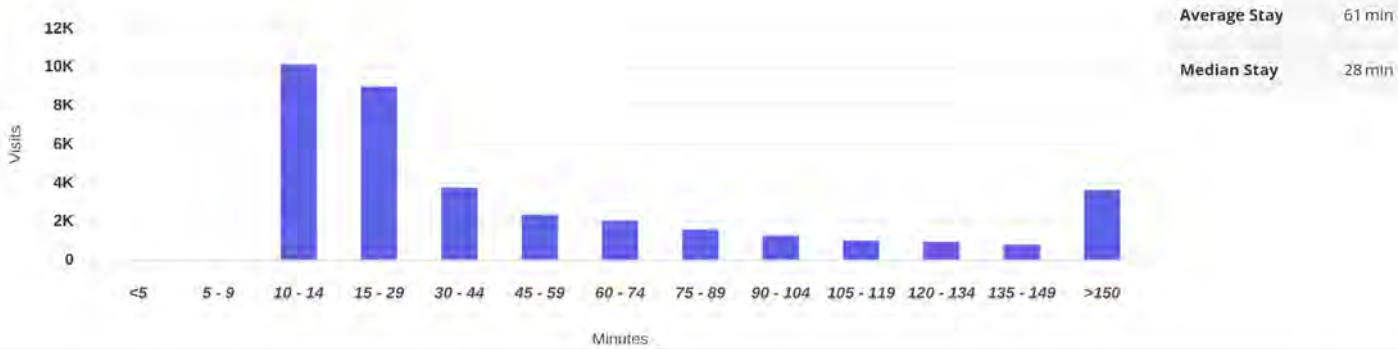
Jun 1st, 2025 - May 31st, 2026
Data provided by Placer Labs Inc. (www.placer.ai)





Visit Duration

1715 Camellia Boulevard, Lafaye...
Camellia Boulevard, Lafayette, LA



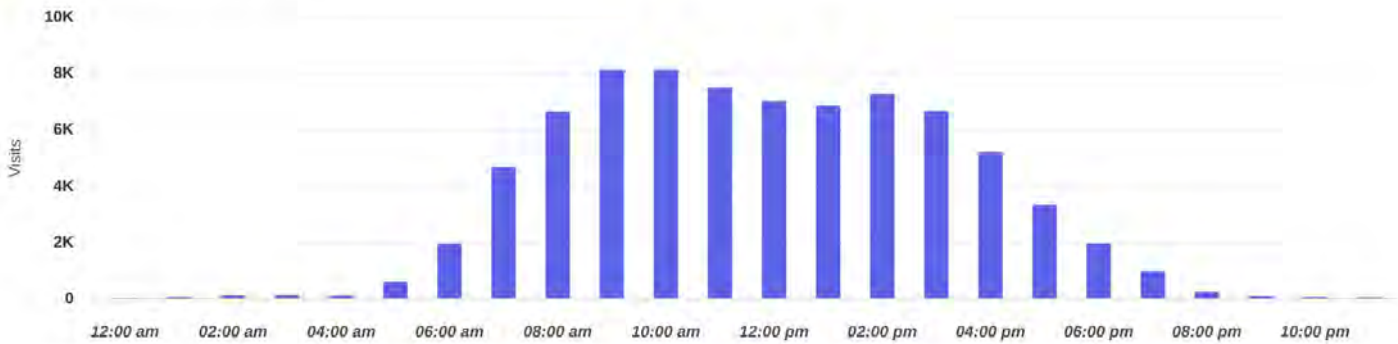
Average Stay 61 min
Median Stay 28 min

Visits | Jun 1st, 2025 - May 31st, 2026
Data provided by Placer Labs Inc. (www.placer.ai)



Hourly Visits

1715 Camellia Boulevard, Lafaye...
Camellia Boulevard, Lafayette, LA



Visits | Jun 1st, 2025 - May 31st, 2026
Data provided by Placer Labs Inc. (www.placer.ai)





Placer Report

Jun 1, 2025 - May 31, 2026



Favorite Places

1715 Camellia Boulevard,...

Camellia Boulevard, Lafayette, LA

Rank	Name	Distance	Visitors (%)
1	 River Marketplace 4313 Ambassador Caffery Pkwy, Lafayette, LA 70508	1.3 mi	13K (80.7%)
2	 Ambassador Town Center 4535 Ambassador Caffery Pkwy, Lafayette, LA 70508	1.1 mi	12.9K (80%)
3	 Target 4313 Ambassador Caffery Pkwy, Lafayette, LA 70508	1.3 mi	10.3K (64.2%)
4	 Crossroads Annex 609 Settlers Trace Blvd, Lafayette, LA 70508	1.5 mi	9.9K (61.4%)
5	 Ambassador Crossing 4235 Ambassador Caffery Pkwy, Lafayette, LA 70508	1.5 mi	9.8K (60.8%)
6	 PJ's Coffee of New Orleans 1801 Camellia Blvd., Lafayette, LA 70508	0.1 mi	9.8K (60.7%)
7	 Caffery Center 4510 Ambassador Caffery Pkwy, Lafayette, LA 70508	1.4 mi	9.5K (58.9%)
8	 Mainstreet at River Ranch 201 Settlers Trace Boulevard, Lafayette, LA 70508	0.7 mi	9.4K (58.5%)
9	 Acadiana Mall 5725 Johnston St, Lafayette, LA 70503	3 mi	9.2K (57%)
10	 Walmart 2428 W Pinhook Rd, Lafayette, LA 70508	1.7 mi	9K (55.8%)

Category: All Categories | Min. Visits: 1 | Jun 1st, 2025 - May 31st, 2026
Data provided by Placer Labs Inc. (www.placer.ai)

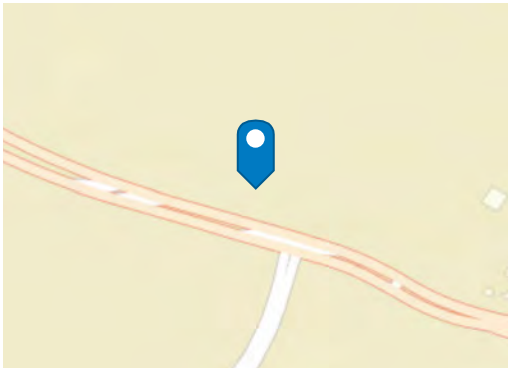
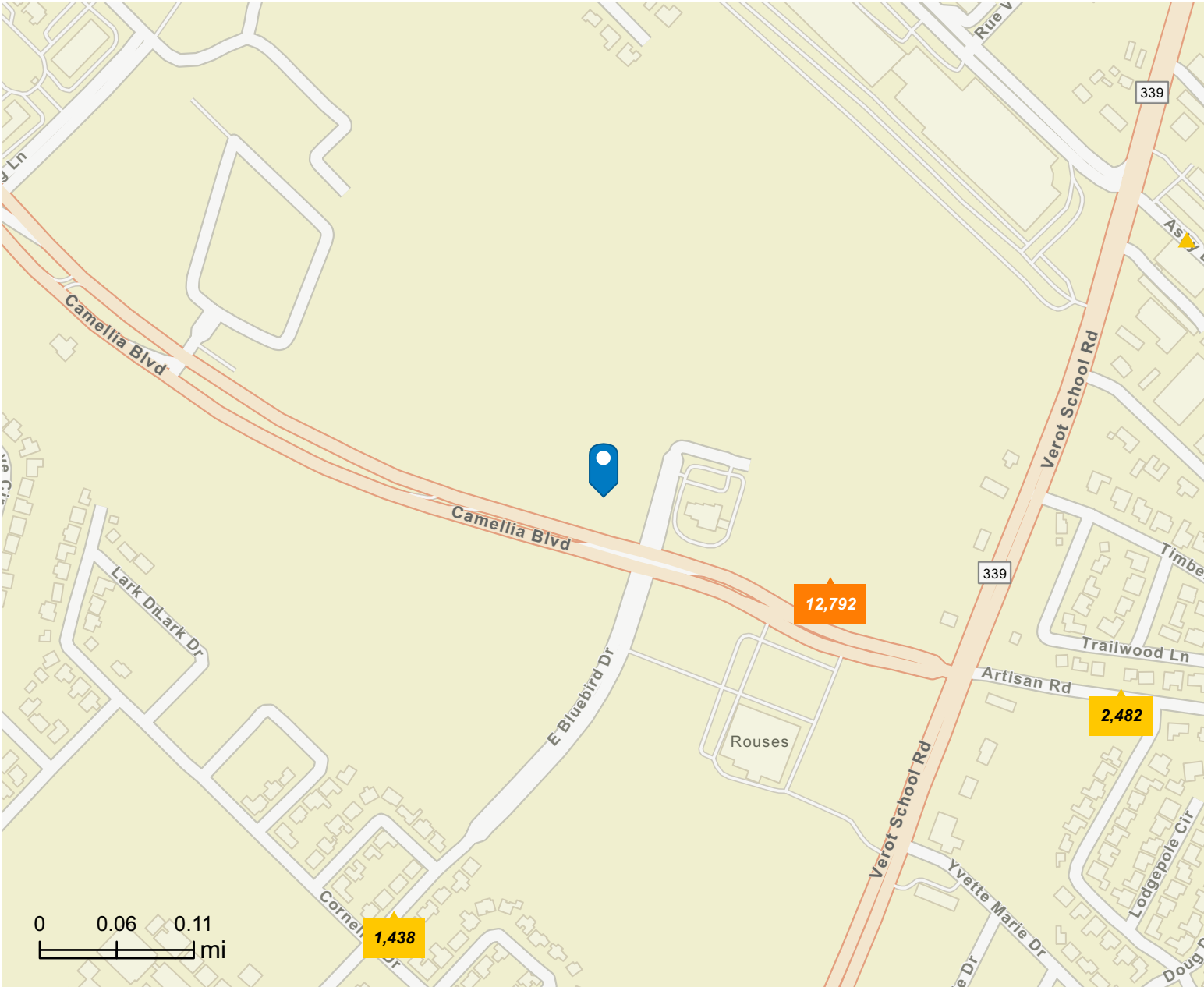


Traffic Count Map - Close Up

1715 Camellia Blvd, Lafayette, Louisiana, 70508

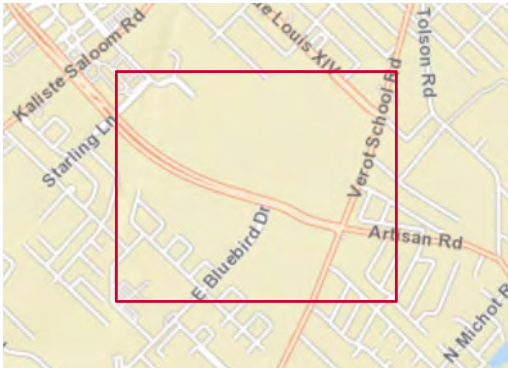


Rings: 1, 3, 5 mile radii



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



EXCLUSIVELY
PRIME PROPERTY

26.728 ACRES
1600 BLK CAMELLIA BLVD #J
LAFAYETTE, LA 70508





EXECUTIVE SUMMARY

THE CAMELLIA BLVD-VEROT SCHOOL ROAD CORRIDOR

**Premier Mixed-Use Development Opportunity
Lafayette, Louisiana**

1. INVESTMENT OVERVIEW

- **Location:** High-visibility frontage along trendy Camellia Boulevard near corner of E. Verot School Road Lafayette LA 70508
- **Size:** 26.728 acre Extensive development tract (suitable For master planned mixed-use) with major arterial Camellia Blvd frontage and adjacent busy arterial E. Verot School Rd.
- **Property Type:** Development: Commercial Mixed M-1 Agricultural/
- **Status:** Active Development Zone, largely undeveloped with significant and fast growing area Restaurants, Medical Offices and Residential Development.
- **The Opportunity:** A rare opportunity to purchase one of the Last large, master-plannable tracts in the explosive South Lafayette/River Ranch corridor, adjacent to high-net-worth Neighborhoods.

2. PROPERTY HIGHLIGHTS

- **Unmatched Exposure:** Situated near a high traffic artery linking affluent River Ranch directly to Verot School Road, A major north-south commuter artery.
- **Rapidly Expanding Market:** The site sits in the heart of the “Camellia Corridor” experiencing rapid commercial luxury residential growth.
- **Adjacent to Top-Tier Retail:** Located near south Louisiana’s own food and grocery supermarket, Rouse’s. Trader Joe’s (under construction, opening, fall 2026) and existing medical office complexes.
- **Connectivity:** Close to Lourdes Hospital, Costco, and the Ambassador Caffery Boulevard.

3. LOCATION ANALYSIS & AREA AMENITIES

- **Access:** High-visibility frontage along trendy Camellia Boulevard and access to Verot School Road
- **Commercial:** Rouses Market, Trader Joe’s (under construction, opening, fall 2026) Red River Bank, Fidelity Bank, OnPath credit union. Chimes restaurant, corporates fourth location serving Southern food and atmosphere,
- **Medical/Office:** Camellia Ponds project, Louisiana Orthopedics Specialists (LOS) Surgery Center, Our Lady Of Lourdes Hospital and Medical Complex.

- **Opportunity:** The 26.728 acre tract is a rapidly developing suburban corridor whose location is yielding long-term development returns.

4. ZONING & DEVELOPMENT POTENTIAL

- **Current Zoning:** The frontage of the 26.728 acre tract is designated as CM-1 (Commercial Mixed) and the mid parcel to rear boundary is A (Agricultural)
- **Medical/Professional Office Park:** Due to proximity to Hospitals.
- **Retail/Retail Center:** Supporting the adjacent upscale Residential population.

Developmental Structure: This site is primed for a Master Plan to include internal roads, stormwater management solutions (ponds), and preserved green space.

5. TRAFFIC COUNTS

- **Camellia Blvd and Verot School Road:** Traffic Counts included In the Lafayette Economic Development Authority (LEDA) Develop in Lafayette 'Retail Ready Program' (Lafayette) online.
- **Visibility:** High daily counts with easy access to major commercial intersections.

For Detailed Information, Contact:

- Atlantis Properties
- Ernest Daniels, Realtor, Broker
337-319-5120, Cell
atlantisproperties50@gmail.com
- Parcel
26.728 acres
1600 BLK Camellia Blvd Unit # J
Lafayette, Louisiana 70508

Legend

LCG_LafayetteCityDistricts -
LCG.LafayetteCityDistricts



LCG_LafayetteParishDistricts -
GISPROD.DBO.LafayetteParishDistricts



LCG Overlay Districts



LDC_Zoning (closer view)



(cup)



A



A(cup)



A-1



A-1(c)



CH



CH(c)



CH(cup)



CM-1



CM-1(c)



CM-1(cup)



(1 of 3)

LCG.UDC_ZONING: CM-1

UDC Zoning Info

UDC Zoning CM-1

UDC Description COMMERCIAL MIXED 1

Conditional Zoning

Overlay District

[Zoom to](#)

300ft

-92.031 30

15

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Legend

LCG_LafayetteCityDistricts -
LCG.LafayetteCityDistricts



LCG_LafayetteParishDistricts -
GISPROD.DBO.LafayetteParishDistricts



LCG Overlay Districts



LDC_Zoning (closer view)



(cup)



A



A(cup)



A-1



A-1(c)



CH



CH(c)



CH(cup)



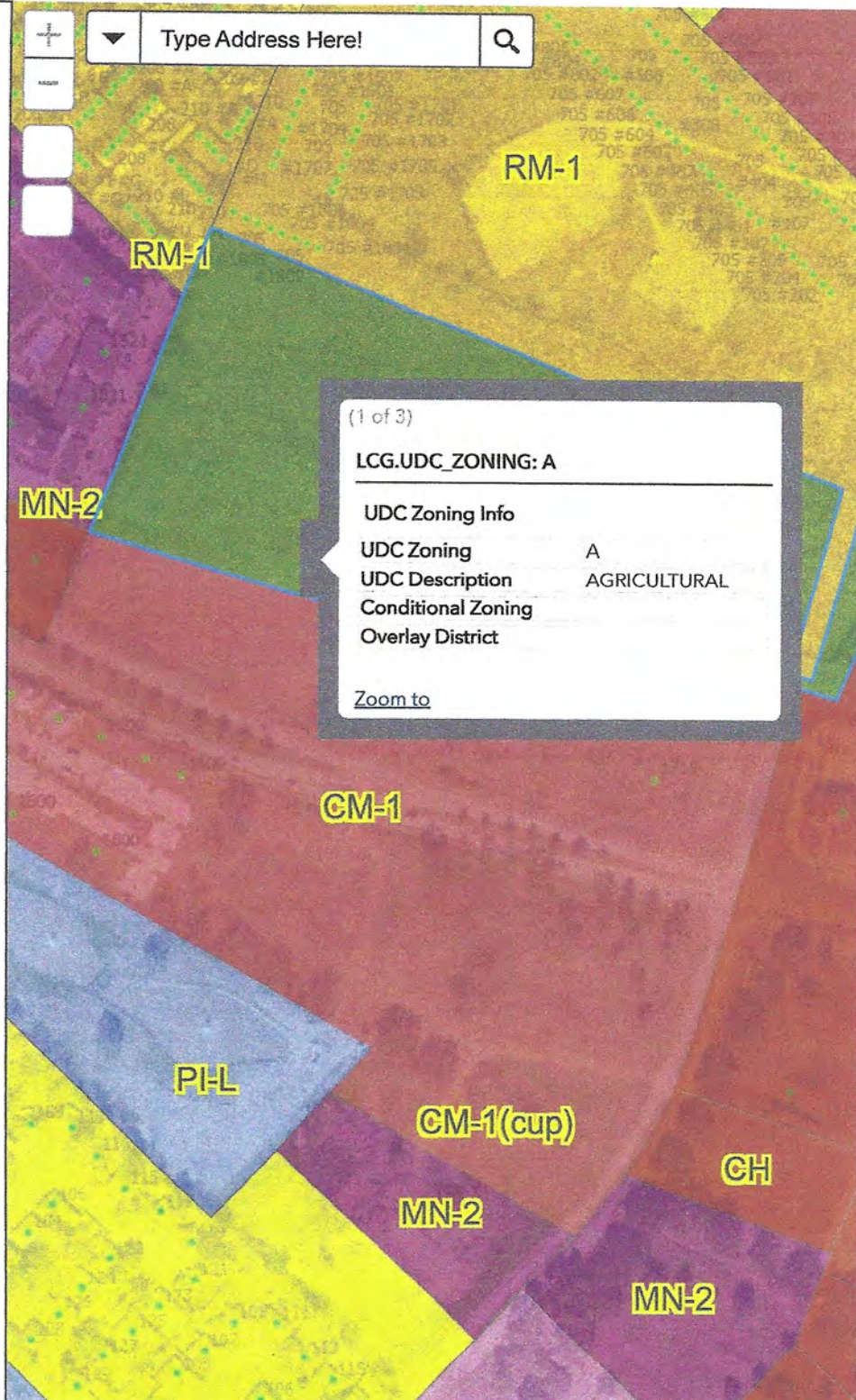
CM-1



CM-1(c)



CM-1(cup)



National Flood Hazard Layer FIRMette



92°1'58"W 30°10'4"N



0 250 500 1,000 1,500 2,000 Feet

92°1'21"W 30°9'33"N

Racaman Imagery Source: IISGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
Without Base Flood Elevation (BFE)
Zone A, V, AE, AH, VE, AR
With BFE or Depth
Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile
Future Conditions 1% Annual Chance Flood Hazard
Area with Reduced Flood Risk due to Levee. See Notes.
Area with Flood Risk due to Levee Zone D

OTHER AREAS
NO SCREEN
Area of Minimal Flood Hazard
Effective LOMRS
Area of Undetermined Flood Hazard
GENERAL STRUCTURES
Channel, Culvert, or Storm Sewer
Levee, Dike, or Floodwall

OTHER FEATURES
Cross Sections with 1% Annual Chance
Water Surface Elevation
Coastal Transect
Base Flood Elevation Line (BFE)
Limit of Study
Jurisdiction Boundary
Coastal Transect Baseline
Profile Baseline
Hydrographic Feature

MAP PANELS
Digital Data Available
No Digital Data Available
Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

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