

±13.64 Acres For Sale on Airline Hwy

11126 Airline Highway
Gonzales, LA 70737



Airline Hwy

Presented by:

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NALatter & Blum

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Executive Summary

Airline Hwy tract for Sale

The Offering – NAI/Latter & Blum, as exclusive Broker to the Owner, are pleased to present an opportunity to about 13.64 Acres of Vacant Land located on Airline Hwy with access from both Airline Hwy and Weber City Road.

Solid Location – Located off Airline Hwy, with ± 465 feet of frontage. The site is located in close proximity to major retailers including Wal-Mart, Rouses, Marshalls, and Ross. The site provides easy access to Airline Highway and S Purpera Ave. Also, the property has strong traffic counts on Airline Highway of approximately 17,000 AADT (LA DOTD)

Opportunity – Opportunity to purchase approximately 13.64 Acres located on Airline Hwy with access from both Airline Hwy and Weber City Road. An opportunity to own a double frontage parcel on Airline Highway in Gonzales, LA.



Offering Summary

Property Location:	11126 Airline Highway Gonzales, LA 70737
Available Land Size:	±13.64 Acres
Zoning:	MU
Flood Zone	AE
Whole Parcel:	\$2,300,000
Airline Hwy Frontage up to 300' in depth:	\$1,755,000
Remainder of the Parcel:	\$950,000

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Location Map



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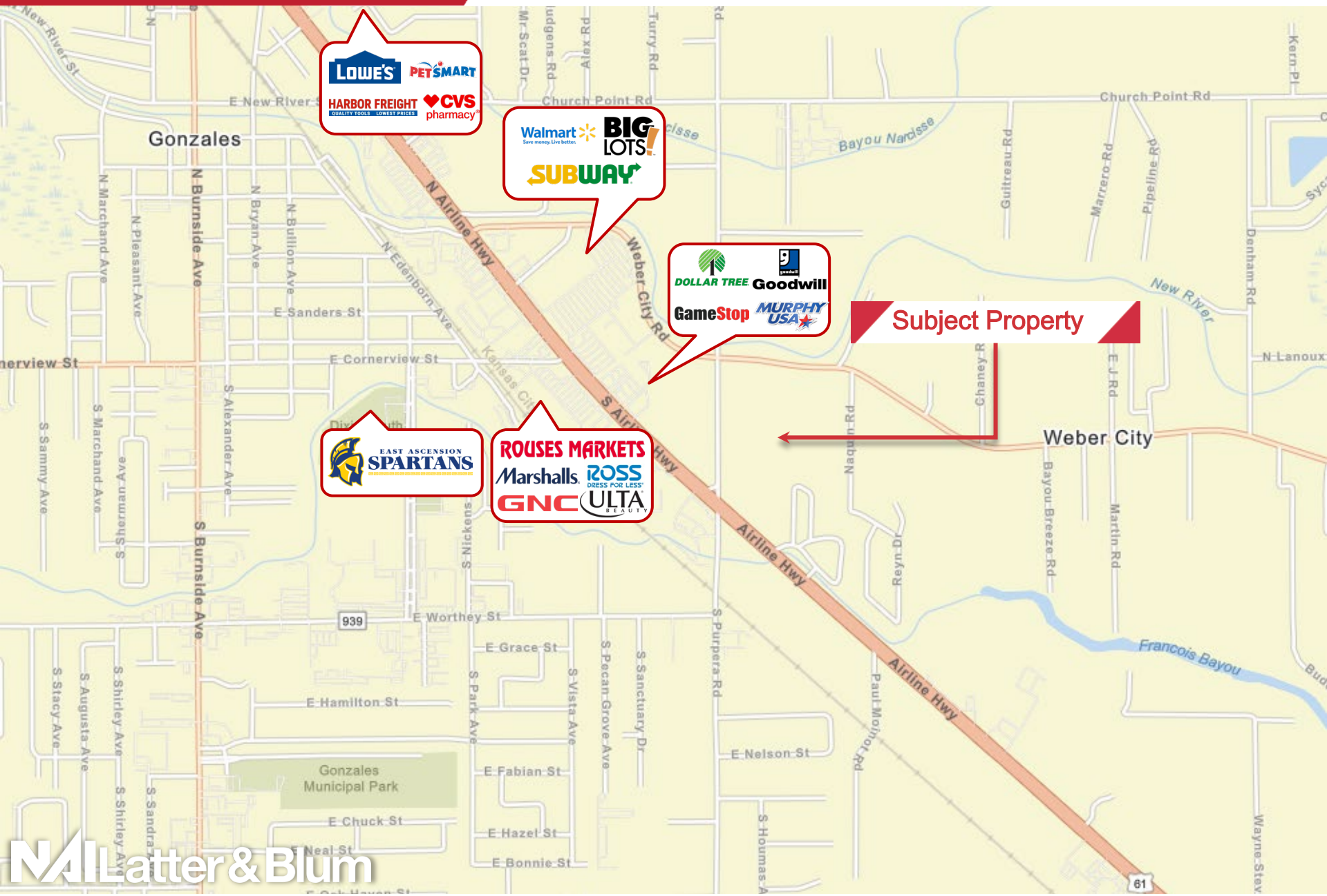
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Neighborhood Map



LOWE'S
PETSMART
HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES
CVS
pharmacy

Walmart
Save money. Live better.
BIG LOTS!
SUBWAY

DOLLAR TREE
Goodwill
GameStop
MURPHY USA

Subject Property

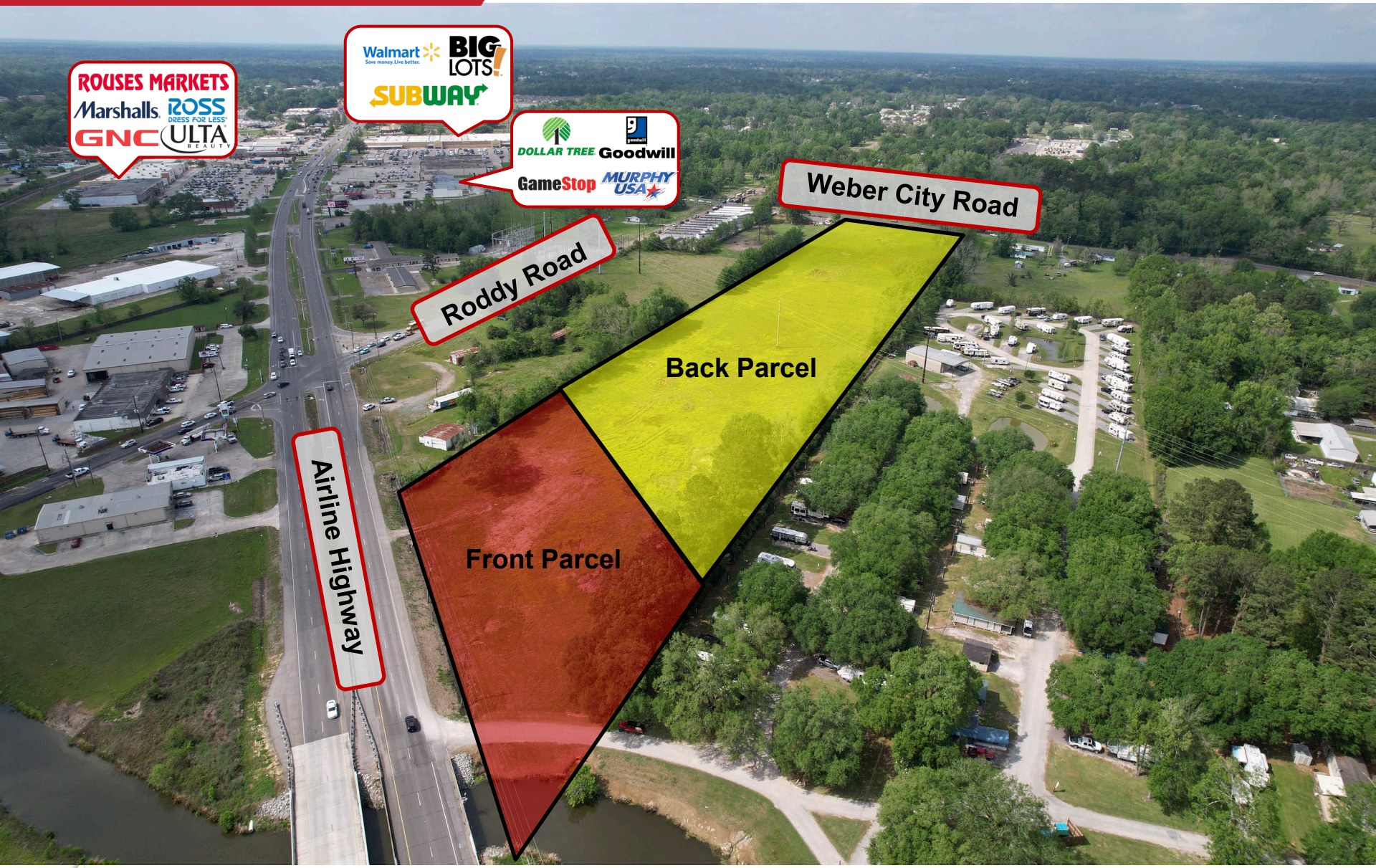
EAST ASCENSION SPARTANS

ROUSES MARKETS
Marshalls
ROSS
DRESS FOR LESS
GNC
ULTA
BEAUTY

±13.64 Acres For Sale on Airline Hwy

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Property **Aerial**



ROUSES MARKETS
Marshalls **ROSS**
DRESS FOR LESS
GNC **ULTA**
BEAUTY

Walmart **BIG LOTS!**
Save money. Live better.
SUBWAY

DOLLAR TREE **Goodwill**
GameStop **MURPHY USA**

Airline Highway

Roddy Road

Weber City Road

Front Parcel

Back Parcel

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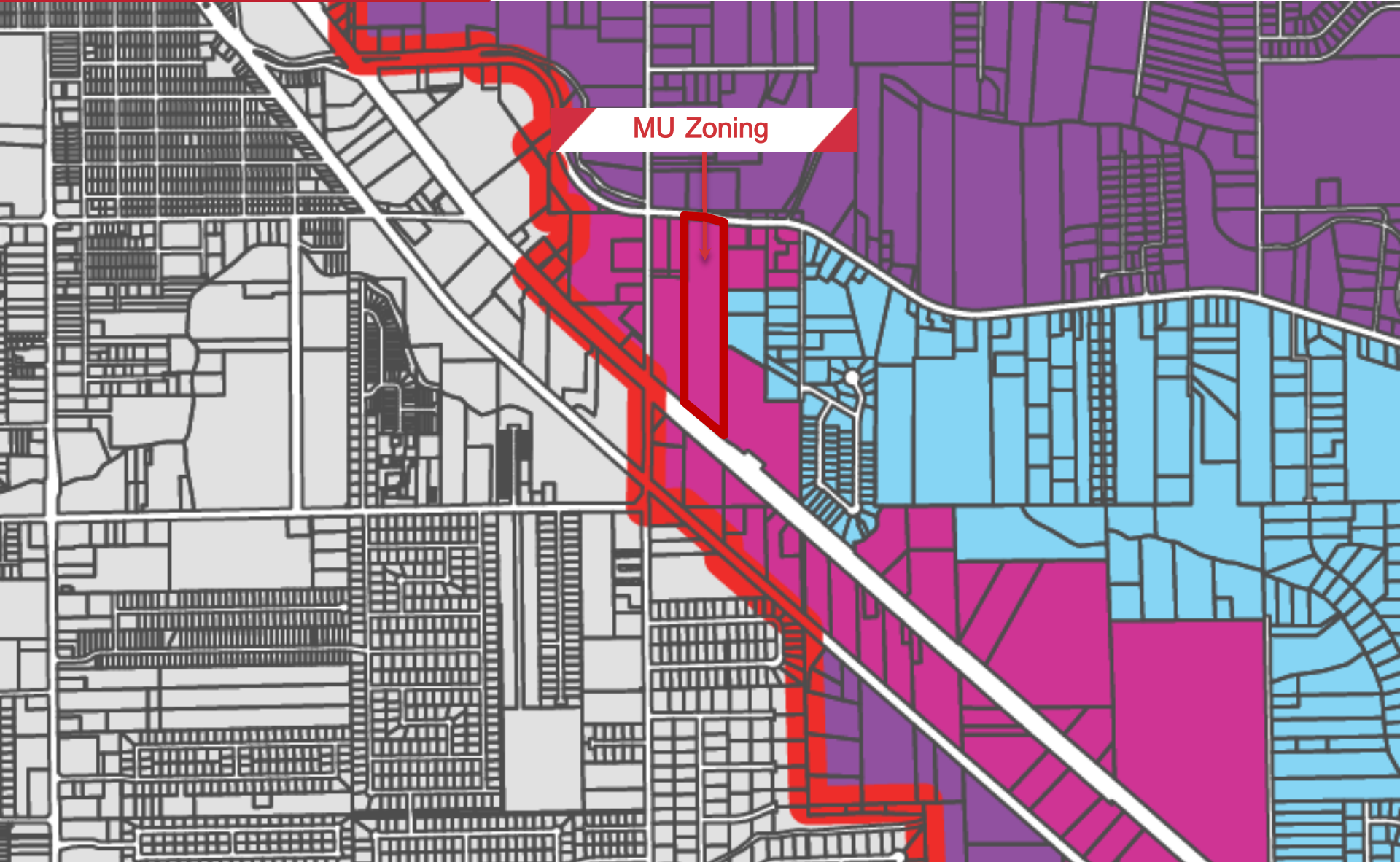
Property **Aerial**



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Zoning Map

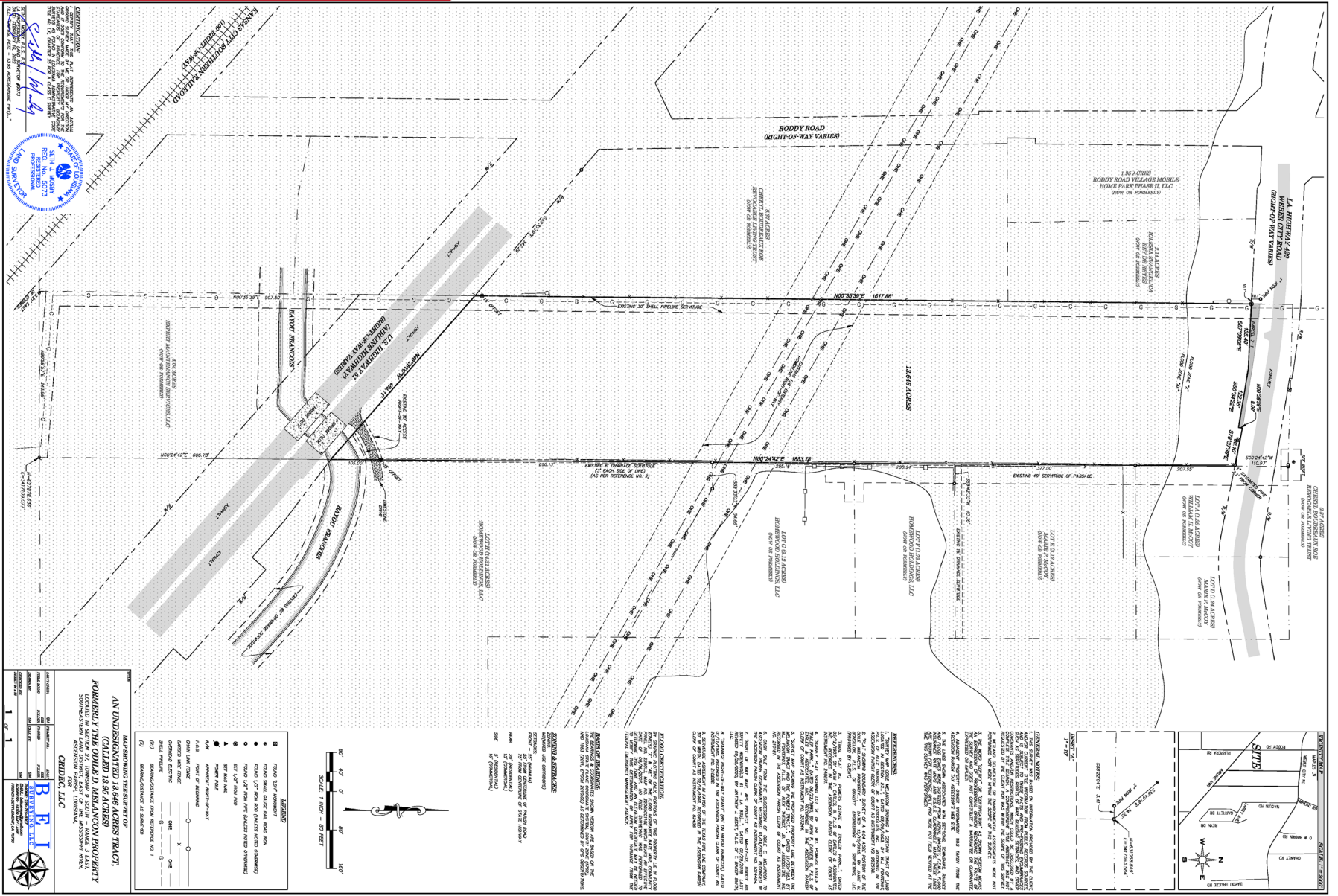


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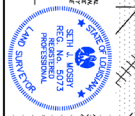
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Wetlands Map





CONVEYANCE: THIS SURVEY IS MADE IN FULL ACCORDANCE WITH THE PROVISIONS OF THE CONVEYANCE ACT, LA 9:1201, AND THE RECORDS ACT, LA 9:1202. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO OBVIOUS ENCUMBRANCES OR EASEMENTS. THE SURVEYOR HAS ALSO REVIEWED THE RECORDS AND HAS FOUND NO RECORDS AFFECTING THIS SURVEY.

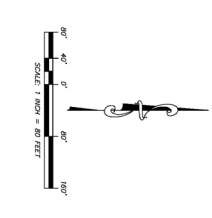


AN UNDIVIDED ±13.64 ACRES TRACT
FORMERLY THE ODDLE D. MELANCON PROPERTY
LOCATED IN SECTION 25, TOWNSHIP 3 NORTH - RANGE 3 EAST,
SOUDHWISCHEN PARISH, LOUISIANA.

CRUDIC, LLC

BEI
BENTLEY ENGINEERING & SURVEYING, INC.
10001 AIRLINE HWY., SUITE 100
GONZALES, LA 70737
504-688-8888

- KEY SHOWING THE SUBTYPE OF**
- ▣ ROAD TYPE VARIATION
 - ROAD SHALL INDICATE THE ROAD NAME
 - ROAD 1/2" NEW AND PAINTED WHITE SURFACING
 - ROAD 1/2" NEW AND PAINTED RED SURFACING
 - SET 1/2" ROAD MARK
 - ROAD MARK
 - ADJACENT ROAD-DE-FACTO
 - POINT OF BEGINNING
 - BOUNDARY MARKER
 - OPENED EGRESS
 - SELLER'S RIGHT
 - REMEDIATION FROM REFERENCE NO. 1
 - REMEDIATION OF EASEMENT



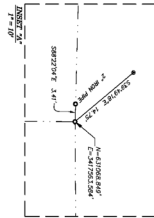
NOTES OF REMARKS:
1. THIS SURVEY IS MADE IN FULL ACCORDANCE WITH THE PROVISIONS OF THE CONVEYANCE ACT, LA 9:1201, AND THE RECORDS ACT, LA 9:1202. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO OBVIOUS ENCUMBRANCES OR EASEMENTS. THE SURVEYOR HAS ALSO REVIEWED THE RECORDS AND HAS FOUND NO RECORDS AFFECTING THIS SURVEY.

ADDITIONAL INFORMATION:
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REFERENCES:
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GENERAL NOTES:
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Thank You

NAI Latter & Blum would like to thank you for the opportunity to present this asset for your consideration.

For additional information, please contact:

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