



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

FOR SALE

1.539 ACRES ON CABELA'S PARKWAY

TBD CABELA'S PARKWAY, GONZALES, LA 70737

\$670,000

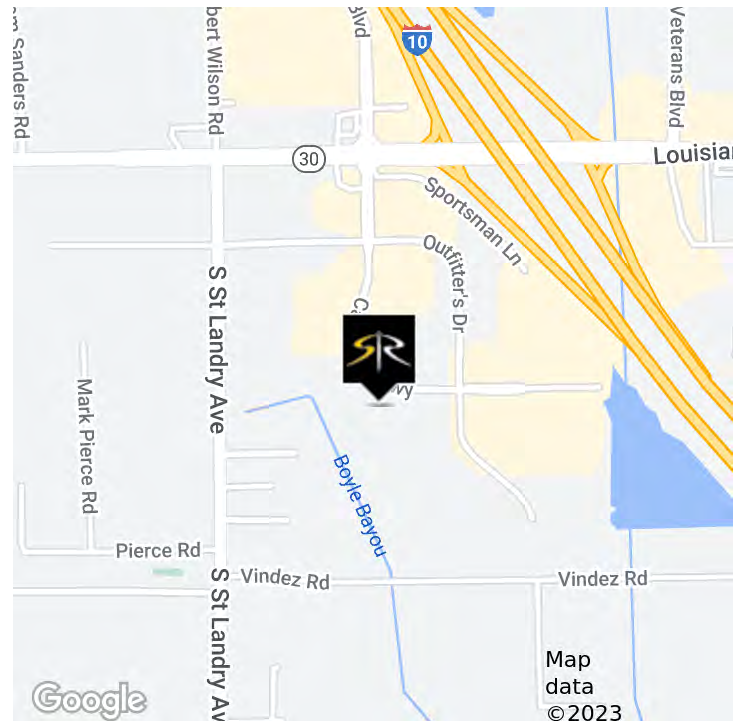


OFFERING SUMMARY

Sale Price:	\$670,000
Lot Size:	1.539 Acres

PROPERTY HIGHLIGHTS

- Commercial Land for Sale
- 250' Frontage along Cabela's Parkway
- 1.539 Acres Vacant Land
- Up to 15,000 SF Building
- Situated between Comfort Suites and Redfish Commons Shopping Center
- High Traffic Counts:
 - - 60,802 Cars per Day on I-10
 - - 8,042 Cars per Day on Hwy. 30
- Ideal for a Restaurant, QSR



LUKE GOMEZ

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The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi.



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RESTAURANTS MAP

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HOTELS MAP

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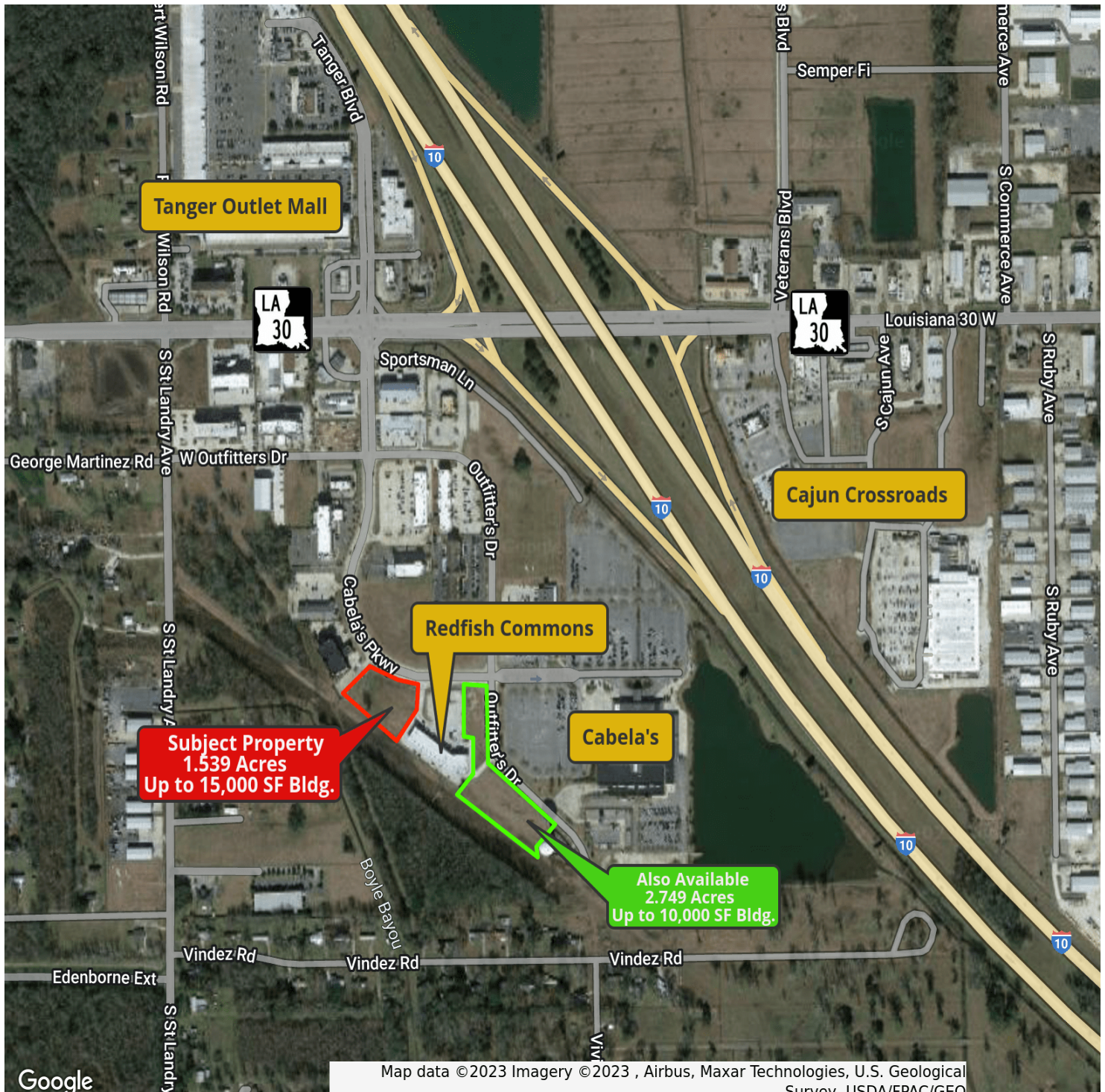
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SHOPPING CENTERS MAP

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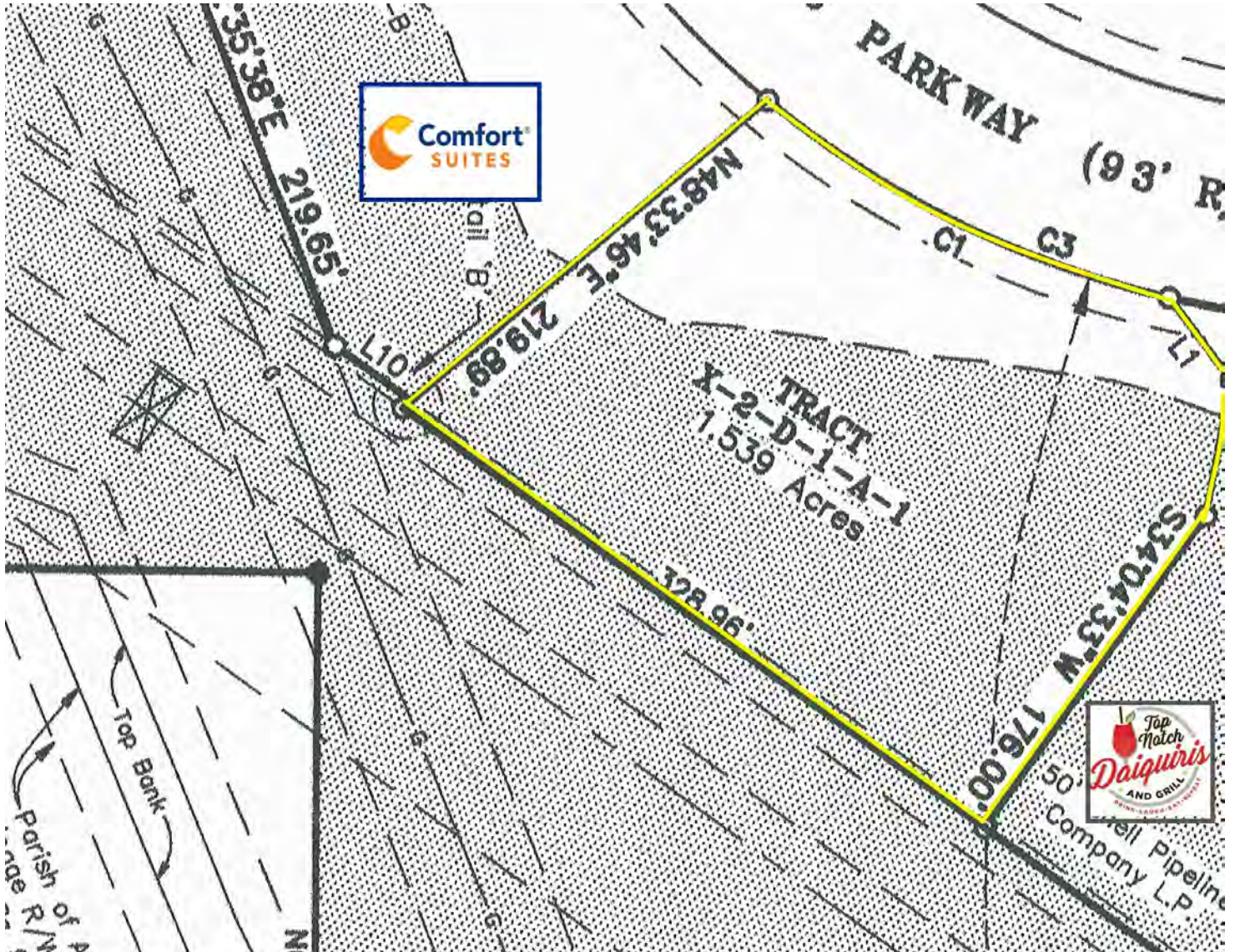
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SURVEY (CLOSE UP)

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TRAFFIC COUNT MAP

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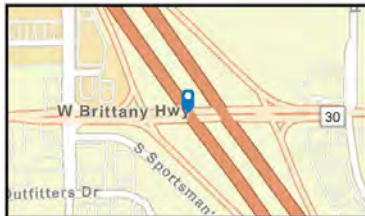
\$670,000



Traffic Count Map

LA-30 W & I-10 E, Gonzales, Louisiana, 70737
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 30.21073
Longitude: -90.94780



Source: ©2022 Kalibrate Technologies (Q3 2022).

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



June 12, 2022

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DRIVE TIME MAP: 5, 10, 15 MINUTES
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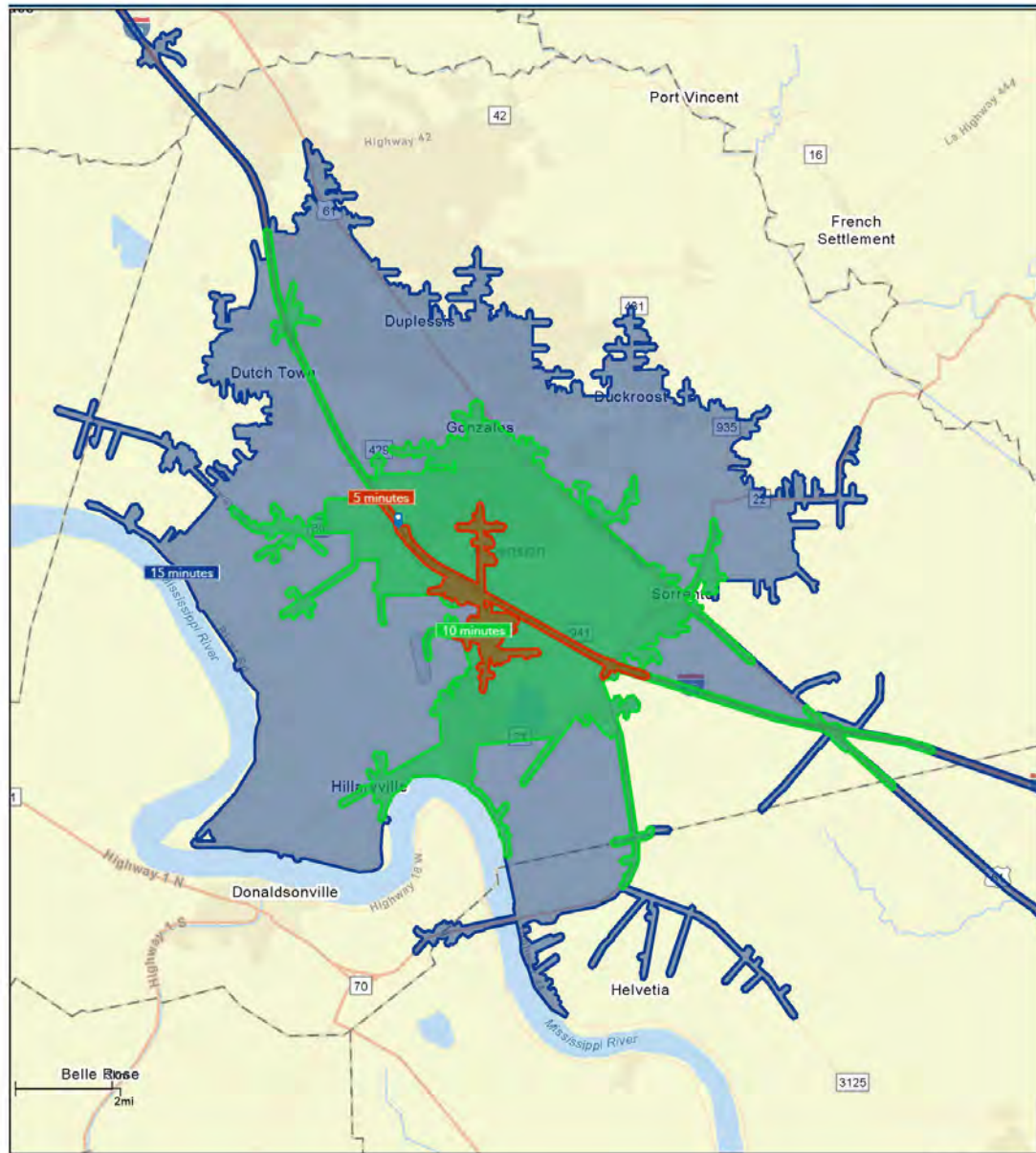
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esri

Drive Time Map: 5, 10, 15 Minutes

Hwy 30 W & I-10 E, Gonzales, LA 70737



June 12, 2023

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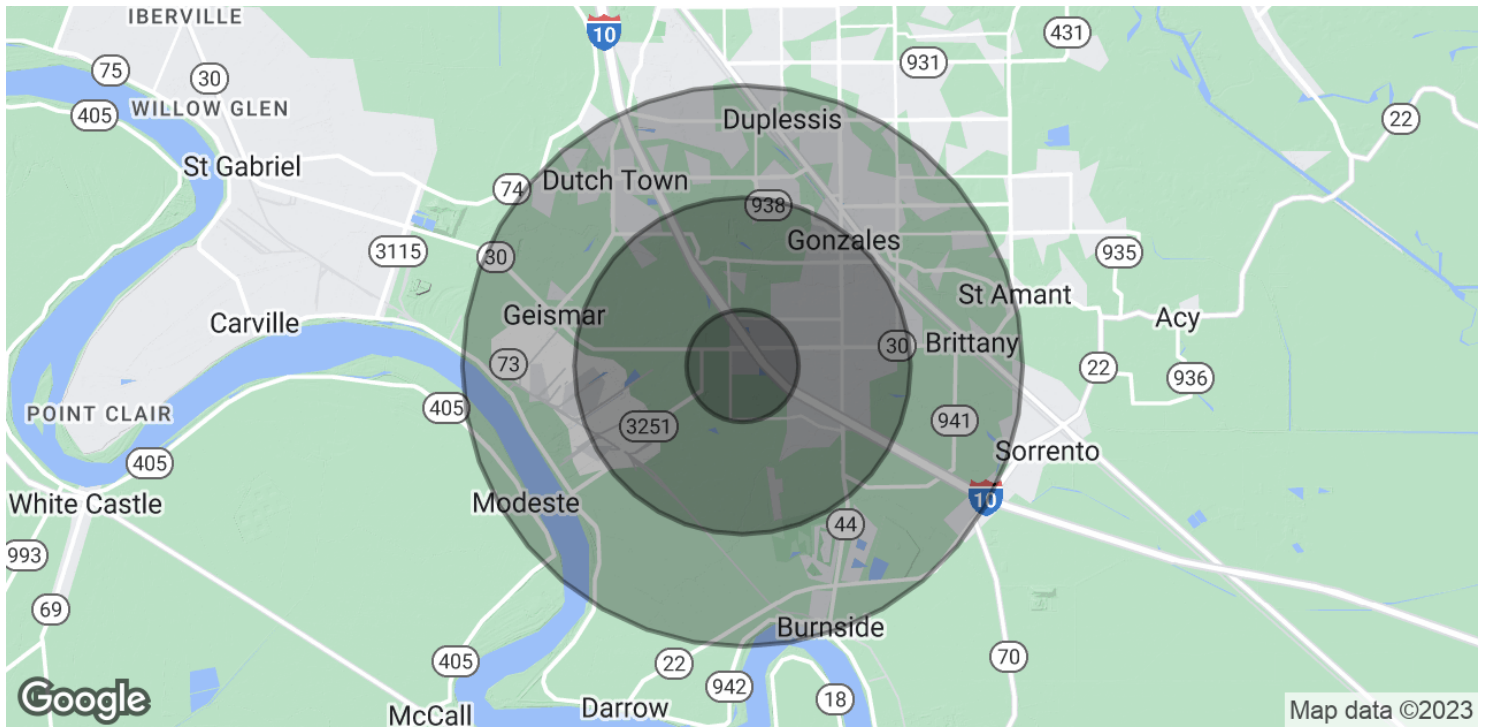
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DEMOGRAPHICS

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,146	14,228	43,961
Average Age	37.6	38.1	38.0
Average Age (Male)	30.2	34.1	35.6
Average Age (Female)	44.7	40.6	40.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	420	5,746	17,005
# Of Persons Per HH	2.7	2.5	2.6
Average HH Income	\$75,568	\$63,264	\$89,372
Average House Value	\$162,573	\$179,855	\$230,536

* Demographic data derived from 2020 ACS - US Census

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