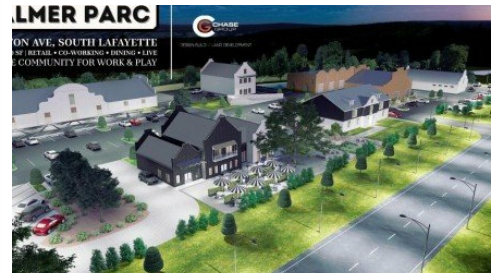
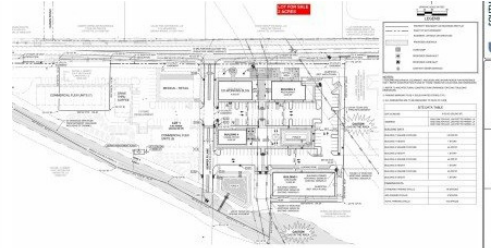


1401 Milton
Lafayette, LA 70508

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MLS# 2600007569



\$495,000

A unique opportunity to acquire 2 acres directly across from Palmer Parc, a thoughtfully designed mixed-use development planned to feature childcare, professional office, co-working, retail, and complementary commercial uses. The property offers an attractive setting alongside a beautiful subdivision pond with a fountain, creating a distinctive backdrop for a high-quality office, retail, medical, hospitality, or mixed-use project. The site can accommodate an approximately 14, 000-square-foot building area, subject to final design and governmental approvals. Preliminary approvals have also been obtained to construct an asphalt parking lot over the existing underground gas transmission line area, allowing the property to maximize its usable development footprint. This site appraised for \$502, 000 just 4 months ago and that's before the new Milton Water District is about to open their new water plant for more volume in the area which means more housing is possible to build from developers whereas there was a moratorium to build any new subdivisions in this area until the completion. The buyer will be expected to maintain an architectural and landscaping aesthetic that complements Palmer Parc, helping establish a cohesive, upscale commercial corridor on both sides of the street. This design continuity is intended to protect the



Chase Landry

Phone: (985) 772-4450

Chase Group Realty, LLC

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