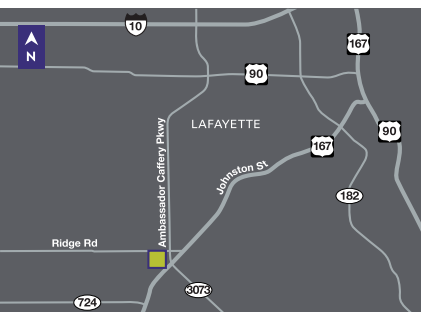


# ► AMBASSADOR WAY CENTER

SWC of Ambassador Caffery Pkwy @ Ridge Rd in Lafayette, Louisiana 70506



REGIONAL SHOPPING CENTER IN THE HEART OF LAFAYETTE



VEHICLES PER DAY	
Johnston St south of Ambassador Caffery Pkwy	36,928
Johnston St north of Ambassador Caffery Pkwy	36,425
Ambassador Caffery Pkwy north of Ridge Rd	36,421
Ridge Rd west of Ambassador Caffery Pkwy	10,216

AVERAGE INCOME	
3 Miles	\$120,352
5 Miles	\$106,503
7 Miles	\$99,967

POPULATION	
3 Miles	64,734
5 Miles	128,400
7 Miles	184,552



Matt Brock

713-693-1406

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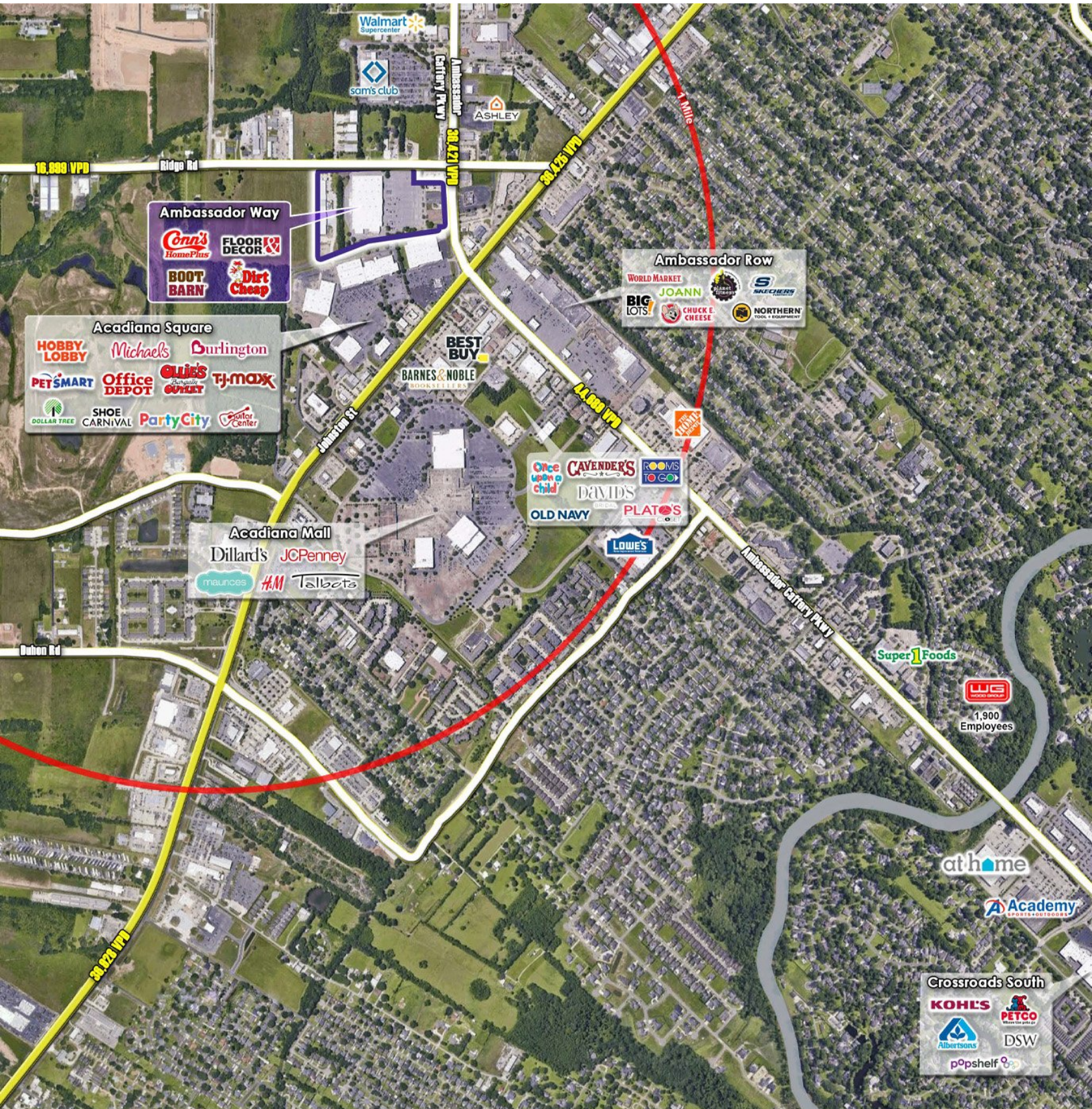


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IN CLOSE PROXIMITY TO THE MALL OF ACADIANA



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## 1.01-ACRE PAD SITE



### Tenant List

Tenant	Address	SF/Acres
A  Floor & Decor	3316 Ambassador Caffery Pkwy	
B  Conn's	3320 Ambassador Caffery Pkwy	
C  Boot Barn	3324 Ambassador Caffery Pkwy	
D  Dirt Cheap	3340 Ambassador Caffery Pky	
1  AVAILABLE	Ambassador Caffery Pkwy	1.01 Acres

Available Lease Pending Executed



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FOR DETAILED DEMOGRAPHICS VISIT  
[frpltd.com/properties/ambassador-way-lafayette](http://frpltd.com/properties/ambassador-way-lafayette)

Lat/Lon: 30.1803/-92.0757

Ambassador Way Lafayette, LA 70503	3 mi radius	5 mi radius	7 mi radius
<b>Population</b>			
2023 Estimated Population	64,734	128,400	184,552
2028 Projected Population	66,308	132,780	191,417
2020 Census Population	63,612	125,269	180,721
2010 Census Population	62,257	122,472	171,324
Projected Annual Growth 2023 to 2028	0.5%	0.7%	0.7%
Historical Annual Growth 2010 to 2023	0.3%	0.4%	0.6%
2023 Median Age	37.5	36.6	36.6
<b>Households</b>			
2023 Estimated Households	28,569	55,194	76,764
2028 Projected Households	29,692	57,763	80,530
2020 Census Households	27,728	53,216	74,250
2010 Census Households	26,291	49,893	68,185
Projected Annual Growth 2023 to 2028	0.8%	0.9%	1.0%
Historical Annual Growth 2010 to 2023	0.7%	0.8%	1.0%
<b>Race and Ethnicity</b>			
2023 Estimated White	72.6%	70.5%	66.2%
2023 Estimated Black or African American	17.5%	20.7%	25.9%
2023 Estimated Asian or Pacific Islander	3.6%	2.9%	2.3%
2023 Estimated American Indian or Native Alaskan	0.3%	0.2%	0.2%
2023 Estimated Other Races	6.1%	5.7%	5.4%
2023 Estimated Hispanic	5.7%	5.2%	4.8%
<b>Income</b>			
2023 Estimated Average Household Income	\$120,352	\$106,503	\$99,967
2023 Estimated Median Household Income	\$86,328	\$81,488	\$77,228
2023 Estimated Per Capita Income	\$53,157	\$45,956	\$41,721
<b>Education (Age 25+)</b>			
2023 Estimated Elementary (Grade Level 0 to 8)	3.5%	3.4%	3.9%
2023 Estimated Some High School (Grade Level 9 to 11)	4.9%	5.9%	6.9%
2023 Estimated High School Graduate	22.8%	25.3%	27.7%
2023 Estimated Some College	18.4%	18.6%	18.8%
2023 Estimated Associates Degree Only	4.7%	5.2%	5.4%
2023 Estimated Bachelors Degree Only	28.0%	25.9%	24.1%
2023 Estimated Graduate Degree	17.7%	15.6%	13.2%
<b>Business</b>			
2023 Estimated Total Businesses	3,628	9,050	11,208
2023 Estimated Total Employees	28,408	87,564	108,823
2023 Estimated Employee Population per Business	7.8	9.7	9.7
2023 Estimated Residential Population per Business	17.8	14.2	16.5



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## INFORMATION ABOUT BROKERAGE SERVICES

### TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker

and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.



Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker Firm Name or	License No.	Email	Phone
Licensed Supervisor of Sales Agent / Associate	License No.	Email	Phone
Sales Agent / Associate's Name	License No.	Email	Phone

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