



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

LAND FOR SALE

HWY. 44 DEVELOPMENT

HWY. 44, GONZALES, LA 70737

+/- 3.63 ACRES

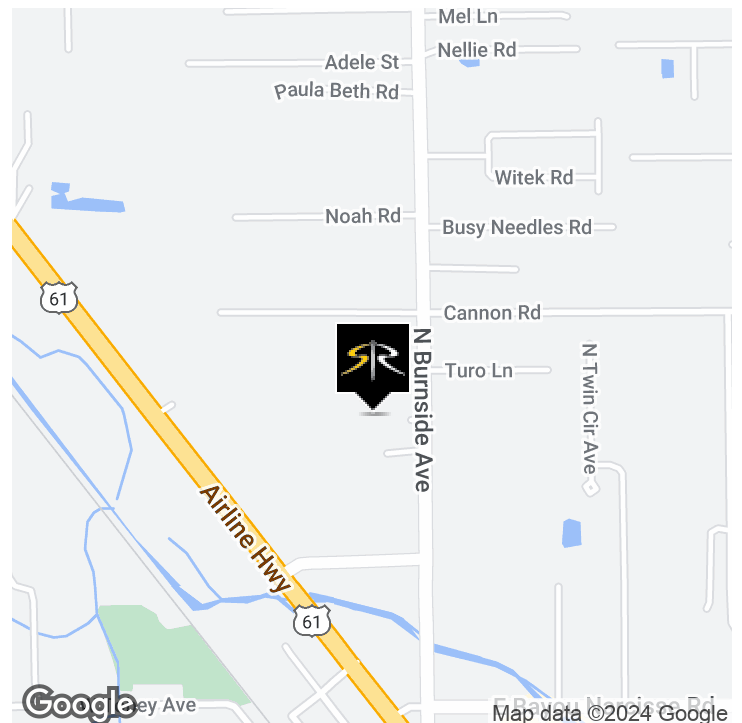


OFFERING SUMMARY

| | |
|--------------------|-----------------------|
| Sale Price: | \$1,265,000 |
| Lot Size: | +/- 3.63 Acres |
| Price / SF | \$8.00 |
| Zoning: | COMMERCIAL |

PROPERTY HIGHLIGHTS

- Fully Cleared Land on Hwy. 44
- High Traffic / High Visibility
- Approximately 120' + 116' Frontage on Hwy. 44
- Outside of City Limits
- Center of Projected Growth
- Adjacent to Lowes Shopping Complex



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FOR SALE

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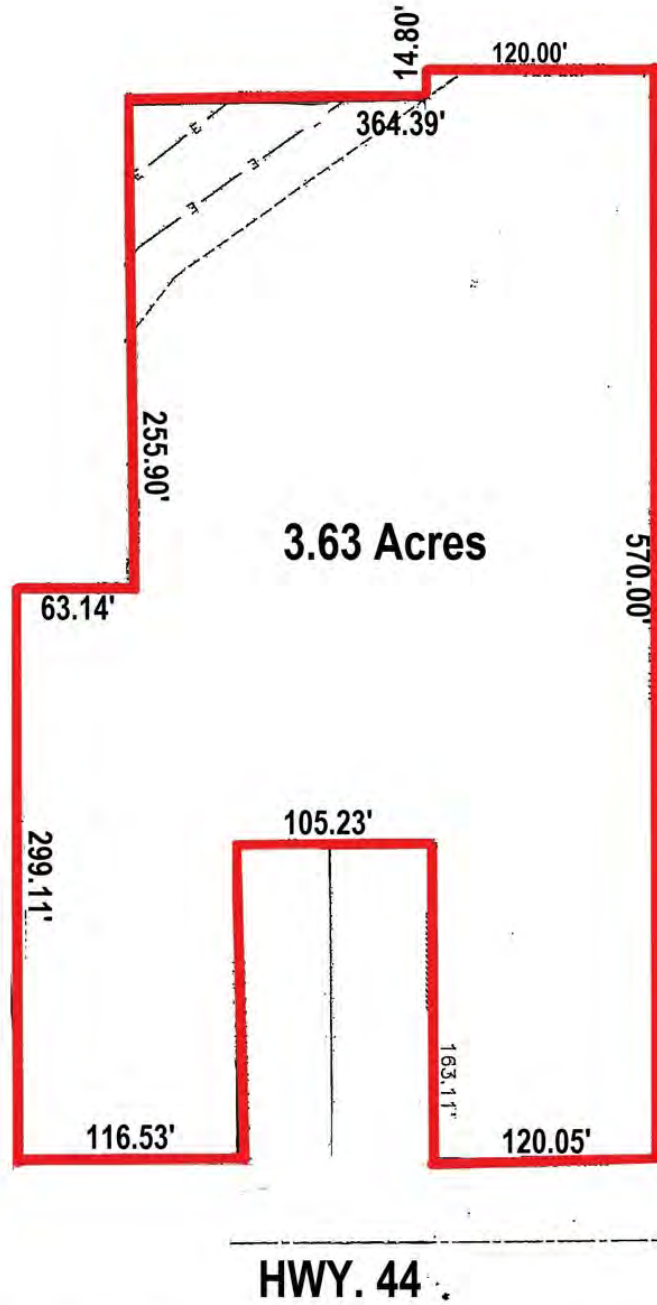
SAURAGE ROTENBERG™
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SURVEY

HWY. 44 DEVELOPMENT

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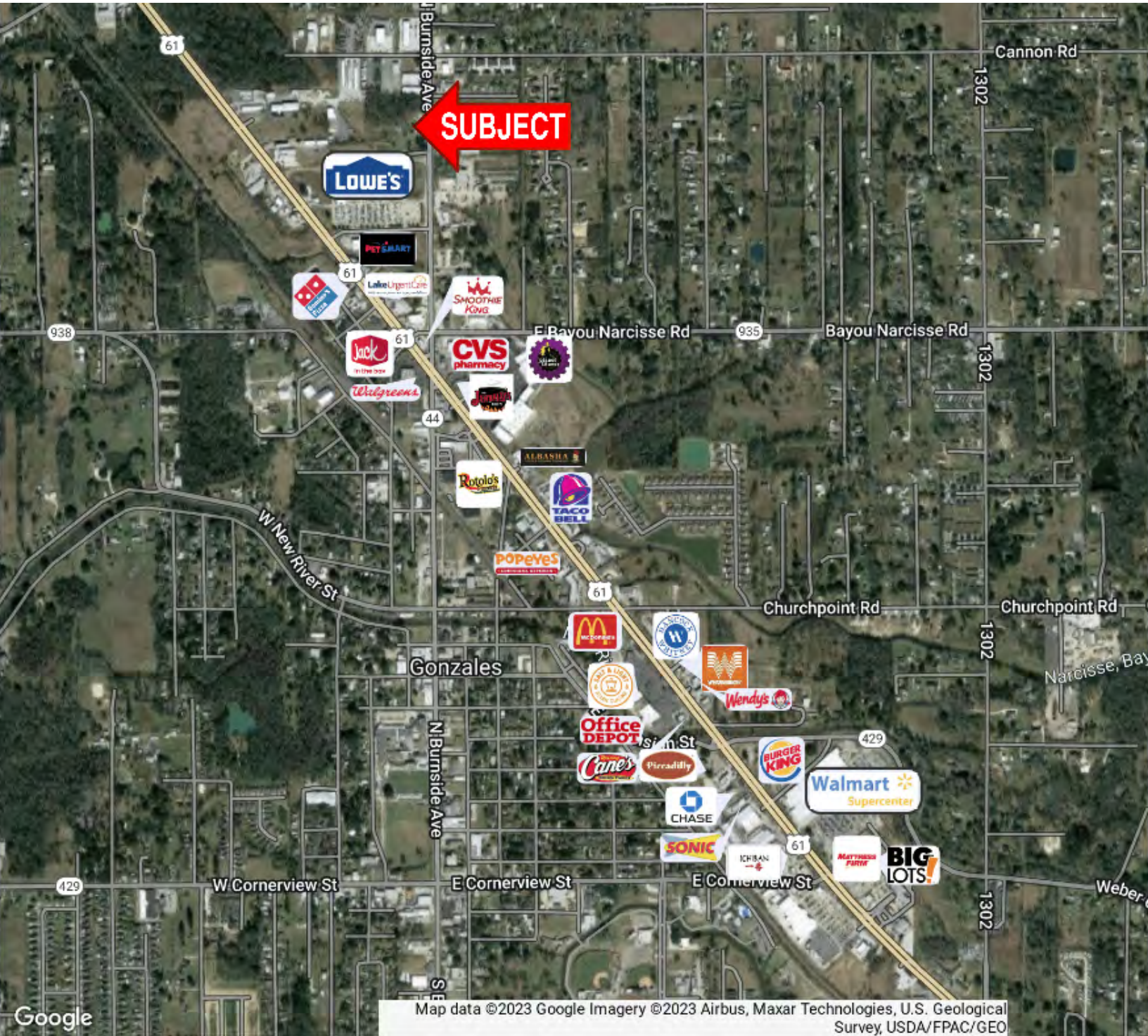
SAURAGE ROTENBERG™
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RETAIL MAP

HWY. 44 DEVELOPMENT

HWY. 44, GONZALES, LA 70737

+/- 3.63 ACRES



Map data ©2023 Google Imagery ©2023 Airbus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

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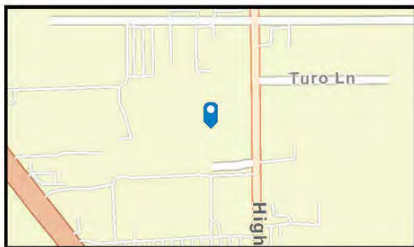
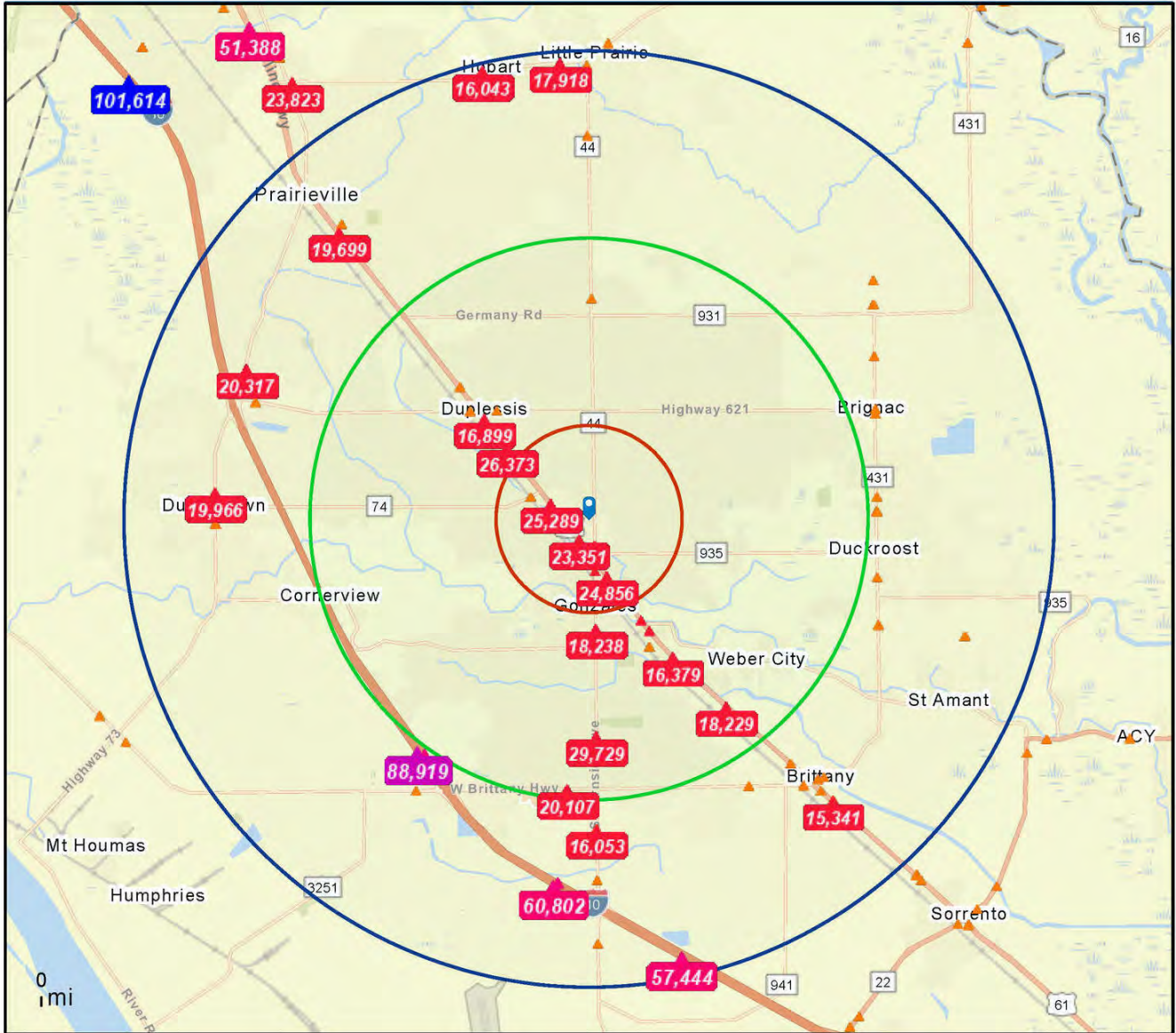


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TRAFFIC COUNT MAP HWY. 44 DEVELOPMENT

HWY. 44, GONZALES, LA 70737

+/- 3.63 ACRES



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2023 Kalibrate Technologies (Q3 2023).

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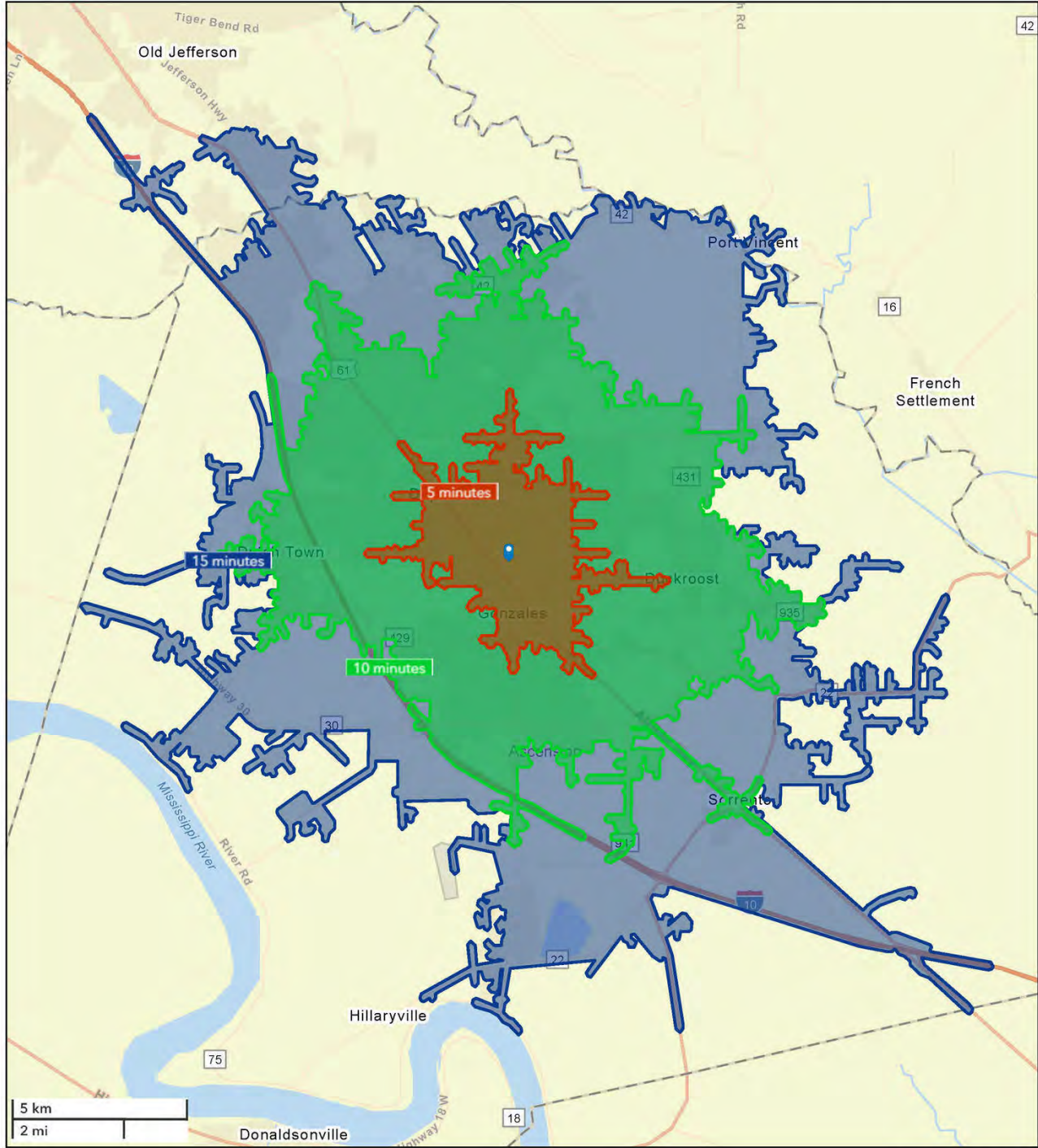


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DRIVE TIME MAP: 5, 10, 15 MINUTES HWY. 44 DEVELOPMENT

HWY. 44, GONZALES, LA 70737

+/- 3.63 ACRES



December 01, 2023

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COMMERCIAL REAL ESTATE

DEMOGRAPHICS - 1 MILE RADIUS
HWY. 44 DEVELOPMENT
HWY. 44, GONZALES, LA 70737

+/- 3.63 ACRES



Demographic and Income Profile

12449 Highway 44, Gonzales, Louisiana, 70737
Ring: 1 mile radius

Prepared by Esri
Latitude: 30.35703
Longitude: -90.92188

| Summary | Census 2010 | Census 2020 | 2023 | 2028 | | | | |
|--------------------------------------|--------------------|--------------------|-----------------|-------------|---------|-------------|--------|---------|
| Population | 2,974 | 3,218 | 3,266 | 3,321 | | | | |
| Households | 1,114 | 1,243 | 1,273 | 1,304 | | | | |
| Families | 761 | 807 | 832 | 848 | | | | |
| Average Household Size | 2.66 | 2.58 | 2.56 | 2.54 | | | | |
| Owner Occupied Housing Units | 711 | 756 | 884 | 917 | | | | |
| Renter Occupied Housing Units | 402 | 487 | 389 | 387 | | | | |
| Median Age | 34.7 | 36.8 | 37.4 | 38.8 | | | | |
| Trends: 2023-2028 Annual Rate | Area | State | National | | | | | |
| Population | 0.33% | -0.02% | 0.30% | | | | | |
| Households | 0.48% | 0.18% | 0.49% | | | | | |
| Families | 0.38% | 0.08% | 0.44% | | | | | |
| Owner HHs | 0.74% | 0.36% | 0.66% | | | | | |
| Median Household Income | 1.81% | 2.08% | 2.57% | | | | | |
| Households by Income | | 2023 | 2028 | | | | | |
| | | Number | Percent | Number | Percent | | | |
| <\$15,000 | | 45 | 3.5% | 40 | 3.1% | | | |
| \$15,000 - \$24,999 | | 72 | 5.7% | 59 | 4.5% | | | |
| \$25,000 - \$34,999 | | 174 | 13.7% | 157 | 12.0% | | | |
| \$35,000 - \$49,999 | | 282 | 22.2% | 267 | 20.5% | | | |
| \$50,000 - \$74,999 | | 265 | 20.8% | 272 | 20.9% | | | |
| \$75,000 - \$99,999 | | 144 | 11.3% | 162 | 12.4% | | | |
| \$100,000 - \$149,999 | | 190 | 14.9% | 214 | 16.4% | | | |
| \$150,000 - \$199,999 | | 77 | 6.0% | 106 | 8.1% | | | |
| \$200,000+ | | 23 | 1.8% | 26 | 2.0% | | | |
| Median Household Income | | \$54,184 | | \$59,278 | | | | |
| Average Household Income | | \$75,019 | | \$83,693 | | | | |
| Per Capita Income | | \$29,963 | | \$33,654 | | | | |
| Population by Age | Census 2010 | Census 2020 | | 2023 | | 2028 | | |
| | Number | Percent | Number | Percent | Number | Percent | Number | Percent |
| 0 - 4 | 226 | 7.6% | 228 | 7.1% | 217 | 6.6% | 216 | 6.5% |
| 5 - 9 | 199 | 6.7% | 216 | 6.7% | 221 | 6.8% | 223 | 6.7% |
| 10 - 14 | 195 | 6.6% | 229 | 7.1% | 198 | 6.1% | 229 | 6.9% |
| 15 - 19 | 202 | 6.8% | 216 | 6.7% | 199 | 6.1% | 190 | 5.7% |
| 20 - 24 | 219 | 7.4% | 185 | 5.7% | 181 | 5.5% | 192 | 5.8% |
| 25 - 34 | 459 | 15.4% | 459 | 14.3% | 497 | 15.2% | 426 | 12.8% |
| 35 - 44 | 372 | 12.5% | 417 | 13.0% | 467 | 14.3% | 494 | 14.9% |
| 45 - 54 | 464 | 15.6% | 377 | 11.7% | 367 | 11.2% | 387 | 11.7% |
| 55 - 64 | 325 | 10.9% | 445 | 13.8% | 435 | 13.3% | 403 | 12.1% |
| 65 - 74 | 185 | 6.2% | 269 | 8.4% | 310 | 9.5% | 351 | 10.6% |
| 75 - 84 | 97 | 3.3% | 140 | 4.4% | 141 | 4.3% | 167 | 5.0% |
| 85+ | 31 | 1.0% | 36 | 1.1% | 33 | 1.0% | 42 | 1.3% |
| Race and Ethnicity | Census 2010 | Census 2020 | | 2023 | | 2028 | | |
| | Number | Percent | Number | Percent | Number | Percent | Number | Percent |
| White Alone | 2,126 | 71.5% | 1,889 | 58.7% | 1,897 | 58.1% | 1,870 | 56.3% |
| Black Alone | 649 | 21.8% | 855 | 26.6% | 862 | 26.4% | 893 | 26.9% |
| American Indian Alone | 15 | 0.5% | 15 | 0.5% | 15 | 0.5% | 15 | 0.5% |
| Asian Alone | 10 | 0.3% | 17 | 0.5% | 17 | 0.5% | 19 | 0.6% |
| Pacific Islander Alone | 0 | 0.0% | 1 | 0.0% | 1 | 0.0% | 1 | 0.0% |
| Some Other Race Alone | 125 | 4.2% | 233 | 7.2% | 252 | 7.7% | 278 | 8.4% |
| Two or More Races | 50 | 1.7% | 208 | 6.5% | 223 | 6.8% | 245 | 7.4% |
| Hispanic Origin (Any Race) | 255 | 8.6% | 393 | 12.2% | 426 | 13.0% | 467 | 14.1% |

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau, 2020 decennial Census in 2020 geographies.

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DEMOGRAPHICS - 1 MILE RADIUS
HWY. 44 DEVELOPMENT
HWY. 44, GONZALES, LA 70737

+/- 3.63 ACRES

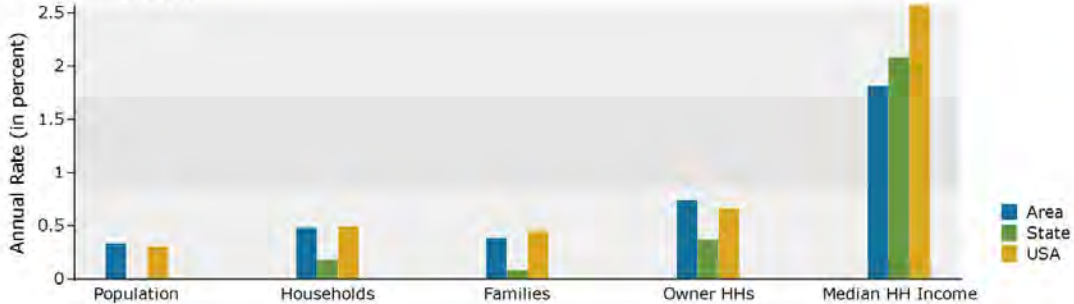


Demographic and Income Profile

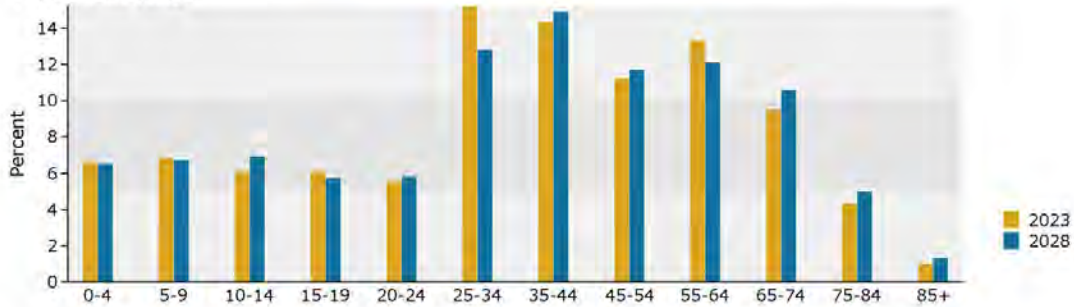
12449 Highway 44, Gonzales, Louisiana, 70737
Ring: 1 mile radius

Prepared by Esri
Latitude: 30.25273
Longitude: -90.93186

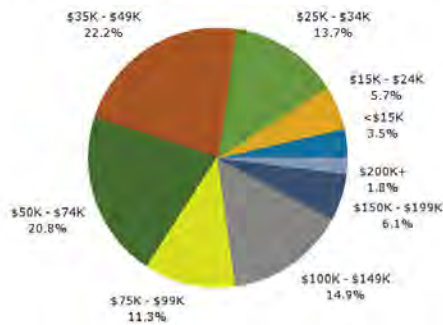
Trends 2023-2028



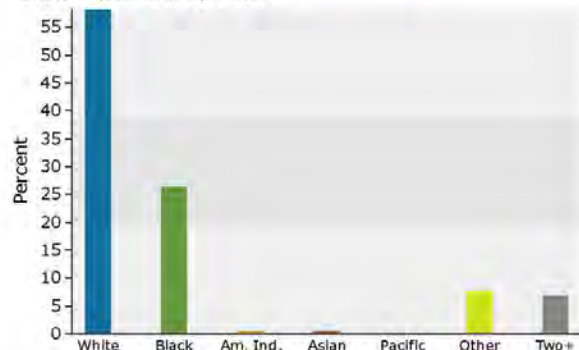
Population by Age



2023 Household Income



2023 Population by Race



2023 Percent Hispanic Origin: 13.0%

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

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DEMOGRAPHICS - 3 MILE RADIUS
HWY. 44 DEVELOPMENT
HWY. 44, GONZALES, LA 70737

+/- 3.63 ACRES



Demographic and Income Profile

12449 Highway 44, Gonzales, Louisiana, 70737
Ring: 3 mile radius

Prepared by Esri
Latitude: 30.75273
Longitude: -90.52106

| Summary | Census 2010 | Census 2020 | 2023 | 2028 | | | | |
|--------------------------------------|--------------------|--------------|--------------------|---------|-------------|---------|-------------|---------|
| Population | 30,157 | 37,145 | 38,786 | 40,065 | | | | |
| Households | 11,112 | 14,091 | 14,808 | 15,413 | | | | |
| Families | 8,099 | 9,758 | 10,370 | 10,743 | | | | |
| Average Household Size | 2.70 | 2.62 | 2.60 | 2.59 | | | | |
| Owner Occupied Housing Units | 8,302 | 10,142 | 10,964 | 11,518 | | | | |
| Renter Occupied Housing Units | 2,810 | 3,949 | 3,844 | 3,895 | | | | |
| Median Age | 34.1 | 35.7 | 37.0 | 37.6 | | | | |
| Trends: 2023-2028 Annual Rate | | | | | | | | |
| | Area | State | National | | | | | |
| Population | 0.65% | -0.02% | 0.30% | | | | | |
| Households | 0.80% | 0.18% | 0.49% | | | | | |
| Families | 0.71% | 0.08% | 0.44% | | | | | |
| Owner HHs | 0.99% | 0.36% | 0.66% | | | | | |
| Median Household Income | 2.40% | 2.08% | 2.57% | | | | | |
| Households by Income | | | | | | | | |
| | | 2023 | 2028 | | | | | |
| | | Number | Number | Percent | | | | |
| <\$15,000 | | 519 | 466 | 3.0% | | | | |
| \$15,000 - \$24,999 | | 1,353 | 1,123 | 7.3% | | | | |
| \$25,000 - \$34,999 | | 1,757 | 1,575 | 10.2% | | | | |
| \$35,000 - \$49,999 | | 2,421 | 2,333 | 15.1% | | | | |
| \$50,000 - \$74,999 | | 3,002 | 3,026 | 19.6% | | | | |
| \$75,000 - \$99,999 | | 1,912 | 2,098 | 13.6% | | | | |
| \$100,000 - \$149,999 | | 1,895 | 2,208 | 14.3% | | | | |
| \$150,000 - \$199,999 | | 1,177 | 1,616 | 10.5% | | | | |
| \$200,000+ | | 771 | 970 | 6.3% | | | | |
| Median Household Income | | \$58,803 | \$66,215 | | | | | |
| Average Household Income | | \$86,224 | \$98,678 | | | | | |
| Per Capita Income | | \$32,759 | \$37,772 | | | | | |
| Population by Age | | | | | | | | |
| | Census 2010 | | Census 2020 | | 2023 | | 2028 | |
| | Number | Percent | Number | Percent | Number | Percent | Number | Percent |
| 0 - 4 | 2,326 | 7.7% | 2,513 | 6.8% | 2,592 | 6.7% | 2,702 | 6.7% |
| 5 - 9 | 2,221 | 7.4% | 2,655 | 7.1% | 2,743 | 7.1% | 2,814 | 7.0% |
| 10 - 14 | 2,184 | 7.2% | 2,797 | 7.5% | 2,694 | 6.9% | 2,926 | 7.3% |
| 15 - 19 | 2,134 | 7.1% | 2,553 | 6.9% | 2,348 | 6.1% | 2,487 | 6.2% |
| 20 - 24 | 1,940 | 6.4% | 2,342 | 6.3% | 2,079 | 5.4% | 2,023 | 5.0% |
| 25 - 34 | 4,655 | 15.4% | 5,316 | 14.3% | 5,668 | 14.6% | 5,439 | 13.6% |
| 35 - 44 | 4,168 | 13.8% | 5,200 | 14.0% | 5,860 | 15.1% | 6,279 | 15.7% |
| 45 - 54 | 4,380 | 14.5% | 4,544 | 12.2% | 4,666 | 12.0% | 4,780 | 11.9% |
| 55 - 64 | 3,127 | 10.4% | 4,407 | 11.9% | 4,682 | 12.1% | 4,379 | 10.9% |
| 65 - 74 | 1,777 | 5.9% | 2,976 | 8.0% | 3,446 | 8.9% | 3,774 | 9.4% |
| 75 - 84 | 928 | 3.1% | 1,416 | 3.8% | 1,558 | 4.0% | 1,921 | 4.8% |
| 85+ | 316 | 1.0% | 425 | 1.1% | 449 | 1.2% | 543 | 1.4% |
| Race and Ethnicity | | | | | | | | |
| | Census 2010 | | Census 2020 | | 2023 | | 2028 | |
| | Number | Percent | Number | Percent | Number | Percent | Number | Percent |
| White Alone | 21,596 | 71.6% | 21,548 | 58.0% | 22,076 | 56.9% | 22,142 | 55.3% |
| Black Alone | 6,719 | 22.3% | 10,321 | 27.8% | 10,892 | 28.1% | 11,422 | 28.5% |
| American Indian Alone | 90 | 0.3% | 230 | 0.6% | 254 | 0.7% | 277 | 0.7% |
| Asian Alone | 212 | 0.7% | 304 | 0.8% | 322 | 0.8% | 355 | 0.9% |
| Pacific Islander Alone | 37 | 0.1% | 16 | 0.0% | 17 | 0.0% | 17 | 0.0% |
| Some Other Race Alone | 1,051 | 3.5% | 2,278 | 6.1% | 2,535 | 6.5% | 2,831 | 7.1% |
| Two or More Races | 450 | 1.5% | 2,448 | 6.6% | 2,690 | 6.9% | 3,021 | 7.5% |
| Hispanic Origin (Any Race) | 2,223 | 7.4% | 4,371 | 11.8% | 4,863 | 12.5% | 5,426 | 13.5% |

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

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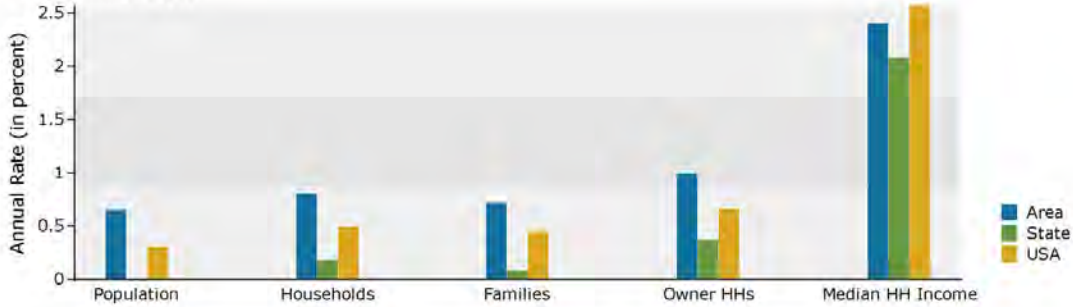


Demographic and Income Profile

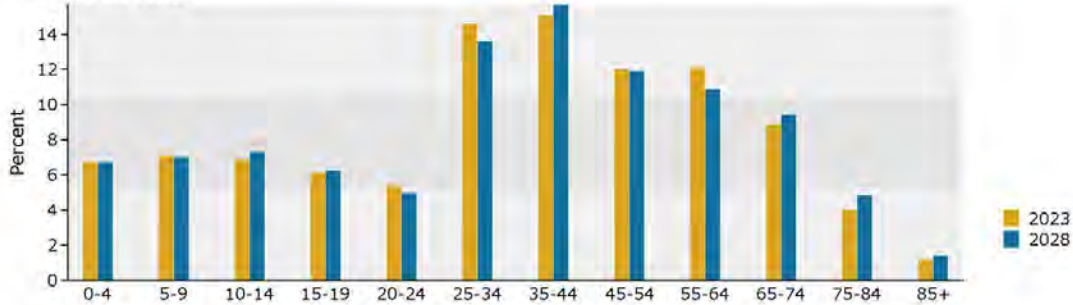
12449 Highway 44, Gonzales, Louisiana, 70737
Ring: 3 mile radius

Prepared by Esri
Latitude: 30.25273
Longitude: -90.92106

Trends 2023-2028



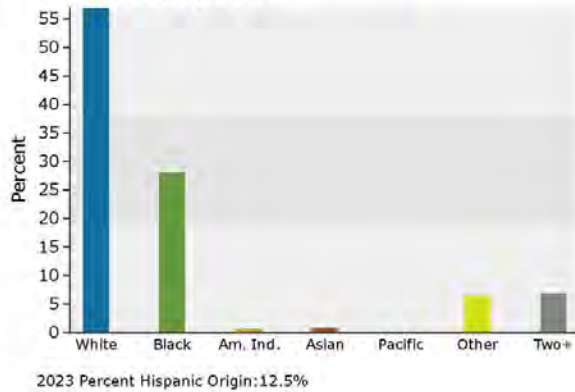
Population by Age



2023 Household Income



2023 Population by Race



Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

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DEMOGRAPHICS - 5 MILE RADIUS
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HWY. 44, GONZALES, LA 70737

+/- 3.63 ACRES



Demographic and Income Profile

12449 Highway 44, Gonzales, Louisiana, 70737
Ring: 5 mile radius

Prepared by Esri
Latitude: 30.35373
Longitude: -90.52105

| Summary | Census 2010 | Census 2020 | 2023 | 2028 |
|--------------------------------------|--------------------|--------------------|-----------------|-------------|
| Population | 69,594 | 83,353 | 86,938 | 90,374 |
| Households | 24,622 | 30,283 | 31,698 | 33,193 |
| Families | 18,898 | 22,389 | 23,537 | 24,544 |
| Average Household Size | 2.82 | 2.75 | 2.74 | 2.72 |
| Owner Occupied Housing Units | 19,803 | 23,911 | 25,593 | 26,879 |
| Renter Occupied Housing Units | 4,823 | 6,372 | 6,105 | 6,314 |
| Median Age | 33.8 | 35.7 | 36.5 | 37.1 |
| Trends: 2023-2028 Annual Rate | Area | State | National | |
| Population | 0.78% | -0.02% | 0.30% | |
| Households | 0.93% | 0.18% | 0.49% | |
| Families | 0.84% | 0.08% | 0.44% | |
| Owner HHs | 0.99% | 0.36% | 0.66% | |
| Median Household Income | 2.35% | 2.08% | 2.57% | |
| Households by Income | | 2023 | 2028 | |
| | | Number | Percent | Number |
| <\$15,000 | | 1,149 | 3.6% | 1,049 |
| \$15,000 - \$24,999 | | 2,195 | 6.9% | 1,829 |
| \$25,000 - \$34,999 | | 3,282 | 10.4% | 2,915 |
| \$35,000 - \$49,999 | | 4,178 | 13.2% | 3,957 |
| \$50,000 - \$74,999 | | 5,552 | 17.5% | 5,501 |
| \$75,000 - \$99,999 | | 4,427 | 14.0% | 4,731 |
| \$100,000 - \$149,999 | | 4,429 | 14.0% | 4,953 |
| \$150,000 - \$199,999 | | 4,130 | 13.0% | 5,434 |
| \$200,000+ | | 2,356 | 7.4% | 2,823 |
| Median Household Income | | \$71,866 | | \$80,699 |
| Average Household Income | | \$100,724 | | \$113,905 |
| Per Capita Income | | \$36,795 | | \$41,928 |
| Population by Age | Census 2010 | Census 2020 | 2023 | 2028 |
| | Number | Percent | Number | Percent |
| 0 - 4 | 5,468 | 7.9% | 5,686 | 6.8% |
| 5 - 9 | 5,655 | 8.1% | 6,351 | 7.6% |
| 10 - 14 | 5,623 | 8.1% | 6,905 | 8.3% |
| 15 - 19 | 5,102 | 7.3% | 6,037 | 7.2% |
| 20 - 24 | 4,062 | 5.8% | 4,685 | 5.6% |
| 25 - 34 | 10,133 | 14.6% | 11,104 | 13.3% |
| 35 - 44 | 10,794 | 15.5% | 12,237 | 14.7% |
| 45 - 54 | 9,973 | 14.3% | 10,785 | 12.9% |
| 55 - 64 | 6,969 | 10.0% | 9,532 | 11.4% |
| 65 - 74 | 3,611 | 5.2% | 6,395 | 7.7% |
| 75 - 84 | 1,668 | 2.4% | 2,862 | 3.4% |
| 85+ | 536 | 0.8% | 774 | 0.9% |
| Race and Ethnicity | Census 2010 | Census 2020 | 2023 | 2028 |
| | Number | Percent | Number | Percent |
| White Alone | 53,844 | 77.4% | 54,919 | 65.9% |
| Black Alone | 12,306 | 17.7% | 17,810 | 21.4% |
| American Indian Alone | 225 | 0.3% | 399 | 0.5% |
| Asian Alone | 612 | 0.9% | 1,006 | 1.2% |
| Pacific Islander Alone | 68 | 0.1% | 23 | 0.0% |
| Some Other Race Alone | 1,588 | 2.3% | 3,662 | 4.4% |
| Two or More Races | 951 | 1.4% | 5,533 | 6.6% |
| Hispanic Origin (Any Race) | 3,751 | 5.4% | 7,747 | 9.3% |

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

December 01, 2023

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SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

DEMOGRAPHICS - 5 MILE RADIUS
HWY. 44 DEVELOPMENT
HWY. 44, GONZALES, LA 70737

+/- 3.63 ACRES

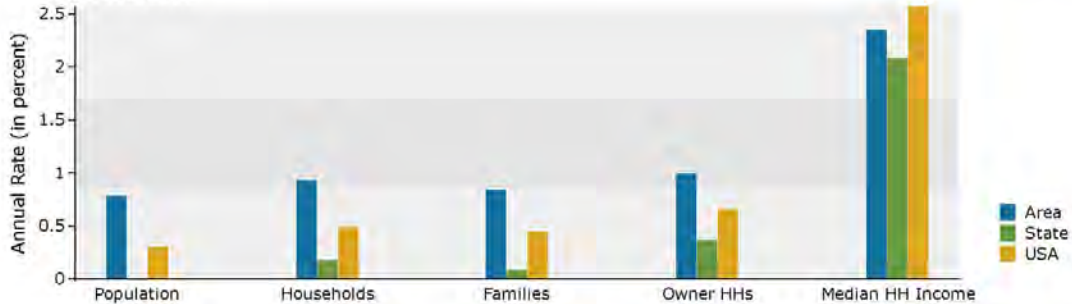


Demographic and Income Profile

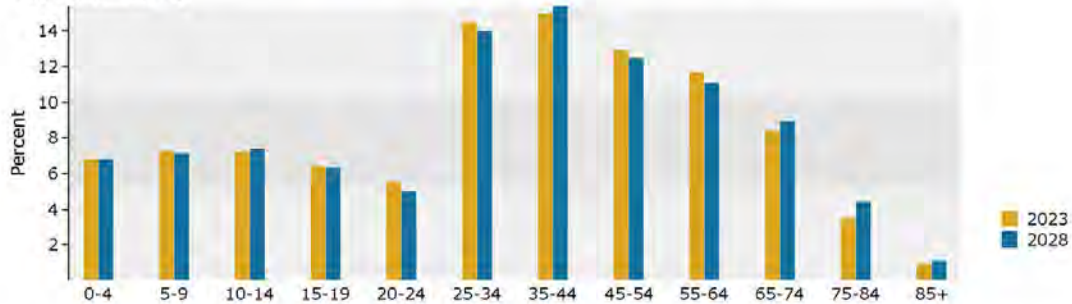
12449 Highway 44, Gonzales, Louisiana, 70737
Ring: 5 mile radius

Prepared by Esri
Latitude: 30.25273
Longitude: -90.92188

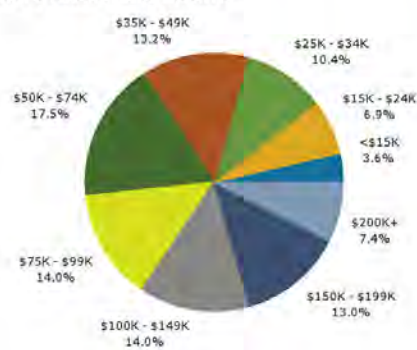
Trends 2023-2028



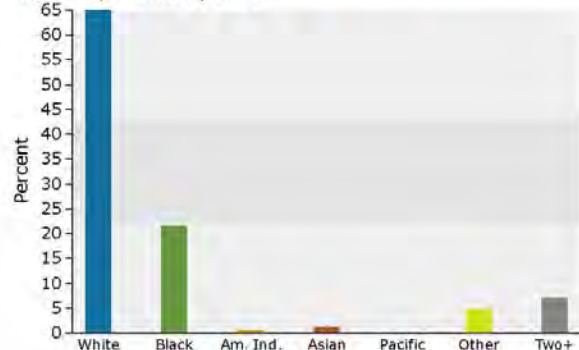
Population by Age



2023 Household Income



2023 Population by Race



2023 Percent Hispanic Origin: 10.0%

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

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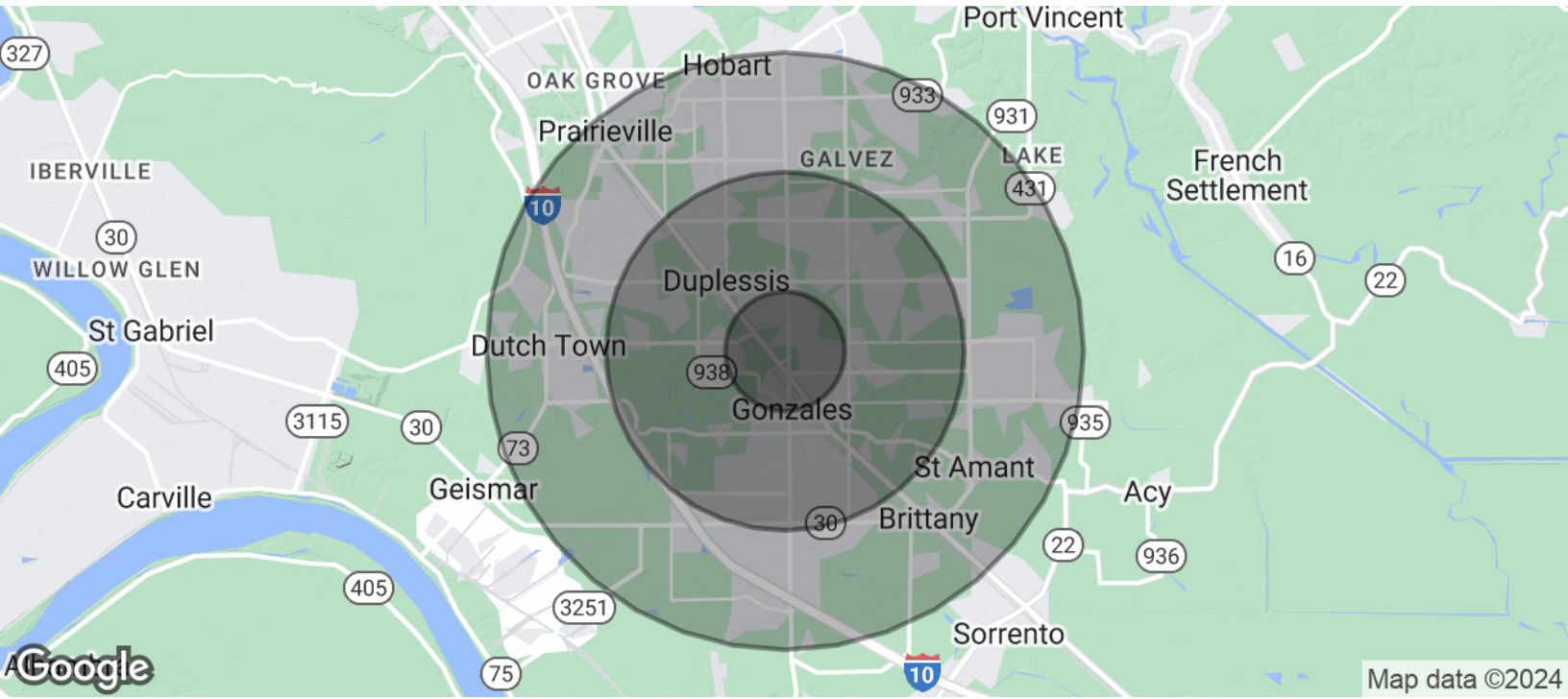


SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

DEMOGRAPHIC SUMMARY: 1,3,5 MILES RADII
HWY. 44 DEVELOPMENT

HWY. 44, GONZALES, LA 70737

+/- 3.63 ACRES



| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|--------------------------------|---------------|----------------|----------------|
| Total Population | 3,097 | 33,625 | 76,128 |
| Average Age | 39.1 | 36.4 | 36.9 |
| Average Age (Male) | 37.9 | 34.9 | 35.6 |
| Average Age (Female) | 41.0 | 37.4 | 37.9 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| Total Households | 1,428 | 13,884 | 30,315 |
| # Of Persons Per HH | 2.2 | 2.4 | 2.5 |
| Average HH Income | \$69,857 | \$78,525 | \$91,506 |
| Average House Value | \$223,420 | \$208,859 | \$230,858 |

* Demographic data derived from 2020 ACS - US Census

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