



SugarPointe

Sugar Pointe
A Multi-Use Development
2018 Chemin Metairie Parkway
Youngsville, LA

This 8-acre mixed-use development named “Sugar Pointe” is ideally located across from Sugar Mill Pond, a 509 acre neo-traditional lifestyle development.

This site is equipped with municipal utilities, water detention and excellent visibility and accessibility. It is surrounded by national retailers such as Rouse’s Grocery, CVS, Walgreens, Taco Bell, Sonic and many more. It is also within minutes of the new Youngsville Sports Complex, Sugar Mill Pond Charter School, Ascension Episcopal School, Ernest Gallet Elementary School and many new residential subdivisions.

Site Demographics			
	1 Mile	3 Miles	5 Miles
Population	2,846	30,853	72,416
Households	992	11,337	27,903
Avg HH Income	\$90,285	\$82,405	\$86,205
Median Age	31.04	33.88	34.54

Professionally Marketed by:

Derek Development Corporation

Roland L. "Rocky" Robin, Broker/Developer/Manager

Janita H. LeBleu, Associate Broker, Sales/Leasing

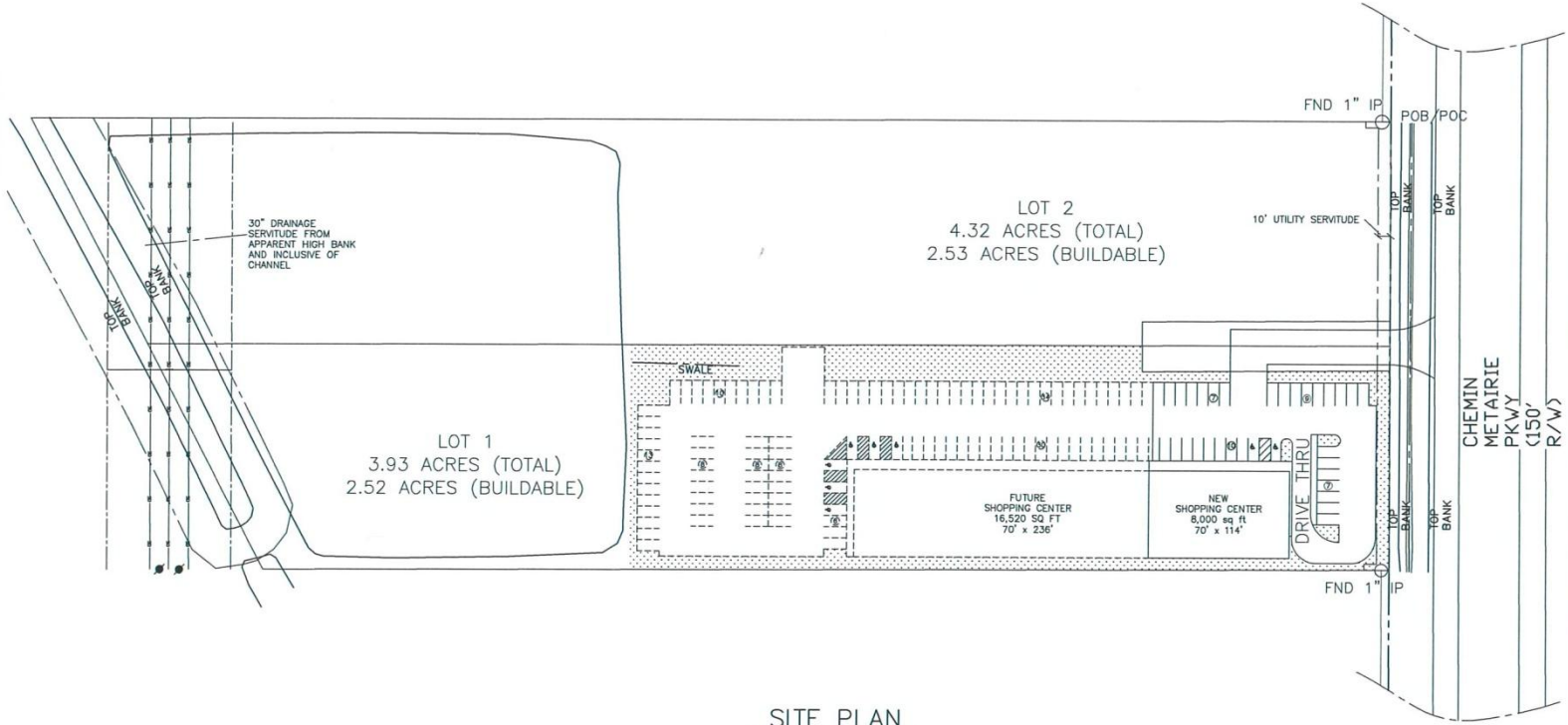
Blake Hampton, Sales Associate Broker, Sales/Leasing

353 Doucet Road, Suite A-3, Lafayette, LA 70503

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SITE PLAN
SCALE: 1" = 40'-0"

**MACKIE REAUX
CONSTRUCTION INC.**
304 TUBING ROAD
BROUSSARD, LA 70018

**SUGAR POINTE
DEREK DEVELOPMENT CORPORATION, LLC**
353 DOUCET ROAD
LAFAYETTE, LA 70503

Quote No. 17-054-01
Date: 10-4-2017
Drawn by: RNR
Checked by: RNR
Scale: SHOWN
Revised: 12-3-2018
File name:
17-054-01-S1

S-1

sheet 1 of 1



Sugar Pointe
2010 Chemin Metairie Parkway Parkway –Youngsville, LA

What Makes Up This Area of Acadiana

Broussard, LA

Originally named Cote Gelee (Frozen Hills) because of its hilly ridge area and the severe winter of 1784. Broussard was founded in 1884...named after Valsin Broussard, a prominent local merchant, who formed the first Vigilante Committee when his own store was robbed. He was also a direct descendant of Joseph Gaurhept Broussard de Beau Soleil, one of the first 200 Acadians to arrive in Louisiana on February 27, 1765 aboard the Santo Domingo.

Primary agricultural resources include sugarcane, soybean and hay production as well as horse and cattle farming. Principal industries consist of oil and gas service companies, food distributors, real estate developments and manufacturing. Broussard has gone from a horse and buggy community, with large sugarcane plantation homes, to a current day industrial community with over 300 businesses. Yet, one still experiences its charm though the atmosphere of elegant dining. Creole home cooking and Cajun food at our local restaurants.

Youngsville, LA

A small city in Lafayette Parish with a population of 11,961 as of the 2015 Census estimates. It is part of the Lafayette Metropolitan Statistical Area. Youngsville today still reflects its history in its people, culture, traditions, and architecture. It was settled in the early 19th century by French Acadian farmers. Youngsville has been the fastest growing town in Louisiana from 1990 to 2005. Its population has increased by over 300 percent. According to the 2010 Census, Youngsville grew at a rate of 103% between year 2000 and 2010. Sugar Cane farming has been a way of life for many years in this quaint city and even though Youngsville has become known for growing at such a rapid pace, our strong cultural heritage remains true to this day. This is why Youngsville has become known as the happiest place to live, work and raise a family.

Lafayette, LA

Located along the Vermilion River in southwestern Louisiana. The city of Lafayette is the fourth-largest in the state, with a population of 127,657 according to 2015 Census estimates. It is the principal city of the Lafayette, La Metropolitan Statistical Area, with a 2015 estimated population of 490,488. The larger trade area or Combined Statistical Area of Lafayette-Opelousas-Morgan City CSA was 627,146 in 2015. Lafayette is the parish seat of Lafayette Parish, Louisiana. Its nickname is **The Hub City**.

The American city was founded as **Vermilionville** in 1821 by Jean Mouton, a French-speaking man of Acadian descent. The city's economy was primarily based on agriculture until the 1940s, when the petroleum and natural gas industries became dominant. Lafayette is considered the center of Acadiana, the area of Cajun and Creole culture in Louisiana and the United States.