

Broussard/Youngsville

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New upscale office space under construction

Judy Bastien

jbastien@theadvertiser.com

Broussard Commons is almost halfway there, according to owner and developer Robert Minyard. About 31,000 square feet of the planned 70,000-square-foot upscale professional and retail strip center in the 800 block of Albertsons Parkway is under construction, with about 10,000 square feet of it nearing completion. Construction began in August.

So far, the occupancy is overwhelmingly medical, with four health-care professionals and one real estate company committed to office space there. But, there are plans to

On the Net
Broussard Commons:
www.broussardcommons.com

expand into other areas, Minyard said.

"We have discussions going on with Azteca's Restaurant, discussions with a coffee shop, and we're talking to a pharmacist from Baton Rouge," he said. "There's also an out-of-state home-builder who would move in and put in a 4,500-square-foot showroom. We're also talking to a pizza place that would have a drive-through."

Other businesses that have expressed an interest

Five have signed up for development

Businesses under construction or committed to construction at Broussard Commons:

- Dr. Steven Guillory, industrial medicine and family practice
- Acadian Comprehensive

in locating in Broussard Commons include a bank branch, telephone sales companies and small local businesses, such as gift shops.

"They're all kind of waiting to get a little more built," Minyard said, adding that the parking lot was completed last week.

The complex, which is situated on five acres, is about a mile from the site

Therapy, Jason Guidry, physical therapist

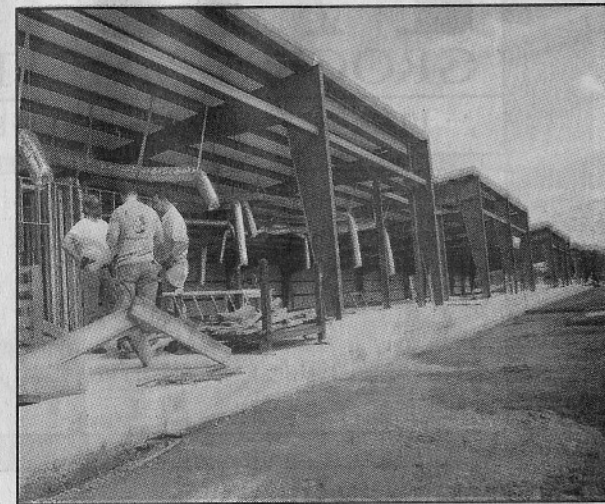
- Dr. Carlos Bruno, pediatrician
- Dr. Dave Darby and Dr. Cari Darby, chiropractors
- Ron Gaubert Realty

of the proposed Broussard Wal-Mart and Home Depot.

"It's about a quarter of a mile from where Ambassador Caffery Extension is going to cross South Morgan," Minyard said.

Security will be a large part of the design of the complex, Minyard said.

"We have Web cams going up for security, and it will all be lit up at night," he said.



Stacy Conrad/Special to The Advertiser

Subcontractors discuss air conditioning plans at Broussard Commons, a new commercial development at the corner of Albertsons Parkway at Morgan Street in Broussard.