

905 Broussard
Lafayette, LA 70508



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MLS# 2600006309



\$849,900

5 Minutes from Lafayette's Best Shopping & Surrounded by Explosive Growth! Positioned directly in the path of Lafayette's most explosive economic and residential expansion, this premium 2.77-acre commercial lot at 905 E. Broussard Rd is an investor's dream. Located just 5 minutes away from Lafayette's absolute best premier shopping, dining, and retail hubs, this high-visibility property offers an unbeatable combination of convenience and high-volume exposure. The immediate area is experiencing an unprecedented housing boom, with multiple brand-new neighborhoods and subdivisions going up within a 1-mile radius, establishing a massive, built-in customer base right at your doorstep. To support this rapid population influx, three new roundabouts are slated for completion within the next three years in immediate proximity (located just 0.4 miles, 0.8 miles, and 1.8 miles away). This massive infrastructure injection guarantees significantly increased traffic flow, enhanced accessibility, and skyrocketing long-term value, perfectly capturing and channeling heavy daily commuters directly past your site. Serving as a critical artery, this property sits on high-traffic East Broussard Road (LA Hwy 733) and feeds traffic seamlessly from Kaliste Saloom Road. This lot features awesome potential for a wide variety of commercial uses, making it the



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