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JUSTIN LANGLOIS, CCIM

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THE VILLAGE AT CONWAY

8000 LA-44, Gonzales, LA

SUMMARY

SITE PLAN

DEVELOPMENT PLAN

DEMOGRAPHICS

FOR SALE

PROPERTY OVERVIEW

The Village at Conway is based on a traditional neighborhood development design which creates a walkable mixed-use neighborhood located on Highway 44 in Gonzales, LA. It features 46-acres of lakes, miles of jogging trails, parks and green space, commercial opportunities and a town square for gatherings and events. The majority of the commercial space fronts the recently improved & widened Highway 44 and benefits from the clear visibility to the commuter vehicles traveling the corridor, not to mention the residents that live within the Conway project.

While there are larger and more traditional real estate opportunities that are sized correctly from as large a traditional grocery store, to a restaurant operator, and certainly a typical retail strip center – a smaller single-tenant office user will also find lots that are appropriate.

AVAILABLE

• 0.75 up to 7.0 Acres

TRAFFIC COUNT (ADT 2019)

STIRLINGPROPERTIES.COM

On I-10:66,866







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SITE PLAN **SUMMARY**

DEVELOPMENT PLAN

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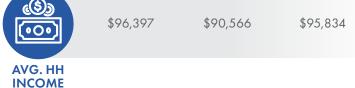
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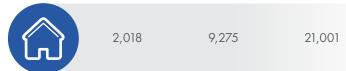
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S	UMMARY		SITE PLAN	DEVELOPMENT PLAN	DEMOGRAI
2021 DEA	MOGRAPH	ICS	33	(46) (42) (61)	Port Vincent (42)
	5 MIN	10 MIN	15 MIN	Arairieville	33)
	5,251	24,470	56,671	929 932 15 min Drive Tim	931 Frence (431) Settlem
POPULATION			abriel	10 min Drive Time	
(S)	\$96,397	\$90,566	\$95,834	(72)	St Amant







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artin

(1000)

Belle Rose





(3127)

(642)

HOUSEHOLDS

(3214)

Welcome

(18)