

110-116 Sweetland
Broussard, LA 70518

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MLS# 24010296



\$610,000

This exceptional 4.8-acre commercial property is ideally located just off Hwy 90E at Albertson Parkway, in one of Broussard's fastest-growing areas. With visibility to approximately 35,000 vehicles daily, this site offers unparalleled exposure to potential customers. The property is surrounded by a strong mix of businesses, including LaQuinta Inn, Albertsons, Home Depot, Walmart, and popular dining spots like Subway and Taco Bell, making it a highly desirable location for commercial ventures. The land is fully cleared, development-ready, and equipped with available utilities. Planned improvements, such as the City of Broussard's 'STREETSCAPE' project, will add sidewalks and lighting along E Main St to Albertson Parkway, while Sweetland Avenue will undergo resurfacing to further enhance accessibility. Zoned Community Commercial (CC), this property is suitable for a wide range of uses, including retail centers, specialty shopping, or mixed-use developments. Its prime location, combined with future infrastructure upgrades, makes 110 / 116 Sweetland Avenue a rare and valuable opportunity in Broussard. For further details or to explore development options, please contact listing agent.



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For full listing details, please scan:

