



South Morgan Site



Location

1026 South Morgan Avenue
Broussard, LA, 70518
Lafayette Parish
30.13389, -91.96759

Listing Size

Available Acreage: 21.3 Acres
Max Divisible Available: 11.3 Acres
Min Divisible Available: .09 Acres
Subdividable

Property Type

Commercial

Overview

The South Morgan Site located in city limits of Broussard is an approximately 21-acre property with little to no encumbrances in addition to substantial frontage and visibility along Ambassador Caffery Parkway. The site can also be accessed from South Morgan Avenue, which intersects with Ambassador Caffery Parkway 300 feet south of the site. The intersection is also controlled by a red light allowing easy access to South Morgan Avenue. Since the site is zoned for the Ambassador Caffery District, the property is already positioned for future business or commercial uses. Access to U.S. Highway 90 (future Interstate 49) and emergency services is less than 5 miles away, while access to Interstate 10 & 49, Lafayette Regional Airport, University of Louisiana at Lafayette (approximately 20,000 students), and the shallow-draft Port of New Iberia is less than 20 minutes away from the site. If your company is looking for a 20-acre site in the rapidly growing City of Broussard with minimal encumbrances and quick access to major roads, emergency services, a regional airport, and a shallow draft maritime port, the South Morgan Site could be a perfect match.

Utilities

Electricity: SLEMCO
Water: City of Broussard
Telecom: AT&T
Natural Gas: Delta Utilities (CenterPoint)
Sewer: City of Broussard
Fiber-Optic: AT&T

Nearby

Highway 90: 1.84 miles
I-10 & I-49 Interchange: 10 miles
Lafayette Regional Airport (LFT): 7 miles
Acadiana Regional Airport (KARA): 9.7 miles
Port of Iberia: 16.5 miles
University of Louisiana at Lafayette: 7.2 miles

For More Information

Contact

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