

stirling

FOR SALE

+/- 0.36 Acres

LAND

LOTS 1-A & 2-A ROTHLAND SUBDIVISION | GONZALES, LA



PROPERTY DESCRIPTION

The offering consists of a ±0.36-acre development site located along Hwy 30 in Gonzales, Louisiana. The property is zoned R-3-TH (Residential Townhome District), which supports townhouse-style residential development at densities up to 15 dwelling units per acre. This zoning creates an opportunity for a small-scale attached residential project in one of Ascension Parish's growing submarkets.

Positioned just off Highway 30 and near established residential and commercial development, the site offers convenient access to nearby amenities, employment centers and regional transportation routes. With continued growth in the Gonzales market, the property presents a strong opportunity for a developer or investor seeking a well-located residential infill site.

OFFERING SUMMARY

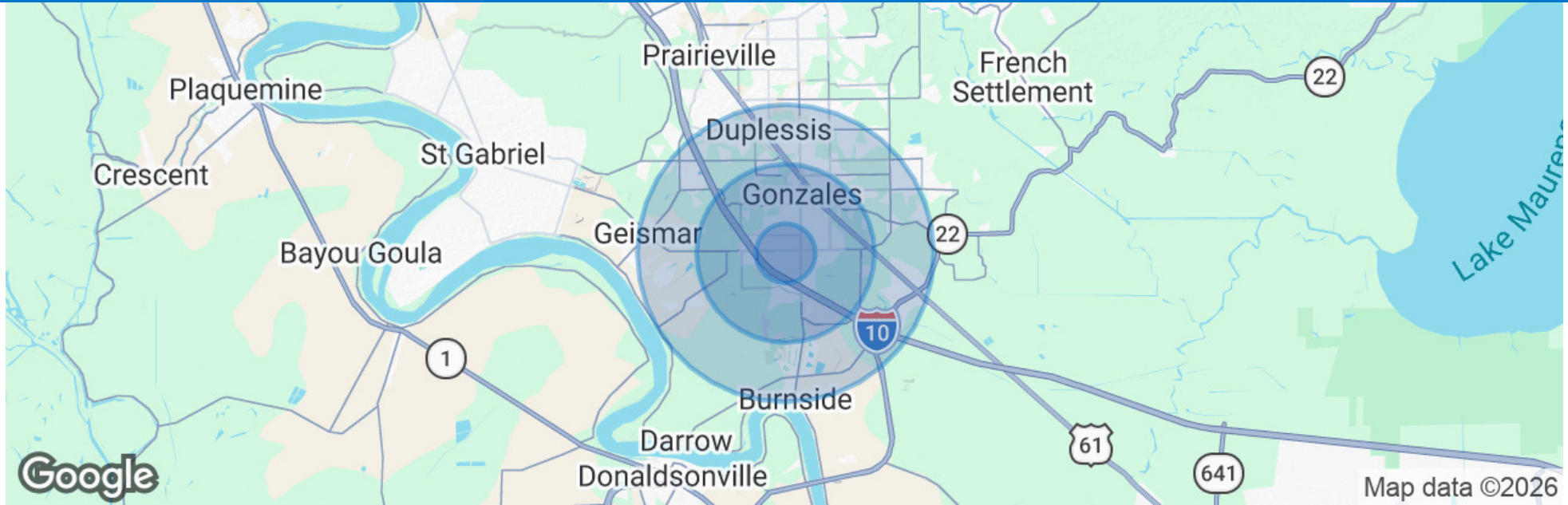
Sale Price:	\$120,000
Lot Size:	0.36 Acres

PROPERTY HIGHLIGHTS

- **±0.36 Acres of Developable Land** – Flexible layout suitable for multiple commercial uses
- **R-3-TH Zoning (Residential Townhome District)**- Supports townhome development at up to 15 dwelling units per acre, offering a strong opportunity for attached residential use in a growing Gonzales market.
- **Growth Corridor Location** – Positioned in a rapidly expanding Baton Rouge submarket
- **Strong Demographic Trends** – Supported by residential growth and increasing consumer demand
- **Limited Availability of Comparable Sites** – Rare opportunity for a large, well-positioned tract in this corridor







POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	3,321	20,915	50,418
Average Age	37.5	39.7	38.6
Average Age (Male)	32.5	38.2	37.6
Average Age (Female)	40.9	42.2	39.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,441	8,355	19,579
# of Persons per HH	2.3	2.5	2.6
Average HH Income	\$81,361	\$88,001	\$101,202
Average House Value	\$180,309	\$228,654	\$260,014

2023 American Community Survey (ACS)