



Mouton Site



Location

1051 Smede Highway
Broussard, LA, 70518
St. Martin Parish
30.09893, -91.93659

Listing Size

Available Acreage: 46.2 Acres
Max Divisible Available: 11.6 Acres
Min Divisible Available: 11.3 Acres
Subdividable

Property Type

Industrial

Overview

The 46-acre Mouton Site is located in the city limits of Broussard, Louisiana. According to the City of Broussard Zoning Map, the site is zoned for the Light Industrial District. U.S. Highway 90 (future Interstate 49) is approximately 950 feet west of the site. The traffic light and interchange at the intersection of U.S. Highway 90 and Louisiana State Highway 92 (Smede Highway) provides quick and easy access to the site. Emergency fire and medical services are less than 10 road miles from the site, while Interstate 49, Interstate 10, University of Louisiana at Lafayette, Lafayette Regional Airport (LFA), and the shallow-draft Port of Iberia are less 15 miles from the site. The site has minimal surface encumbrances, and over 75% of the site is located outside of the 100-year floodplain. Additionally, no environmental or archaeological concerns were identified during the site certification due diligence. The Mouton Site could be the perfect destination for your company's next industrial facility.

Utilities

Electricity: SLEMCO

Water: City of Broussard

Telecom: AT&T

Natural Gas: Atmos

Sewer: City of Broussard

Fiber-Optic: AT&T

Nearby

Highway 90: 0.35 miles

I-10 & I-49 Interchange: 13 miles

Lafayette Regional Airport (LFT): 10 miles

Acadiana Regional Airport (KARA): 7.5 miles

Port of Iberia: 13 miles

University of Louisiana at Lafayette: 10.5 miles

For More Information

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