

\*\*\*\*\* INTERSTATE SITE \*\*\*\*\*

**NEC I-49 @ Harry Guilbeau Road, Opelousas, LA**

The City of Opelousas, St. Landry Parish, is located approximately 20 miles North of Lafayette, LA along Interstate 49. This site of over 33 acres is ideally situated at Exit 15 with excellent visibility and accessibility. The I-49 Frontage Road runs along the entire 33 acre site.

This site fronts a future 47 acre Our Savior's Church Opelousas campus that will consist of the main church building, a bible study facility, 22 acre youth sports complex, walking trails and so much more. Also at this quadrant are the South Campus of Opelousas General Hospital, Courville Toyota Dealership, Regency Inn, Equine Sale of Louisiana, LaHaye Eye Center and a new automobile dealership coming soon. Nearby is the Evangeline Downs Racetrack and Casino and a WalMart Supercenter.

*Traffic Counts along Interstate 49 (2012): South of the Site: 41,058; North of the Site: 37,499*

PARCEL	SIZE (Acres)	PARCEL	SIZE (Acres)	PARCEL	SIZE (Acres)
1	2.705	7	1.000	13	1.565
2	1.514	8	1.001	14	1.407
3	1.500	9	2.617	15	1.250
4	2.351	10	2.468	16	1.250
5	1.387	11	2.512	17	5.000
6	1.500	12	1.539		

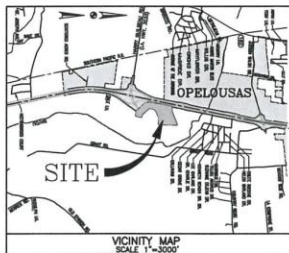
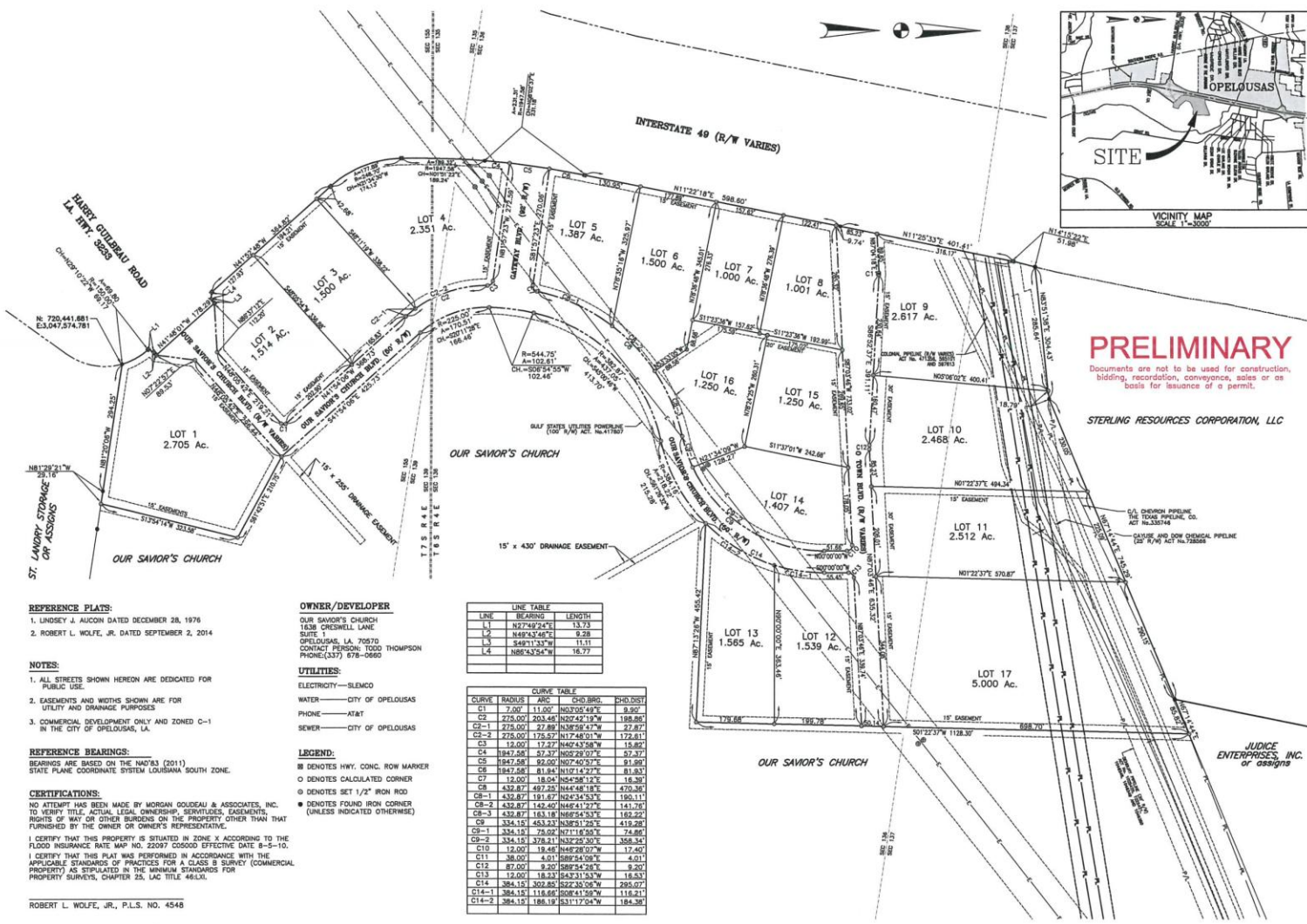
*Professionally Developed and Marketed by:*

**Derek Development Corporation**

*Roland L. "Rocky" Robin, Broker, [RLR@DerekDevelopmentCorp.com](mailto:RLR@DerekDevelopmentCorp.com)  
Janita H. LeBleu, Associate Broker, [Janita@DerekDevelopmentCorp.com](mailto:Janita@DerekDevelopmentCorp.com)  
353 Doucet Road, Suite A-3, Lafayette, LA 70503  
337-993-2221 · Fax 337-993-3996  
[www.DerekDevelopmentCorp.com](http://www.DerekDevelopmentCorp.com)*



Licensed with the Louisiana Real Estate Commission



**PRELIMINARY**  
 Documents are not to be used for construction, bidding, recordation, conveyance, sales or as basis for issuance of a permit.

STERLING RESOURCES CORPORATION, LLC

drawn: DJE  
 scale: 1"=100'  
 checked: JMW  
 date: 11-9-16  
 project: S#497

certified: correct

**MORGAN COUDEAU & ASSOCIATES**  
 Consulting Engineers & Land Surveyors  
 1703 West Landry Street  
 OPELOUSAS, LOUISIANA 70057  
 (337) 948-4222

PLAT OF SURVEY FOR  
 OUR SAVIOR'S CHURCH SHOWING GATEWAY PARK  
 ON A 135.211 ACRE TRACT OF LAND SITUATED IN  
 PARISH 37 & TOWNSHIP 14 EAST  
 AND IN SECTIONS 37, 38, 39, 40, RANGE 4 EAST  
 ST. LANDRY PARISH, LOUISIANA.

sheet no. \_\_\_\_\_  
 of \_\_\_\_\_ sheets

**REFERENCE PLATS:**  
 1. LINDSEY J. AUCON DATED DECEMBER 28, 1976  
 2. ROBERT L. WOLFE, JR. DATED SEPTEMBER 2, 2014

**NOTES:**  
 1. ALL STREETS SHOWN HEREON ARE DEDICATED FOR PUBLIC USE.  
 2. EASEMENTS AND WIDTHS SHOWN ARE FOR UTILITY AND DRAINAGE PURPOSES.  
 3. COMMERCIAL DEVELOPMENT ONLY AND ZONED C-1 IN THE CITY OF OPELOUSAS, LA.

**REFERENCE BEARINGS:**  
 BEARINGS ARE BASED ON THE NAD83 (2011) STATE PLANE COORDINATE SYSTEM LOUISIANA SOUTH ZONE.

**CERTIFICATIONS:**  
 NO ATTEMPT HAS BEEN MADE BY MORGAN COUDEAU & ASSOCIATES, INC. TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS, RIGHTS OF WAY OR OTHER BURDENS ON THE PROPERTY OTHER THAN THAT FURNISHED BY THE OWNER OR OWNER'S REPRESENTATIVE.  
 I CERTIFY THAT THIS PROPERTY IS SITUATED IN ZONE X ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 22097 C00000 EFFECTIVE DATE 8-5-10.  
 I CERTIFY THAT THIS PLAT WAS PERFORMED IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF PRACTICES FOR A CLASS B SURVEY (COMMERCIAL PROPERTY) AS STIPULATED IN THE MINIMUM STANDARDS FOR PROPERTY SURVEYS, CHAPTER 25, LAC TITLE 48:14.

ROBERT L. WOLFE, JR., P.L.S. NO. 4546

**OWNER/DEVELOPER**  
 OUR SAVIOR'S CHURCH  
 1638 CHESWELL LANE  
 SUITE 1  
 OPELOUSAS, LA. 70076  
 CONTACT PERSON: TOSCO THOMPSON  
 PHONE: (337) 678-0660

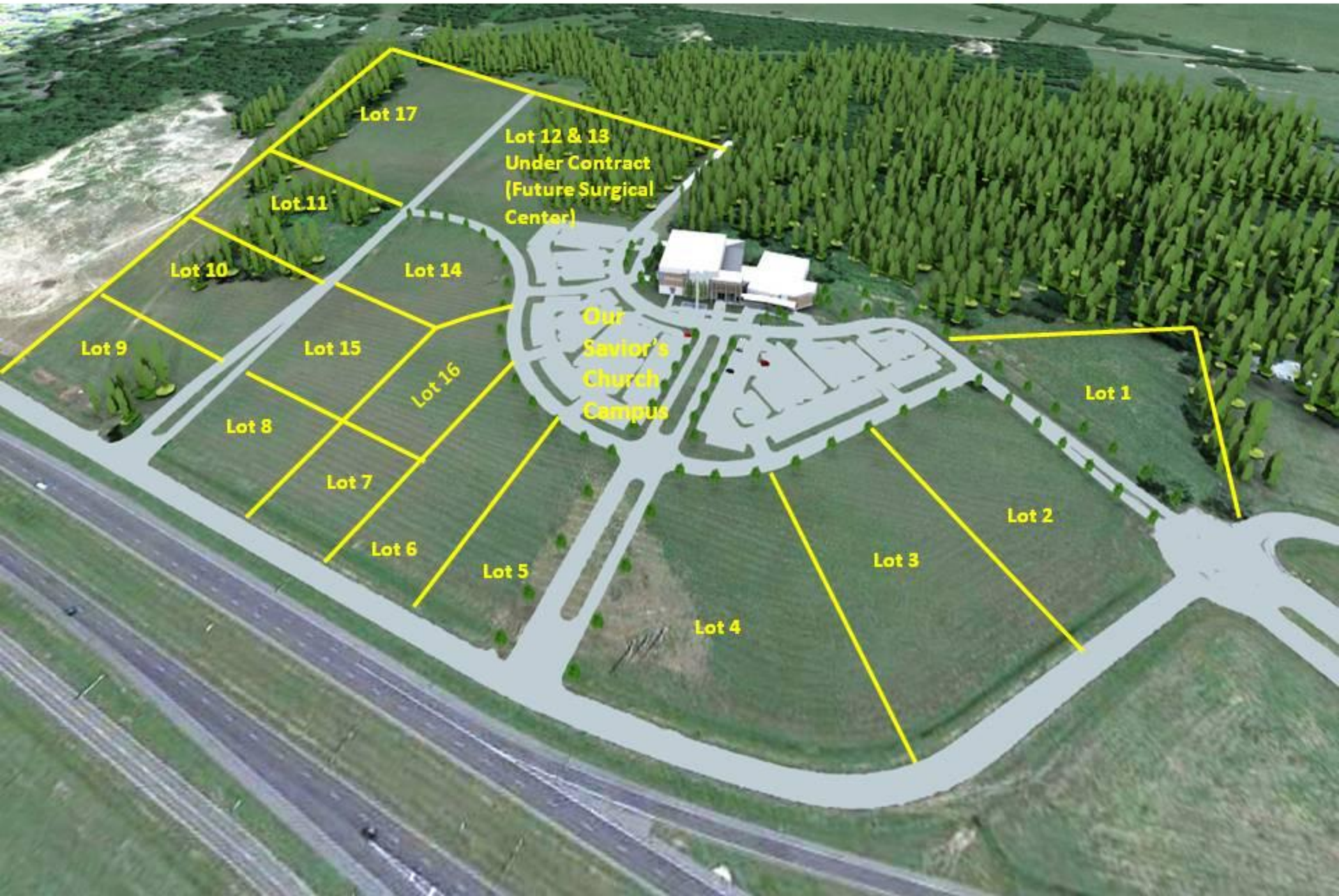
**UTILITIES:**  
 ELECTRICITY—SLEMIC  
 WATER—CITY OF OPELOUSAS  
 PHONE—AT&T  
 SEWER—CITY OF OPELOUSAS

**LEGEND:**  
 ■ DENOTES HWY. CONC. ROW MARKER  
 ○ DENOTES CALCULATED CORNER  
 ⊙ DENOTES SET 1/2" IRON ROD  
 ● DENOTES FOUND IRON CORNER (UNLESS INDICATED OTHERWISE)

LINE TABLE		
LINE	BEARING	LENGTH
L1	N272°54'21"E	13.73
L2	N49°42'46"E	0.28
L3	S49°11'33"W	11.11
L4	N88°23'25"W	16.77

CURVE TABLE			
CURVE	RADIUS	ARC	CHORD
C1	7.07	11.07	N02°05'49"E
C2	275.00	204.45	N24°42'10"W
C2-1	275.00	27.89	N38°58'47"W
C2-2	275.00	175.57	N11°48'01"W
C3	13.00	17.27	N42°43'58"W
C4	1847.68	57.37	N02°29'07"E
C5	1947.98	93.00	N02°40'37"E
C6	1847.68	81.84	N17°14'27"E
C7	12.00	16.04	N54°58'12"E
C8	432.87	492.95	N44°48'18"E
C8-1	432.87	191.67	N24°34'53"E
C8-2	432.87	143.40	N44°41'27"E
C8-3	432.87	163.18	N66°54'53"E
C8-4	432.87	175.57	N11°48'01"E
C9	334.15	453.23	N38°51'22"E
C9-1	334.15	79.02	N11°16'50"E
C9-2	334.15	378.21	N37°22'30"E
C10	12.00	16.48	N46°28'07"W
C11	36.00	4.01	S89°54'28"E
C12	87.00	9.20	S89°54'28"E
C13	12.00	16.23	N42°21'53"E
C14	384.15	302.85	S22°30'08"W
C14-1	384.15	116.69	S08°41'59"W
C14-2	384.15	186.19	S31°17'04"W

I-49 at Harry Guilbeau Road – Opelousas, LA



NEC of Interstate 49 at Harry Guilbeau Road  
Opelousas, Louisiana



# I-49 at Harry Guilbeau Rd, Opelousas, LA

