



BROUSSARD, LOUISIANA AREA GUIDE

Neighborhoods and subdivisions, municipal resources, school-system information, residential homes for rent, and a practical moving checklist.

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Updated September 1, 2026

Municipal Resources for Broussard, Louisiana

Broussard, Louisiana is associated with City of Broussard in Lafayette & St. Martin Parishes. Use these official resources to verify services for a specific address.

City of Broussard

Departments, city contacts, meetings, notices, and resident services.

[Official City website](#)

Planning & Zoning

Confirm land use, zoning, development review, and address-specific requirements.

[Broussard planning resources](#)

Public Works & Utilities

Verify streets, drainage, utilities, sanitation, and service providers for an address.

[Broussard city services](#)

Permits & Public Records

Use official city resources for permits, forms, agendas, and public records.

[Broussard forms and records](#)

Always confirm whether a property is inside municipal limits and which utility provider serves the exact address.

Residential Communities in Broussard, Louisiana

This curated starting list cross-references each community to City of Broussard and the applicable public-school system. Availability, boundaries, phases, and names can change.

Community	Type / location	Municipality	School system
Le Triomphe	Golf-course residential community East Broussard	City of Broussard	Lafayette or St. Martin Parish school system*
Cypress Meadows	Residential subdivision Broussard area	City of Broussard	Lafayette or St. Martin Parish school system*
Marteau Lakes	Residential subdivision Broussard area	City of Broussard	Lafayette or St. Martin Parish school system*
Lexi Falls	Residential subdivision Broussard area	City of Broussard	Lafayette or St. Martin Parish school system*
Ville de Cote Gelee	Residential subdivision Broussard area	City of Broussard	Lafayette or St. Martin Parish school system*
Paige Place	Residential subdivision Broussard area	City of Broussard	Lafayette or St. Martin Parish school system*
Heritage Oaks	Residential subdivision Broussard area	City of Broussard	Lafayette or St. Martin Parish school system*
MonJardin	Residential community Broussard area	City of Broussard	Lafayette or St. Martin Parish school system*
Broussard Village	Residential subdivision Central Broussard	City of Broussard	Lafayette or St. Martin Parish school system*
Cypress Crossing	Residential subdivision Broussard area	City of Broussard	Lafayette or St. Martin Parish school system*

School guardrail: Never infer a campus from a neighborhood name. Verify the complete property address directly with Lafayette or St. Martin Parish school system*.

[Official school-assignment resource](#)

Verify Every Complete Address

Public-school assignments depend on the exact residence and can change. Use the official Lafayette or St. Martin Parish school system* resource before making a housing decision.

[Official school-system resources](#)

IMPORTANT

Never rely solely on a listing, map, or community guide for school assignment. Confirm the complete property address directly with the applicable school system.

HOMES FOR RENT

Residential Homes Offered for Lease

Melanie can assist with residential home rentals. Apartments are intentionally excluded because the brokerage does not represent apartment placements.

Residential Rental Search

Compare single-family rentals, property condition, lease length, deposits, pet provisions, included services, and application requirements.

[Search current homes](#)

Ask Melanie About a Rental

Request help comparing a residential rental with purchasing now or renting first during an Acadiana relocation.

[Contact Melanie](#)

Distinctive Homes and Property Features

Compare homes using objective property criteria such as price, square footage, acreage, construction, amenities, and current MLS status, without assumptions about residents or demographics.

Custom Homes & Larger Properties

Search for distinctive construction, larger floor plans, acreage, pools, workshops, guest spaces, and other property features when available.

[Browse current listings](#)

Private MLS Search

Ask Melanie to prepare a current search based on price, acreage, architecture, preferred location, and other property requirements.

[Request a private search](#)

Property Due-Diligence Checklist

- ☐ Confirm municipal limits and utility providers
- ☐ Verify school assignment using the complete address
- ☐ Review flood zone, drainage, insurance and property condition
- ☐ Test the commute during expected travel hours
- ☐ Review subdivision restrictions, association obligations and fees
- ☐ For rentals, review every written lease term
- ☐ Ask Melanie for current FlexMLS availability

This guide provides general public information, not a guarantee of municipal services, school assignment, rental availability, development status, property condition, pricing, or listing status. Verify every address-specific fact with official sources and written property documentation.