

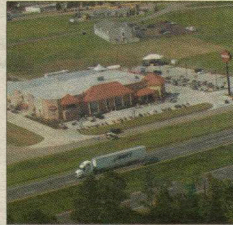
COMMERCIAL PROPERTIES REPORT

Interstate traffic a boon to Business Development

Fabulous" is a word Rocky Robin uses to describe the progress of his company's 31-acre development at I-10 in Scott. With the addition of the Cajun Harley Davidson building, interest is high in available sites on 21 remaining acres. "We're totally excited about it," said Robin, president of Derek Development Corporation (DDC). "We're promoting it mostly for national tenants and with success."

Cajun Harley Davidson has been open in their new 40,000 square foot building since the first of the year, and business is booming. The store first opened in 1979, and this is their third move. The new state of the art facility on four acres gives them more than double the space of their previous building. Nationally, Harley Davidson is promoting the concept of interstate locations, and their dealers on the interstate in Beaumont and Houston have proven success rates. "So many people ride by who are either on bikes or in cars that are drawn to Harley Davidson," explained Robin.

About five years ago Robin and a group of investors bought the property on I-10 at Hwy 93. "I liked it from the very beginning because it was interstate, and we like to do interstate properties," said Robin. "We like our



The new Cajun Harley Davidson building anchors the 31-acre development of Hwy 93 and I-10 at Scott.

location. It's the first real entrance into Lafayette from the west, and just two miles down the road from Ambassador Caffery for somebody traveling east-bound."

Cajun Harley Davidson anchors the development site and makes it attractive for other tenants. Cracker Barrel Convenience Stores was the first to open within the development, followed by Church's Fried Chicken and Howard Johnson Express. "We had always envisioned a large anchor to the property, and when we had the opportunity to get Harley Davidson, that was a big plus," Robin said. "We needed that so that we

could draw the caliber of users that we envisioned." Negotiations are in progress for a sit-down family restaurant, a fast food restaurant and a retail store. Plans are for a portion of the development to be used for office/industrial operations. "Interest has been very heavy from those users since the proximity to the interstate is ideal for them," reports the company.

Robin said that the city of Scott, the city council and Mayor Hazel Myers, have been helpful in site development. "Mayor Hazel Myers has been a jewel," Robin said. "She's really a promoter for property in Scott. We've been able to help a little because when Sam's went out, it affected them so we're doing all we can to help bring in other revenues." Sam's Club moved from I-10 to Ambassador Caffery in 2002.

Derek Development Corporation has a long history of site development in the Lafayette area, with particular success in attracting national business interests. "That's our forte and strength," said Robin. The development of Westgate-10 has opened the way for future developments on that quadrant of the interstate. With interest in interstate sites increasing, Robin recently sold 31 acres of property next to his to Dan Menard. "He has a lot of development that will be occurring because of this."