



RETAIL READY SITE REPORT

103 W MAIN ST , BROUSSARD, LA



For more information about this site report, contact LEDA at
RetailReady@Lafayette.org

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103 W MAIN ST, BROUSSARD, LA



— Site Boundary

Site Specifications:

Size: 0.26 Acres

Site Price:

\$175,000/\$1000

Site Contact:

Kristi Broussard

(337) 627 - 7460

brainfreezesnowballs@yahoo.com



— Electricity

— Water

— Sewer

— Gas Service

— Internet/Fiber

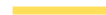
Utility Providers:

- **Electricity:** Entergy
 - Zach Hager
 - (337) 849-4997
- **Water/Sewer:** City of Broussard
 - (337) 837-6681 ext.8
- **Gas Service:** Delta Utilities
 - Alaina Hebert
 - (337) 373-1505
- **Internet/Fiber:** AT&T
 - Levar Greenhouse
 - (225) 382-0045

103 W MAIN ST, BROUSSARD, LA



Neighborhood
Commercial Zoning

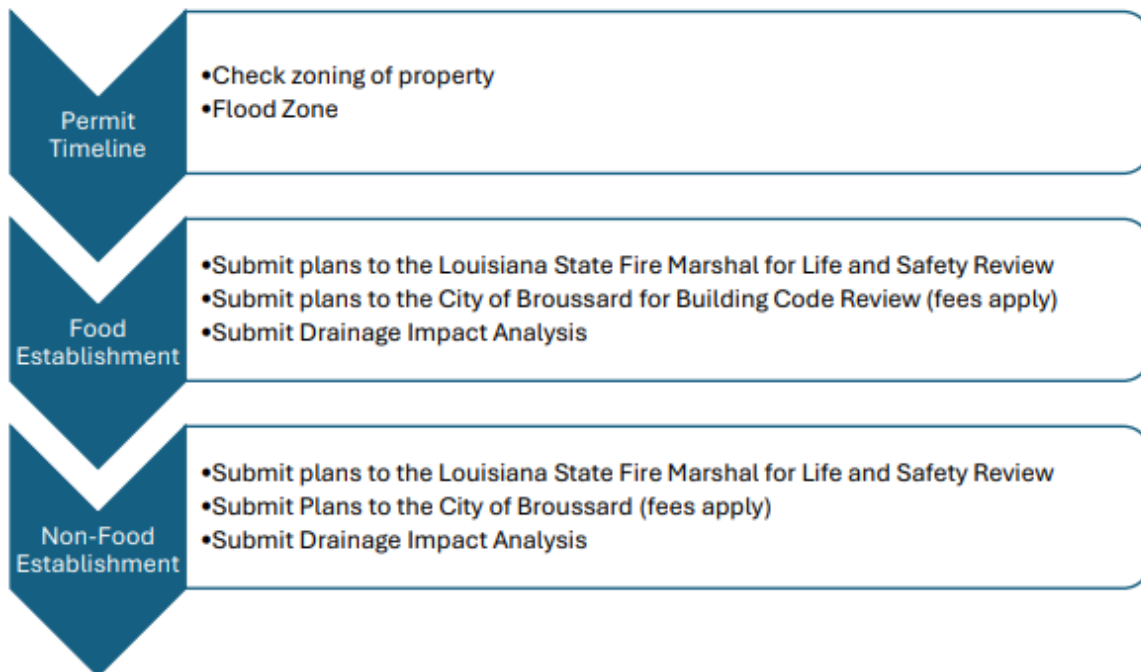


Flood Zone X:
Area of minimal
flood hazard

103 W MAIN ST, BROUSSARD, LA

PERMIT PROCESS

Permits to be submitted to Sarah Hebert at Broussard City Hall
DevelopingBroussard@broussardla.com | 337-837-6681 ext. 5 | 310 E. Main Street, Broussard



Once all reviews have been completed and approved, the licensed contractor may then come to City Hall to purchase the building permit, followed by the subcontractors.

DevelopingBroussard@broussardla.com

City of Broussard
Permitting/Licensing
Administrator
Sara Hebert
337-837-6681 ext. 5

For more information, contact
City of Broussard Chief
Administrative Officer
Graham Beduze
337-837-6681 ext. 9

City of Broussard City
Manager/Public Works
Director
Mel Bertrand
337-319-6237

Floodplain Administrator
Ben Theriot
337-298-1295

Broussard Fire Department
Chief Bryan Champagne
337-319-8322



With an estimated population of more than 15,000, Broussard, La., is located approximately 6 miles southeast of the city of Lafayette in both Lafayette and St. Martin Parishes. Broussard is home to a world-class workforce, an integrated transportation network, a diversified business base, and a hometown appeal.

Ray Bourque, Mayor | 337-837-6681 | mayorbourque@broussardla.com



26.91%

Retail Growth

In the past decade (2014-2024), retail sales have grown more than \$177 million, creating a 26.91% increase. A 57% population growth over the same time period supports the strength of Broussard's developing retail market.

61,240

Vehicles Daily

Broussard's proximity to the intersection of Interstates 10 and 49, as well as Hwy. 90, is a strategic advantage in transportation and accessibility. With direct rail access, Broussard can be reached easily via Lafayette Regional Airport and the Intercoastal Waterway.

Zero

Property Tax

With no state or city property taxes, building in Broussard certainly has its advantages. We are business friendly, and our electric, water, and wastewater services are among the lowest priced in the state.

\$37 Million

The new state-of-the-art facility, Broussard Sports Complex at St. Julien Park, is built on 122 acres of land and offers youth recreational sports programs and a beautiful community park for everyone. Capable of enticing large sports and entertainment events, this premium facility will provide a tremendous economic impact in the local community and surrounding businesses.



America's Energy Corridor

State Invests \$63.7 Million With Plans for \$150M in Broussard



“This completion of this project marks a crucial step in the plans to transform US 90 into the I-49 South corridor, and it's only a small piece of a much larger vision.”

La. Governor John Bel Edwards



The State of Louisiana's Albertson Parkway widening project in Broussard was completed in August 2019. The \$63.7 million project widened US Hwy 90 from four lanes to six from Albertson Parkway to north of Ambassador Caffery Parkway as part of the future I-49 South corridor. In June 2020, \$150 million was allocated for a future interchange at Ambassador Caffery Parkway and US Hwy 90. These projects are part of the Geaux South program, which is a \$2 billion construction initiative that will turn US 90 into I-49 South, connecting Lafayette with New Orleans. The Albertson's overpass has been completed and the Ambassador Caffery overpass project is approximately 50% complete.

These projects in Broussard are a very important part of the extension of I-49/US 90, known as "America's Energy Corridor" due to the location of many oil, gas, maintenance, and production companies.

With the completion of connected service roads, these new overpasses will provide better accessibility between large retail, dining, and other businesses located along this major corridor.

Demographics

Workforce



Labor Force (Population
16+):
7,323

Top Industries:
Services
Manufacturing

White Collar
Workers:
66.9%

Household Data



of Households:
5,305

Median
Household Income:
\$81,647

Households >
\$100K Income:
42.2%

Real Estate



2024 # of New
Residential Permits:

199

Average Cost To Build New
Residential Home:

\$304,195

Retail Sales



2024 Taxable
Retail Sales:

\$837,542,181



— Big Business. Small Town Charm. —



Placer.ai



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Apr 1, 2024 - Mar 31, 2025

Property:

1W

103 West Main Street, Broussard, Louisiana 70518, United States (Nearby Activity 50 ft)

103 West Main Street, Broussard, LA 70518



Scan to view on placer.ai platform

Visitation insights in this report are calculated using a radius ring to detect nearby visits within a certain distance from the property



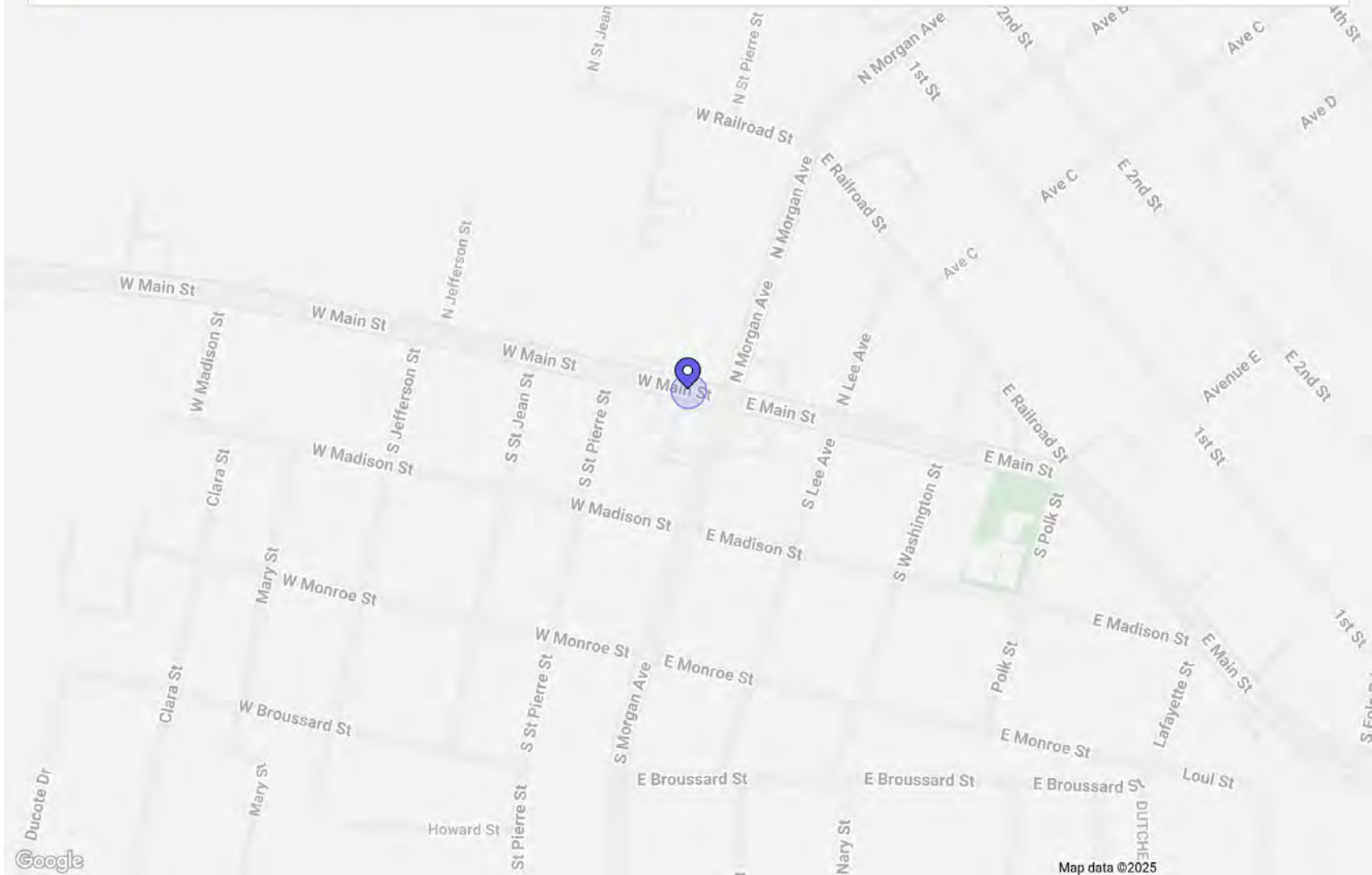
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Apr 1, 2024 - Mar 31, 2025



103 West Main Street, Broussard, Louisiana 70518, United States (Nearby Activity 50 ft)

103 West Main Street, Broussard, Louisiana 70518, United States



Google

Map data ©2025



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Placer Report

Apr 1, 2024 - Mar 31, 2025



Metrics

 **103 West Main Street, Broussard,...**
103 West Main Street, Broussard, LA 70518

Visits	4.3K	Panel Visits	553
Visitors	2.5K	Visits YoY	-12.2%
Visit Frequency	1.7	Visits Yo2Y	-35.1%
Avg. Dwell Time	44 min	Visits Yo3Y	-45.9%

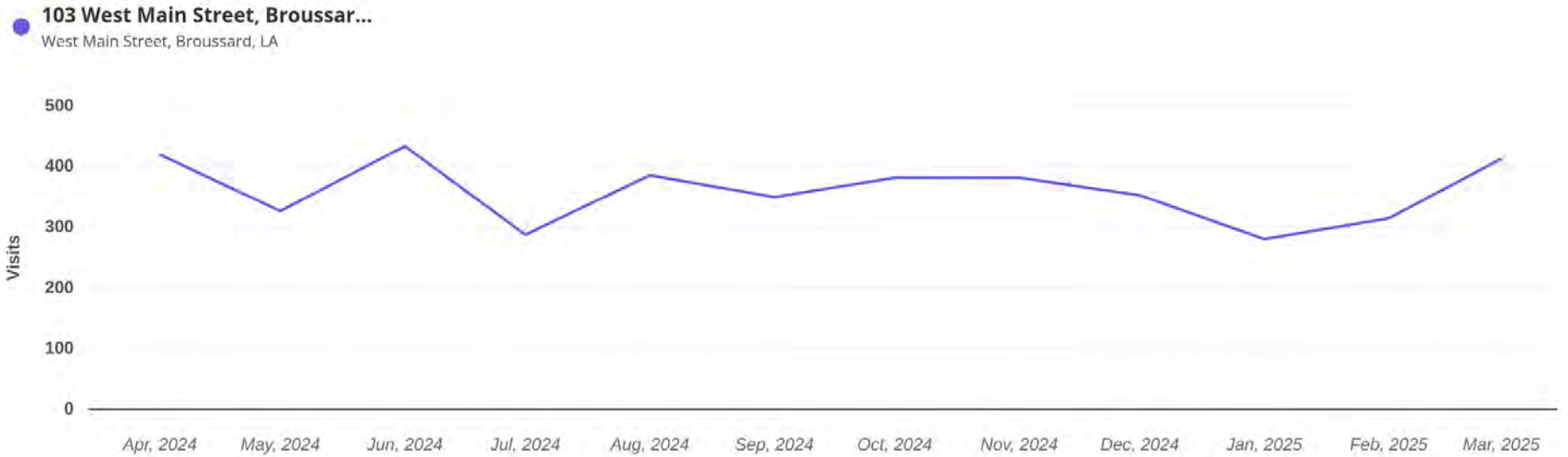
Apr 1st, 2024 - Mar 31st, 2025

Data provided by Placer Labs Inc. (www.placer.ai)





Visits Trend



Monthly | Visits | Apr 1st, 2024 - Mar 31st, 2025
Data provided by Placer Labs Inc. (www.placer.ai)





Prior / Post Compare

103 West Main Street, Broussard, Louisiana 70518, United States (Nearby Activity 50 ft) / West Main Street, Broussard, LA

Prior			Post		
Rank	Name	Foot-Traffic	Rank	Name	Foot-Traffic
1	Academy Sports + Outdoors / Ambassador Caffery ...	0.8%	1	Albertsons / Albertson Pkwy, Broussard, LA	2.9%
2	Broussard Community Fair / Broussard, LA	0.7%	2	Walmart / St Nazaire Rd, Broussard, LA	1.4%
3	Danielle's Hair Salon / E Main St, Broussard, LA	0.6%	3	KK's Cafe / Savoy Rd, Youngsville, LA	1.4%
4	Jasons Grill / N Morgan Ave, Broussard, LA	0.6%	4	Murphy USA / Saint Nazaire Rd, Broussard, LA	1.1%
5	Lourdes Urgent Care / St Nazaire Rd, Broussard, LA	0.6%	5	Waffle House / Sweetland Ave, Broussard, LA	1.1%
6	Youngsville Sports Complex / Savoy Rd, Youngsville,...	<0.5%	6	Waffle House / E Milton Ave, Youngsville, LA	1%
7	Rouses Market / E Milton Ave, Youngsville, LA	<0.5%	7	Raising Cane's Chicken Fingers / St Nazaire Rd, Bro...	0.9%
8	AutoZone / W Pinhook, Lafayette, LA	<0.5%	8	Broussard Community Fair / Broussard, LA	0.9%
9	Popeyes Louisiana Kitchen / W Pinhook Rd, Lafayet...	<0.5%	9	Mel's Diner / SE Evangeline Thruway, Broussard, LA	0.7%
10	Jet Coffee / St Nazaire Rd, Broussard, LA	<0.5%	10	Fat Pat's Bar & Grill / Ambassador Caffery Pkwy, Br...	0.7%

Apr 1st, 2024 - Mar 31st, 2025

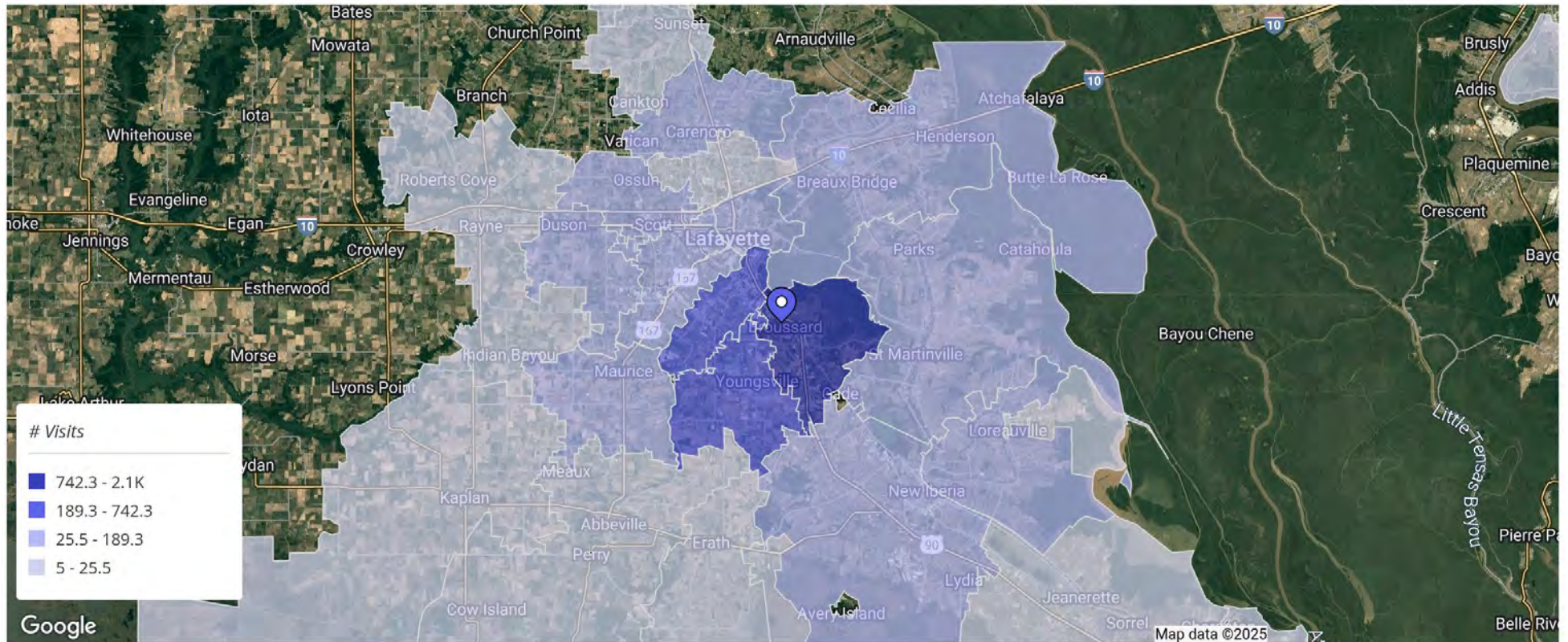
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Visitors By Origin

● **103 West Main Street, Broussard,...**
103 West Main Street, Broussard, LA 70518





103 West Main Street, Broussard,...

103 West Main Street, Broussard, LA 70518

Zipcode / City	Visits (% of Total)
70518 Broussard, LA	2.1K (47.4%)
70592 Youngsville, LA	673 (15.5%)
70508 Lafayette, LA	359 (8.3%)
70582 Saint Martinville, LA	186 (4.3%)
70506 Lafayette, LA	107 (2.5%)
70503 Lafayette, LA	105 (2.4%)
70560 New Iberia, LA	84 (2%)
70520 Carencro, LA	73 (1.7%)
70583 Scott, LA	71 (1.6%)
70517 Breaux Bridge, LA	61 (1.4%)



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103 West Main Street, Broussard,...

103 West Main Street, Broussard, LA 70518

Zipcode / City	Visits (% of Total)
70501 Lafayette, LA	53 (1.2%)
70563 New Iberia, LA	46 (1.1%)
70529 Duson, LA	38 (0.9%)
70555 Maurice, LA	36 (0.8%)
70373 Larose, LA	33 (0.8%)
70570 Opelousas, LA	22 (0.5%)
70544 Jeanerette, LA	19 (0.4%)
70510 Abbeville, LA	18 (0.4%)
70507 Lafayette, LA	15 (0.3%)
93230 Hanford, CA	14 (0.3%)

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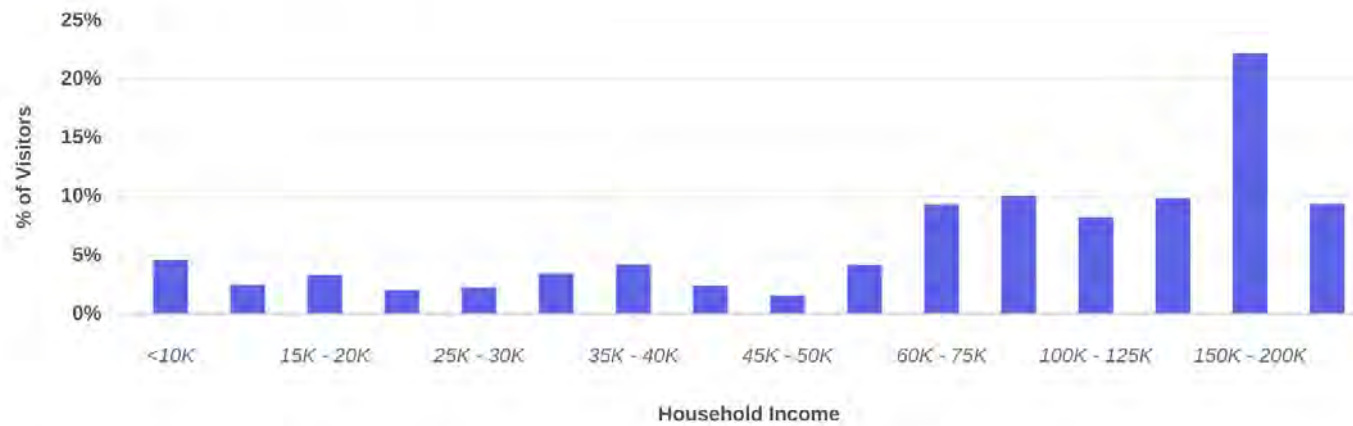
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Household Income

103 West Main Street, Broussar...
103 West Main Street, Broussard, LA 70518



Average Income 116K

Median Income 99K

*Demographics are based on a True Trade Area capturing 70% of visits | Data source: Census 2023

Apr 1st, 2024 - Mar 31st, 2025
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Ethnicity

103 West Main Street, Broussard...
103 West Main Street, Broussard, LA 70518



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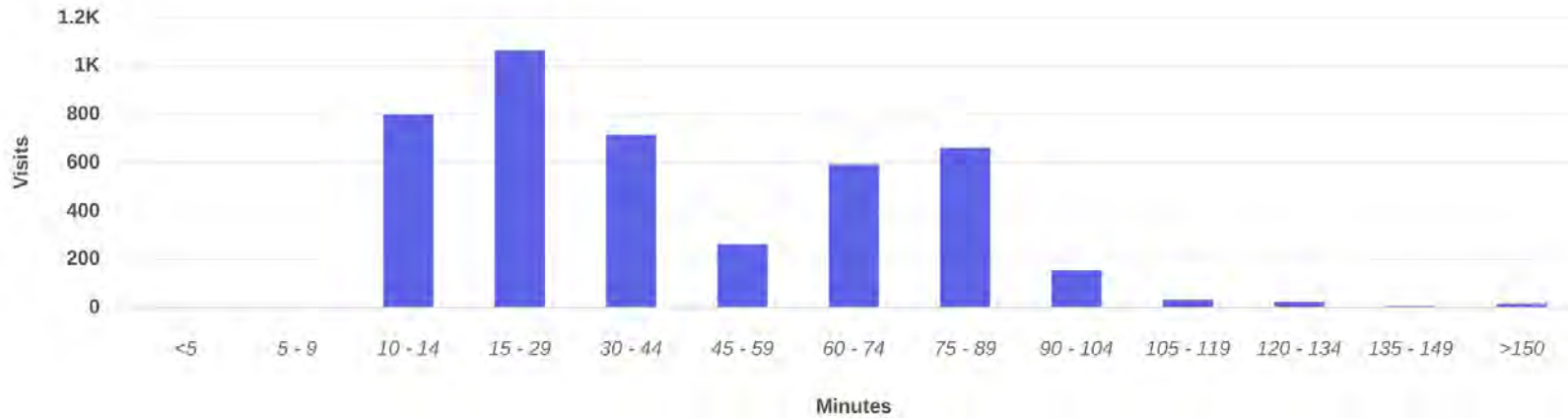
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Visit Duration

● 103 West Main Street, Broussard, ...
103 West Main Street, Broussard, LA 70518



Average Stay 44 min
Median Stay 33 min

Visits | Apr 1st, 2024 - Mar 31st, 2025
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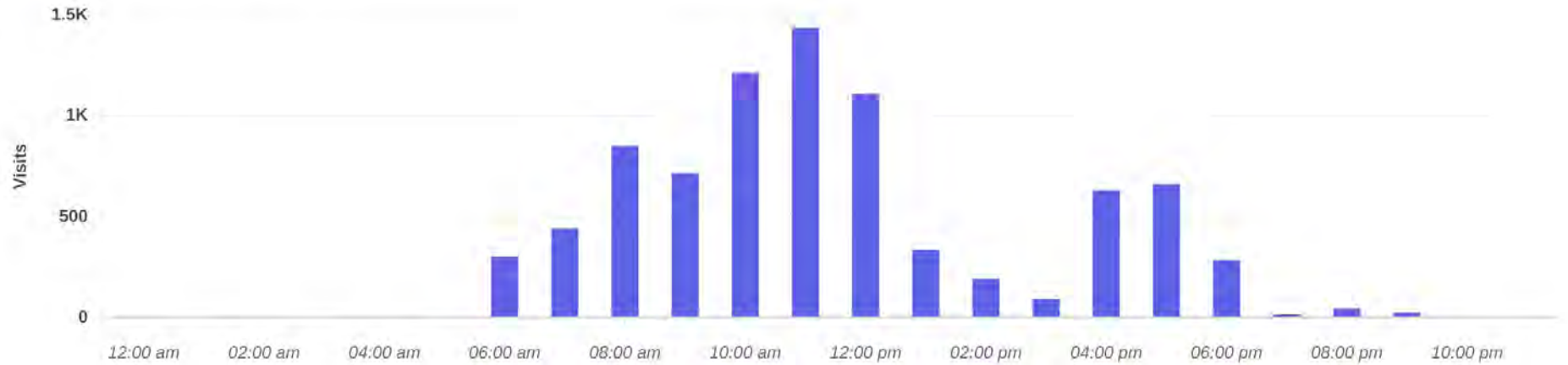


Placer Report

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Hourly Visits

103 West Main Street, Broussar...
103 West Main Street, Broussard, LA 70518



Visits | Apr 1st, 2024 - Mar 31st, 2025
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Favorite Places

103 West Main Street, Broussard, Louisiana 70518, United States (Nearby Activity 50 ft) / West Main Street, Broussard, LA

Rank	Name	Distance	Visitors
1	Ambassador Town Center / 4535 Ambassador Caffery Pkwy, Lafayette, LA 70508	4.8 mi	2.1K (87.5%)
2	River Marketplace / 4313 Ambassador Caffery Pkwy, Lafayette, LA 70508	5.1 mi	2K (84.4%)
3	Walmart / 123 St Nazaire Rd, Broussard, LA 70518	1.3 mi	1.8K (76.2%)
4	Albertsons / 1210 Albertson Pkwy, Broussard, LA 70518	1.1 mi	1.6K (68.1%)
5	Crossroads Annex / 609 Settlers Trace Blvd, Lafayette, LA 70508	5.3 mi	1.6K (68.1%)
6	Target / 4313 Ambassador Caffery Pkwy, Lafayette, LA 70508	5.1 mi	1.6K (67.8%)
7	Main Street Barber & Color Studio / 103 W Main St, Broussard, LA 70518	0 mi	1.6K (67.5%)
8	University of Louisiana / 104 E University Ave, Lafayette, LA 70504	5.6 mi	1.6K (66.1%)
9	Academy Sports + Outdoors / 4232 Ambassador Caffery Pkwy, Lafayette, LA 70508	5.5 mi	1.5K (63.8%)
10	Ambassador Crossing / 4235 Ambassador Caffery Pkwy, Lafayette, LA 70508	5.4 mi	1.5K (62.3%)

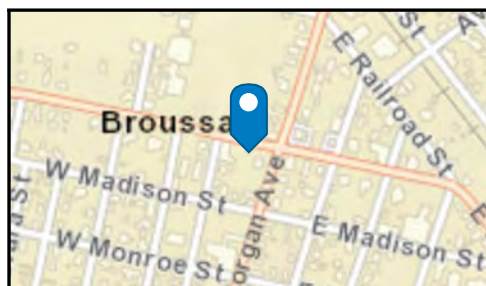
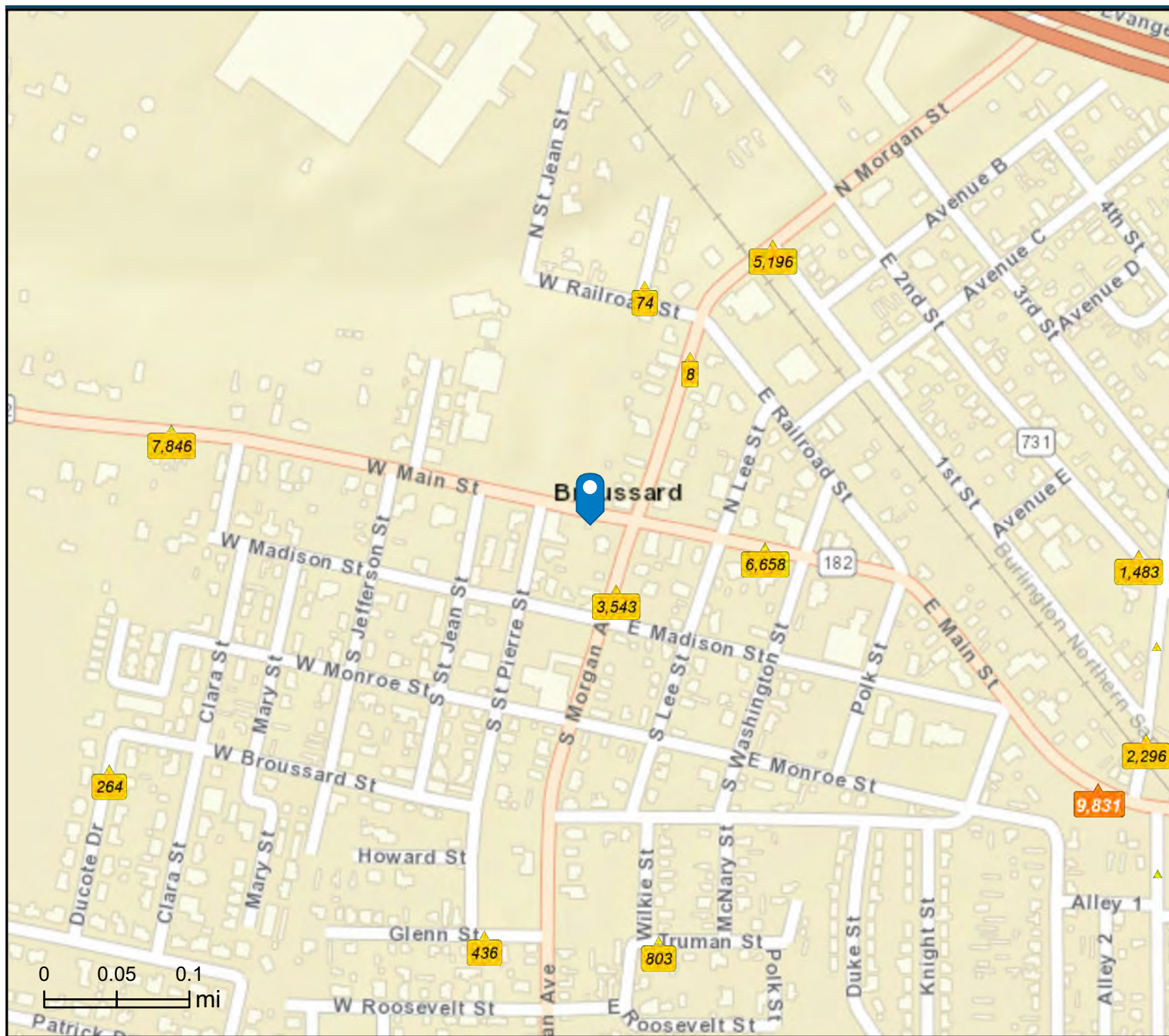
Category: All Categories | Min. Visits: 1 | Apr 1st, 2024 - Mar 31st, 2025
Data provided by Placer Labs Inc. (www.placer.ai)



Traffic Count Map - Close Up

103 W Main St, Broussard, Louisiana, 70518
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 30.14803
Longitude: -91.96459



Average Daily Traffic Volume

- Up to 6,000 vehicles per day
- 6,001 - 15,000
- 15,001 - 30,000
- 30,001 - 50,000
- 50,001 - 100,000
- More than 100,000 per day



Source: ©2024 Kalibrate Technologies (Q4 2024).

April 22, 2025