

SWC I-49 (Hwy. 167) & Highway 190 (E. Landry St) Opelousas, LA



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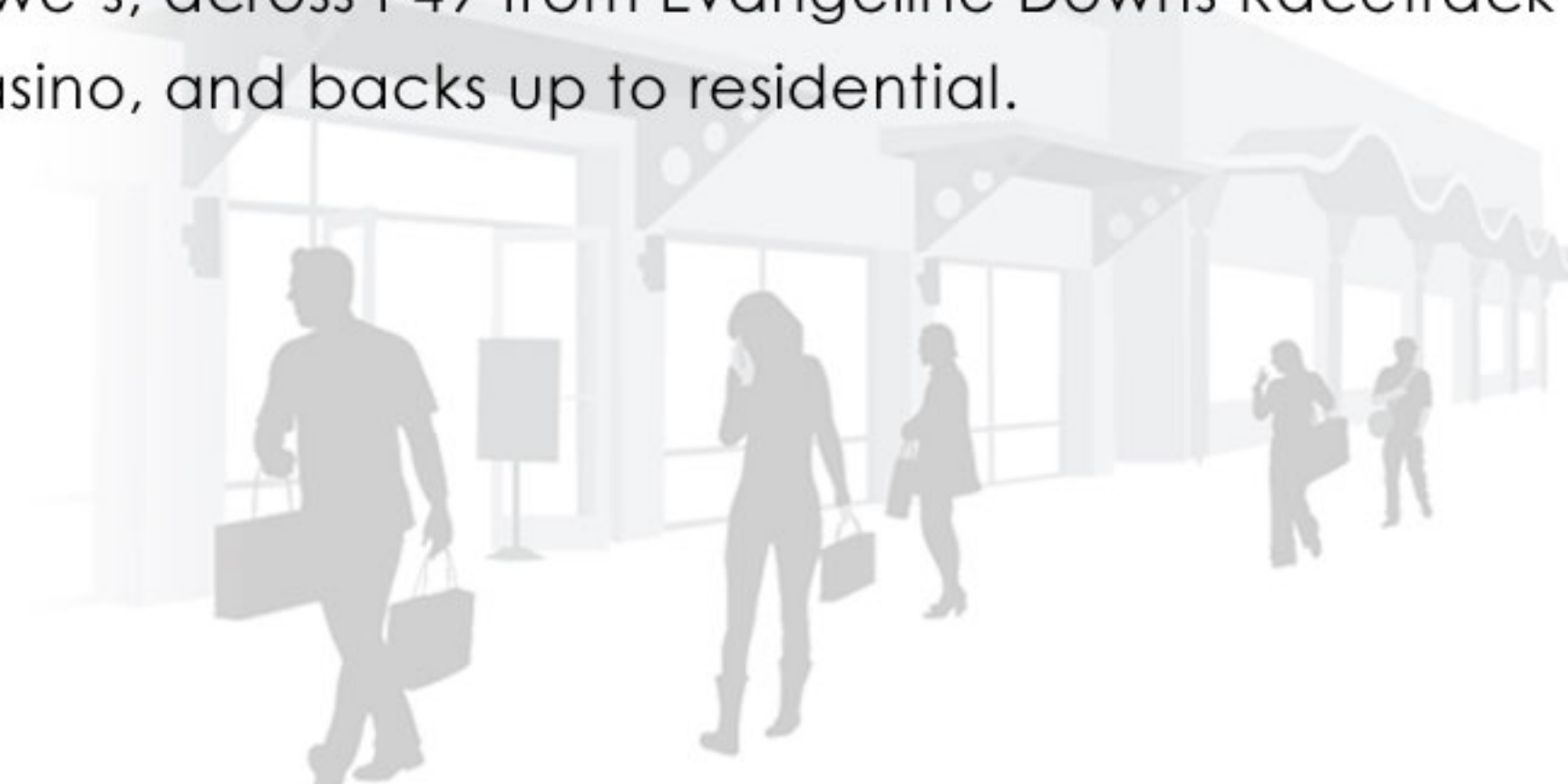
SITE SUMMARY

Opelousas is the parish seat of St. Landry Parish, Louisiana. It lies at the juncture of Interstate 49 and U.S. Route 190. The population is above 30,000 persons. Opelousas is the principal city for the Opelousas-Eunice Metropolitan Statistical Area, which had an estimated population of over 95,000. Opelousas is also the 3rd largest city in the Lafayette-Acadiana Combined Statistical Area, which has a population of 537,947.

Traditionally an area of settlement by French Creoles and Acadians, Opelousas is the center of zydeco music. It celebrates its heritage at the Creole Heritage Folk-life Center, one of the destinations on the new Louisiana African American Heritage Trail. It is also the location of the Evangeline Downs Racetrack & Casino, commonly referred to as "Racino," which encompasses 750 acres and caters to over two million patrons per year - drawing people from all over the United States.

The city is known as the spice capital of the world, with production and sale of seasonings such as Tony Chachere's Products, Targil Seasonings, Savoie's Cajun Meats & Products, and Lou Ana Cooking Oil.

The property is 20.596 acres and is located at the southwest corner of I-49 (Hwy. 167) & Highway 190 (E. Landry St.). The property can be sub-divided if necessary. It has excellent visibility from both highways, which carries a total of over 100,000 vehicles per day. It is ideally located adjacent to Lowe's, across I-49 from Evangeline Downs Racetrack & Casino, and backs up to residential.



TRADE AREA DEMOGRAPHICS

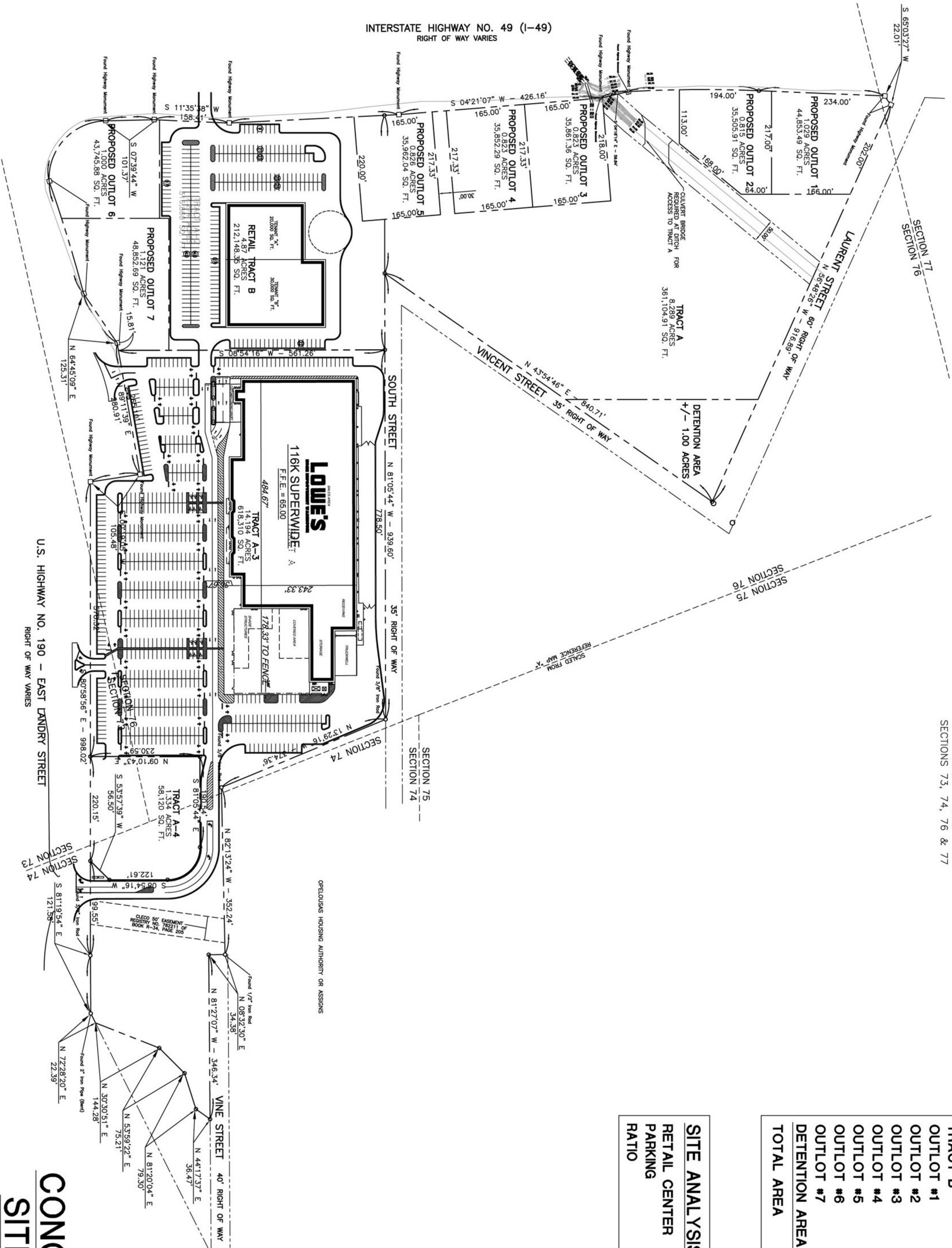
YEAR: 2010	1 MILE	3 MILES	5 MILES
Population Estimate	7,886	31,000	37,249
Households Estimate	3,140	11,769	13,997
Average Household Size	2.45	2.56	2.60
Average Household Income Est.	\$23,530	\$33,677	\$35,865
Median Household Income Est.	\$13,948	\$21,355	\$23,380
Household Growth 1990-2000	36.03%	29.24%	27.35%



T6S - R4E
SECTIONS 73, 74, 76 & 77

AREA ANALYSIS	
TRACT A	+/- 8.289 ACRES
TRACT B	+/- 4.87 ACRES
OUTLOT #1	+/- 1.029 ACRES
OUTLOT #2	+/- 0.815 ACRES
OUTLOT #3	+/- 0.823 ACRES
OUTLOT #4	+/- 0.823 ACRES
OUTLOT #5	+/- 0.826 ACRES
OUTLOT #6	+/- 1.00 ACRES
OUTLOT #7	+/- 1.121 ACRES
DETENTION AREA	+/- 1.00 ACRES
TOTAL AREA	+/- 20.596 ACRES

SITE ANALYSIS	
RETAIL CENTER	50,000 S.F.
PARKING	253 SPACES
RATIO	5.06 / 1000 S.F.



OPELOUSAS HOUSING AUTHORITY OR ASSIGNS

U.S. HIGHWAY NO. 190 - EAST LANDRY STREET
RIGHT OF WAY VARIES

CONCEPTUAL SITE PLAN

SCALE IN FEET