

FOR SALE

PROPERTY SUMMARY

A .48 Acre lot is available for sale in New Iberia, Louisiana with close proximity to Downtown New Iberia. The lot is 21,063 sq. ft. +/- with 119 feet of frontage on Fulton Street and 177 feet of depth on North Corinne Street. Currently zoned I-1 Industrial, the subject property would be suitable for development of retail, office and industrial use. The seller is extremely motivated and ready to sell.

New Iberia is the tenth-largest city in Louisiana and is located thirty (30) miles southeast of Lafayette. The city is located in Iberia Parish. According to the 2010 Census, the population was 30,617.

At such a competitive price of \$3.56/sf with a great corner site location in the center of Downtown New Iberia, this is a must-see opportunity to develop a retail, office or industrial space that will have excellent visibility and immediate success.

SALE PRICE

- \$75,000

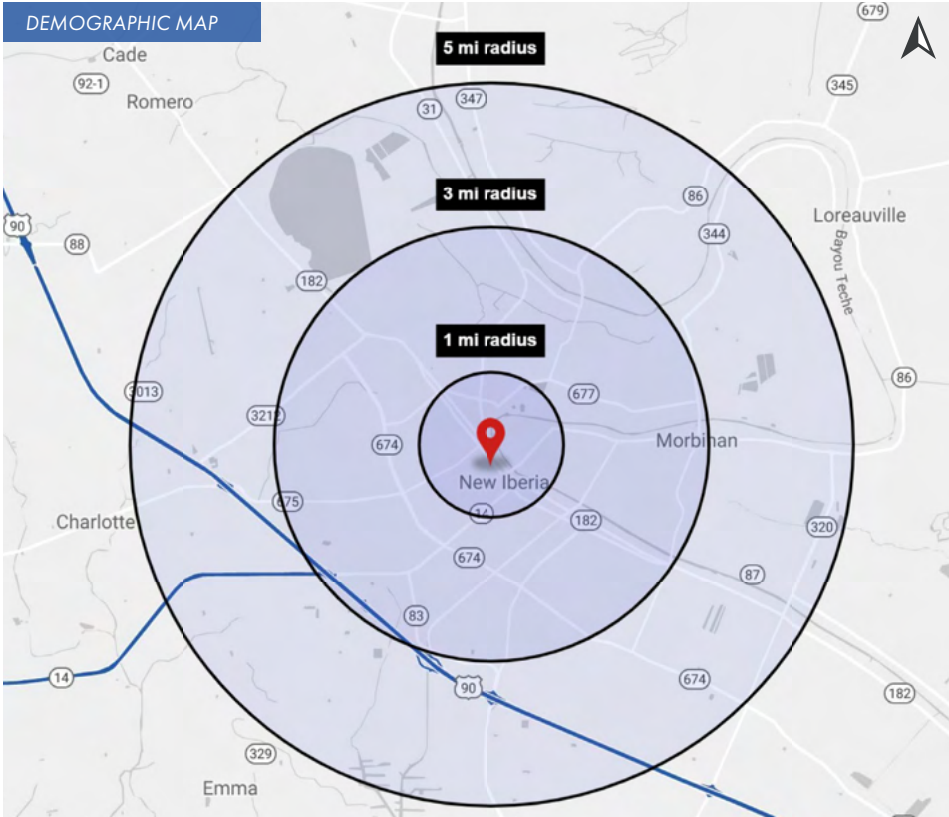
LOT SIZE

- 21,063 SF

PRICE

- \$3.56





2020 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE		1 MILE	3 MILE	5 MILE		1 MILE	3 MILE	5 MILE
POPULATION	9,551	33,287	45,055	AVG. HH INCOME	\$52,927	\$63,456	\$69,039	HOUSEHOLDS	3,888	13,072	17,418