

Ambassador Caffery & Guilbeau Lafayette, LA

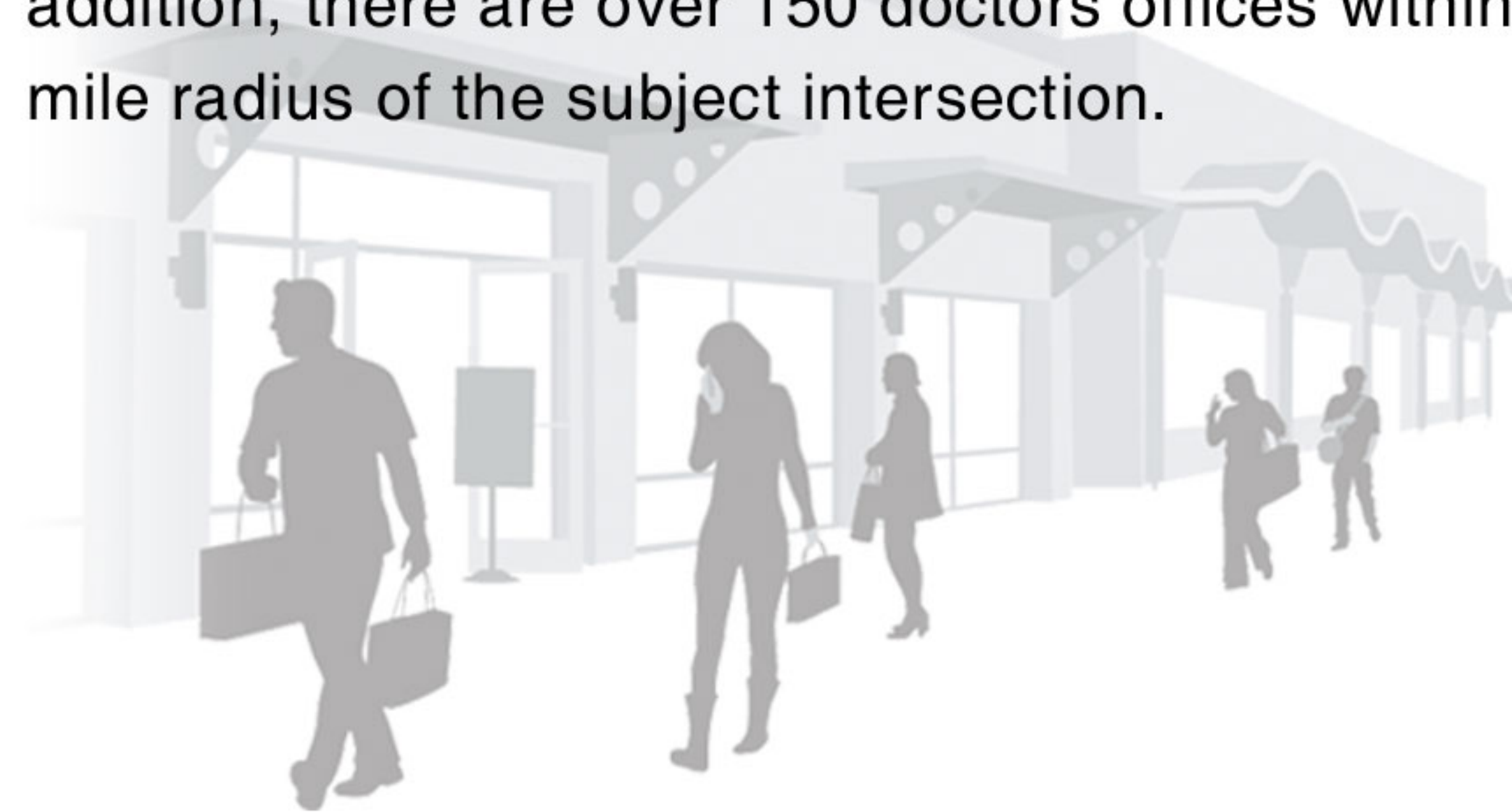


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SITE SUMMARY

The city of Lafayette, Lafayette Parish, is located between Baton Rouge and Lake Charles on the I-10 corridor. Lafayette's economy is strong and healthy. It's population is growing and unemployment is lower than the national and state average. The Lafayette Metropolitan Statistical Area (MSA) is an area in the south central Acadiana region of Louisiana which covers two parishes – Lafayette and St. Martin. The MSA has a population of over 250,000 people. It is also part of the larger Lafayette-Acadiana Combined Statistical Area which consists of over 550,000 people. The economy in the Lafayette area is mostly made up of healthcare and associated services, tourism, oil-related business, car sales, and the restaurant industry. The subject property is a 39.185 acre multi-use development located at the intersection of Ambassador Caffery and Guilbeau Road. Ambassador Caffery is the highest medical, retail, commercial and residential growth corridor in the city of Lafayette and runs from I-10 to Verot School Road. Guilbeau Road connects to Johnston Street, through River Ranch (highest income area) to Verot School Road.

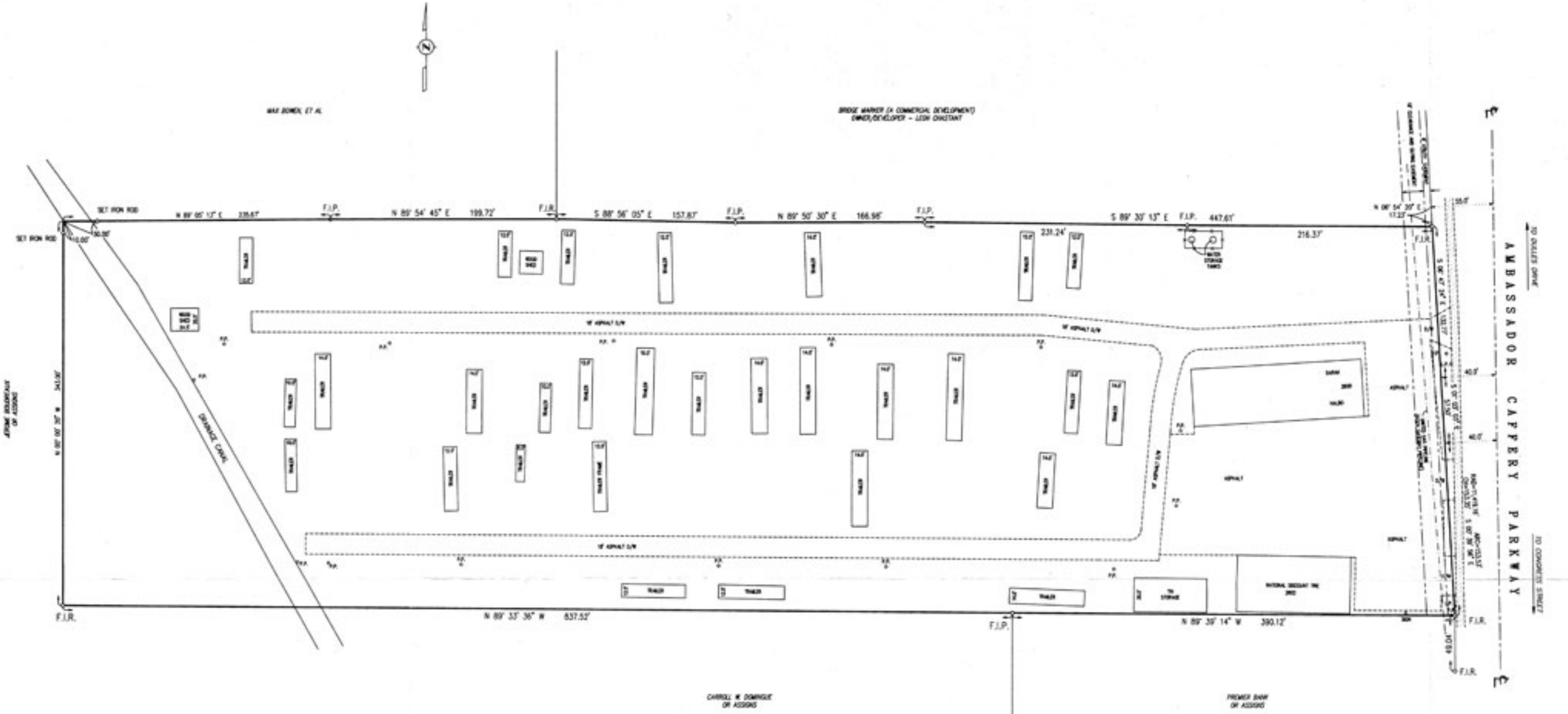
This development is comprised of multiple land owners working together and creates one of the largest areas of land for a multi-use development in the city. It is conveniently located just minutes (0.2 miles) north from The Regional Medical Center, which has 166 beds. In addition, there are over 150 doctors offices within a 1 mile radius of the subject intersection.



TRADE AREA DEMOGRAPHICS

YEAR: 2009	1 MILE	3 MILES	5 MILES
Population Estimate	9,554	55,906	118,846
Households Estimate	4,076	23,731	48,360
Average Household Size	2.32	2.33	2.33 2.37
Average Household Income Est.	\$29,689	\$31,742	\$36,194
Median Household Income Est.	\$55,909	\$71,885	\$65,339
Household Growth 1990-2000	4.25%	7.10%	12.39%





MAX BOWEN, ET AL

BRIDGE MARKET (A COMMERCIAL DEVELOPMENT)
OWNER/DEVELOPER - LEON CHRISTIAN

APPROXIMATE BOUNDARY OF ADJACENT

CHAROL W DOMINGUE
OF ASSOCI

PETER BAY
OF ASSOCI

AMBASSADOR CAFFERY PARKWAY

TO SOUTHERN DRIVE

TO CONCRETE STREET