

For Sale

Vacant Land

\$1,500,000



14534 Airline Hwy

Gonzales, Louisiana
70737

Property Highlights

- Excellent Retail Development Tract
- Directly in front of Silver Oaks Apartments (336 Units)
- Near the of Airline Hwy. and Germany Road
- Across from Walk-On's and Rouses' Grocery
- 617' of Prime Airline Hwy Frontage
- Strong Traffic Counts
- Zoned MU (Mixed Use)

Sale Price

\$1,500,000

For more information

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SALE PRICE: **\$1,500,000**

LOT SIZE: **4.17 Acres**

PRICE PSF: **\$8.26/SF**

APN #: **5304001**

ZONING: **MU**

MARKET: **Baton Rouge MSA**

SUB MARKET: **Ascension Parish**

CROSS STREETS: **Airline Hwy at
Germany Rd**

TRAFFIC COUNT: **26,000**

Property Overview

The subject property is +/- 4.17 acre vacant tract of land with approximately 617' of frontage. Zoned MU (Mixed Use), there are a variety of uses permitted in this zoning district. Retail development, climate controlled storage, or restaurant use are some of the potential uses for this tract. The Airline Highway Corridor through Ascension Parish has experienced an increase in commercial development over the last decade. This trend looks to continue with ongoing population growth in the parish.

Location Overview

The subject property is located on Airline Hwy just south of the Germany Rd intersection. The property is located near Highway 30 and Highway 44 which are secondary corridors in Ascension Parish. Both corridors provide access and connectivity to Interstate 10 and Airline Highway. The tract is located in Ascension Parish, which is a rapidly growing parish driven by the expansion and success of the petrochemical industry.

Several newly developed retail centers are increasing the average daily traffic count and driving more consumers to the area. The shopping center anchored by Rouse's Market is located directly across from the site along with Walk-On's, Freddy's, Izzo's and Lit Pizza.



Additional Photos

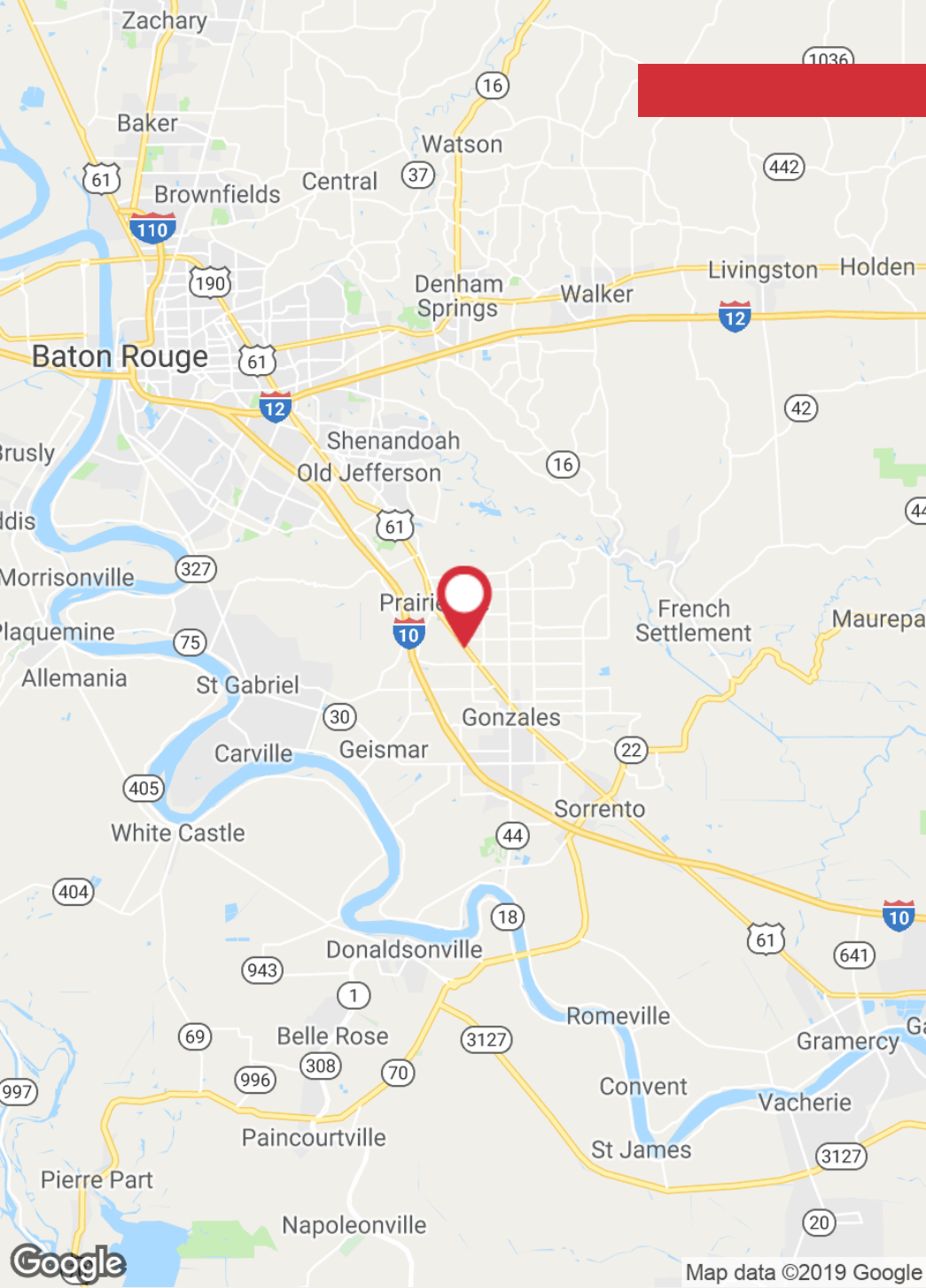


For Sale

Vacant Land

4.17 Acres | \$359,712 / AC

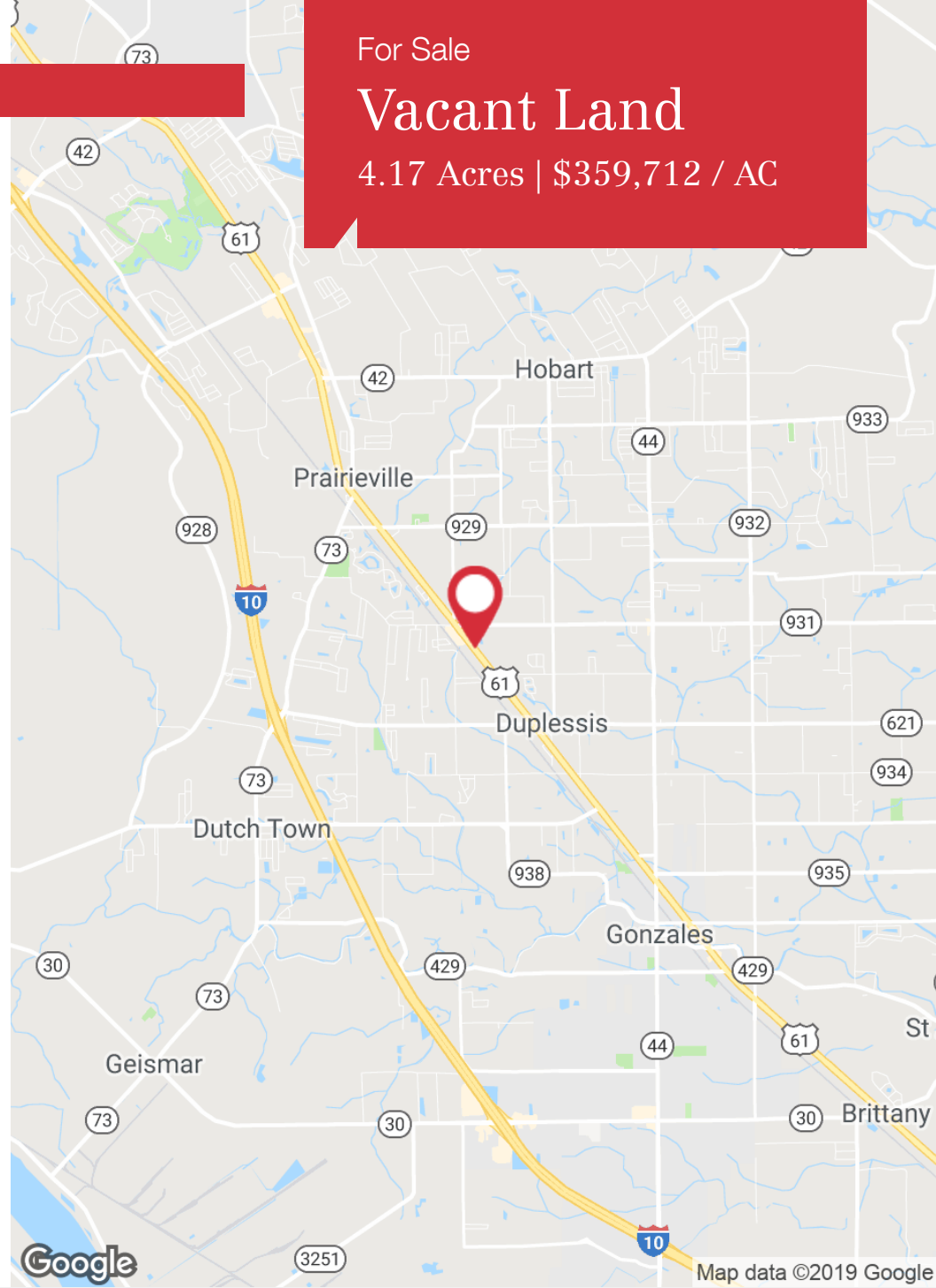




For Sale

Vacant Land

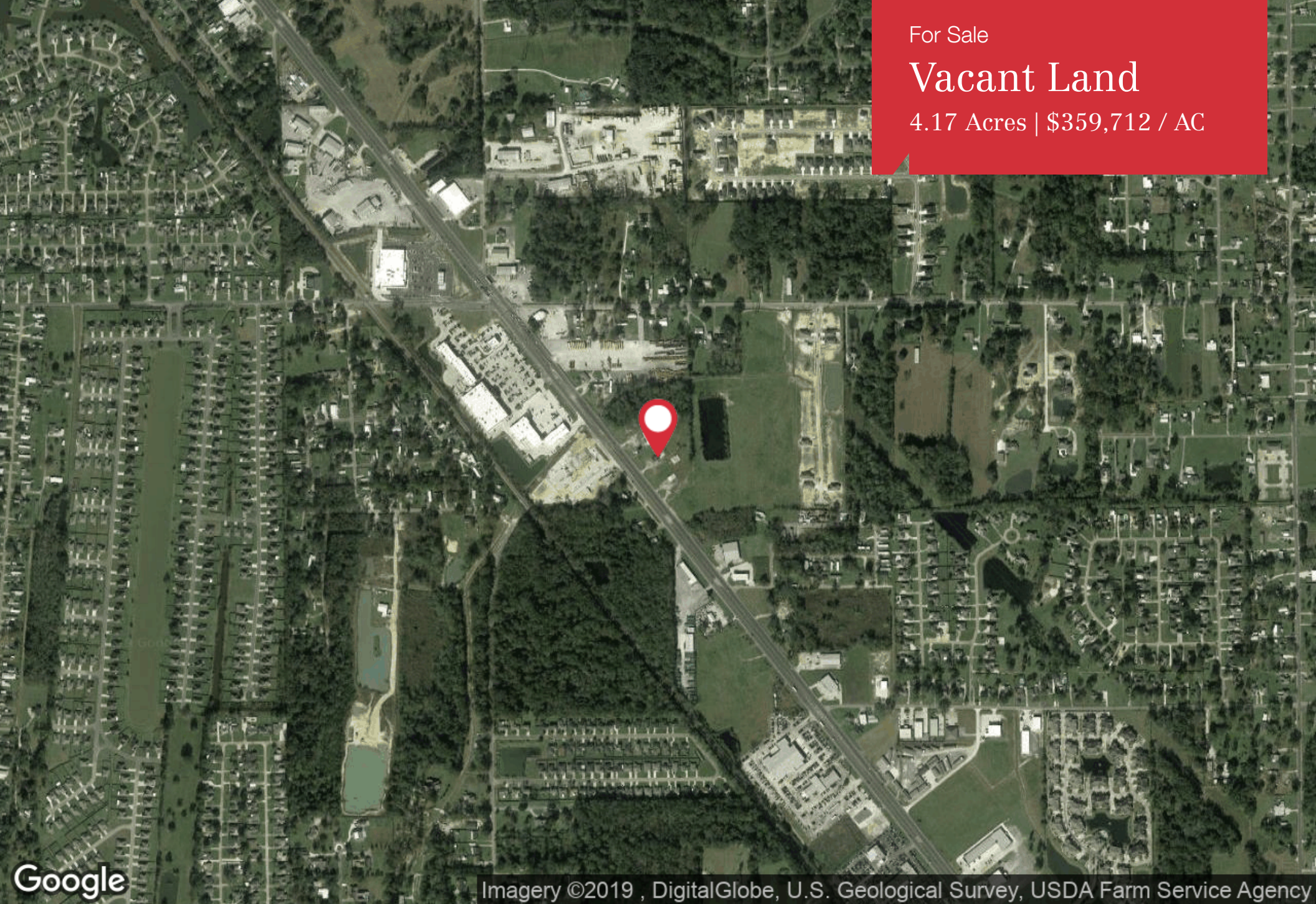
4.17 Acres | \$359,712 / AC



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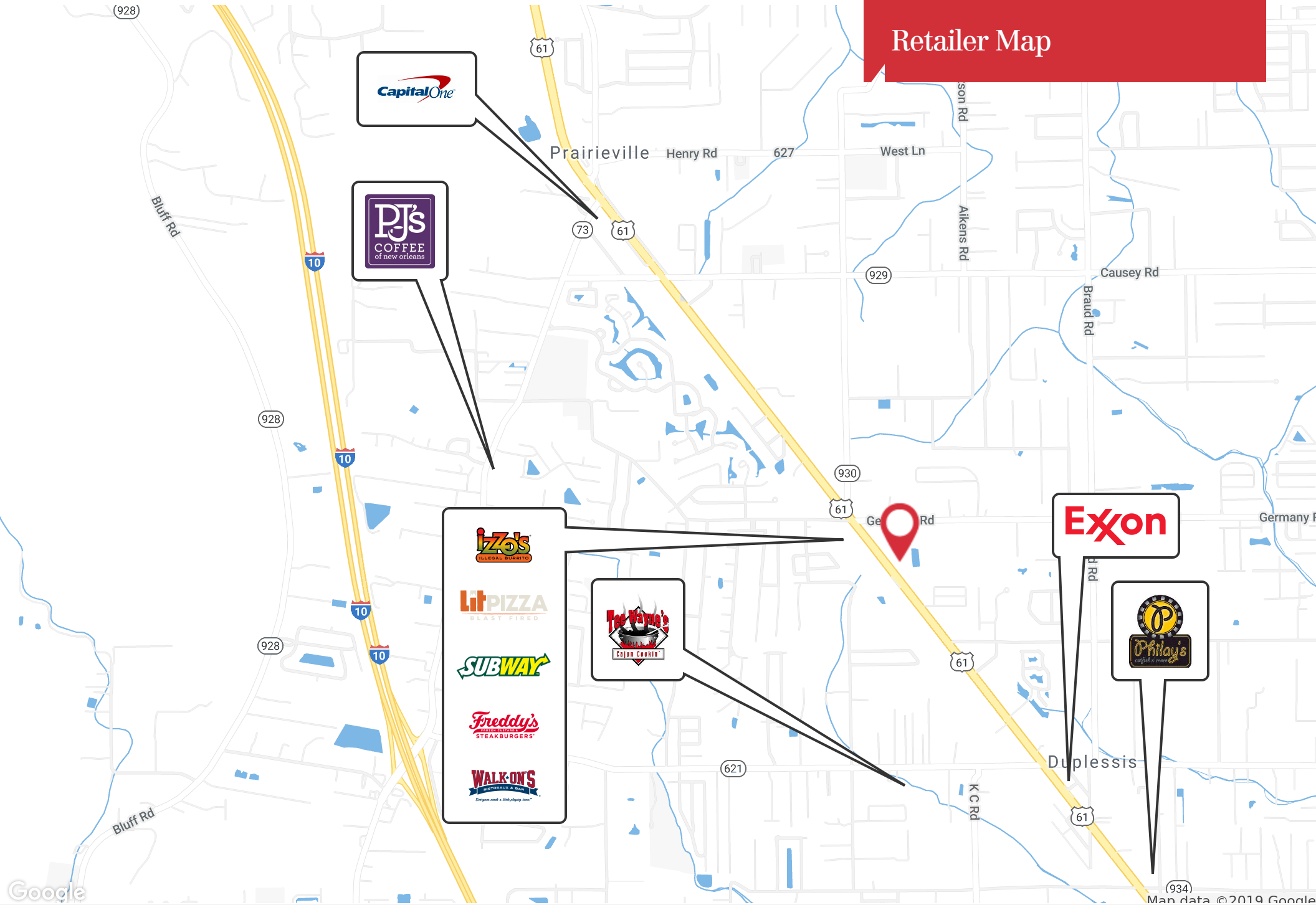
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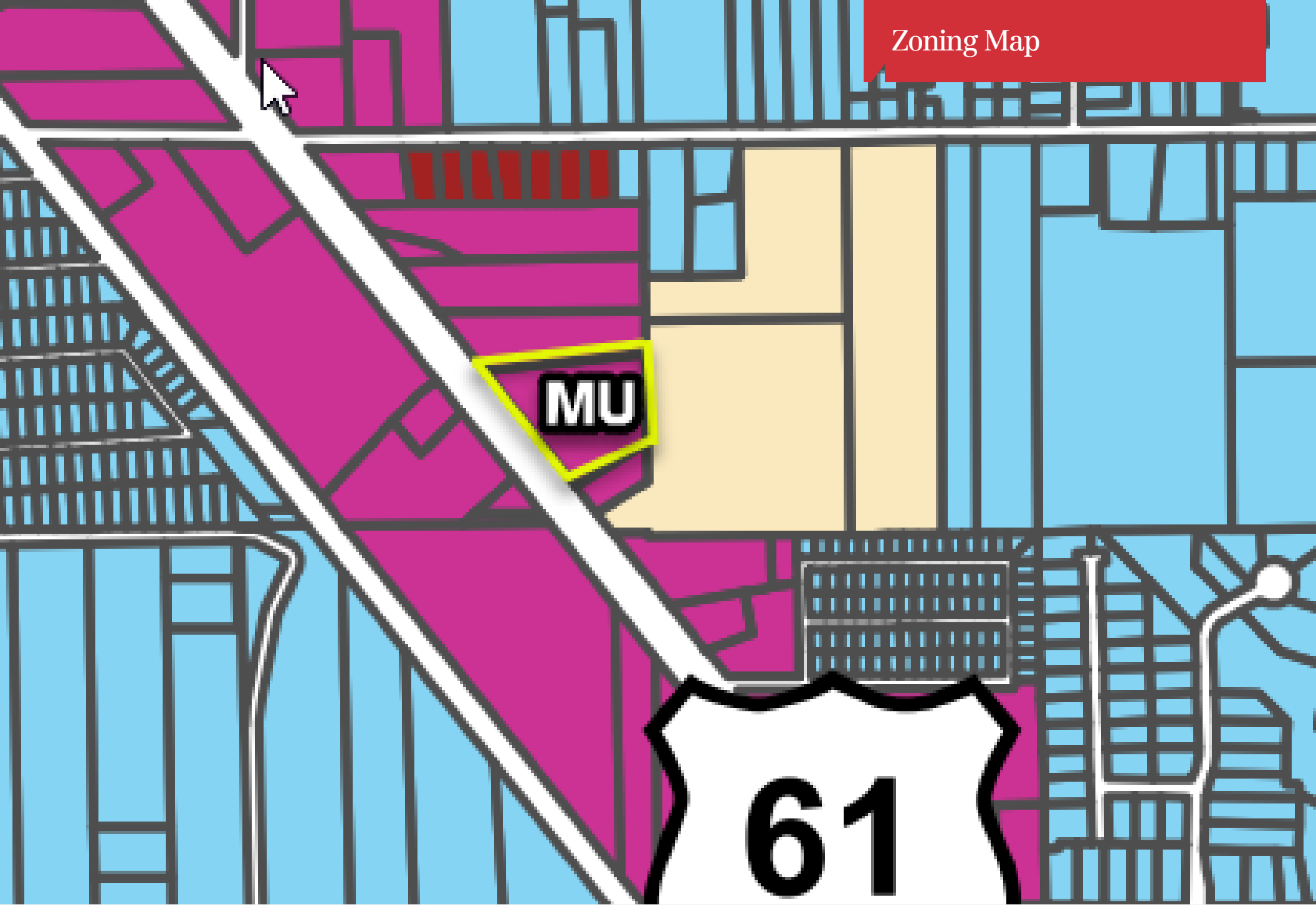
1700 City Farm
Baton Rouge, LA
225 295 08
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Retailer Map

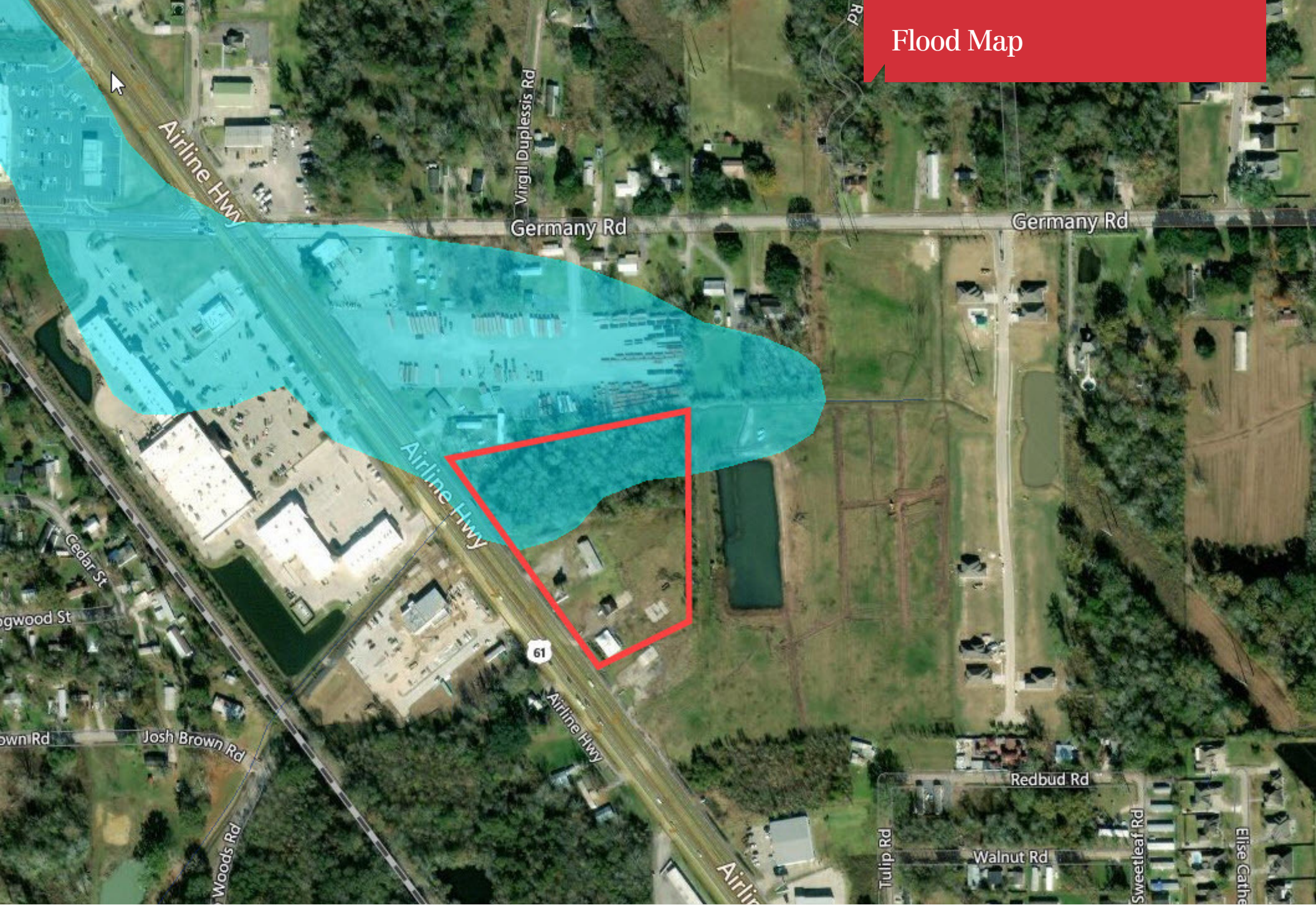


Assessor Map





Flood Map



Demographics Map



	1 Mile	5 Miles	10 Miles
Population			
Total Population	3,689	64,191	156,879
Median Age	33.8	33.8	35.3
Median Age (Male)	31.6	32.4	33.7
Median Age (Female)	34.8	35.4	36.9
Households & Income			
Total Households	1,278	22,598	55,969
# of Persons Per HH	2.9	2.8	2.8
Average HH Income	\$81,837	\$80,879	\$86,187
Average House Value	\$184,845	\$168,757	\$228,010
Race			
% White	80.5%	78.9%	79.6%
% Black	15.3%	17.1%	16.2%
% Asian	0.8%	1.3%	1.7%
% Hawaiian	0.0%	0.0%	0.0%
% Indian	0.0%	0.3%	0.2%
% Other	2.4%	1.5%	1.2%
Ethnicity			
% Hispanic	6.3%	4.7%	4.2%

* Demographic data derived from 2010 US Census