

OIL CENTER DEVELOPMENT SITE | SIGNALIZED CORNER

West Pinhook Road & Mall Street, Lafayette, LA ~ 46,529 SF

AVAILABLE | POTENTIAL BUILD TO SUIT

www.mceneryco.com



FOR LEASE: \$5,000 per month absolute net



Est. 1980

THE McENERY COMPANY

Commercial Realty Brokerage & Asset Management Services

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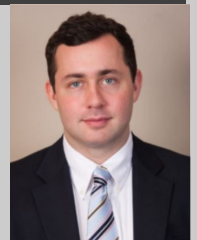
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SIGNALIZED CORNER DEVELOPMENT SITE

Location, Physical Description & Zoning Summary

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Location:	Northeast Corner of West Pinhook Road and Mall Street
Pin g Address:	633 West Pinhook Road, Lafayette, LA 70503
Site Dimensions:	278' on east side of West Pinhook Road & 167' on north side of Mall Street
Approximate Area:	46,529 Square Foot Development Site (<u>Survey Available Upon Request</u>)
Zoning:	<u>CH, Commercial Heavy District</u>

The “CH” district implements the Commercial/Office future land use category of PlanLafayette. The district allows compact development patterns, but provides flexibility for front parking, loading, and building design features for heavy commercial or service-oriented uses (such as large format retailers, auto dealerships, and repair services). Plan-Lafayette provides that the Commercial Office future land use category is principally a pedestrian oriented area. This District should only be used for locations where these uses currently exist, or where a rezoning applicant demonstrates that there is unmet market demand for the use.



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