

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)

On I-10 : 66,866

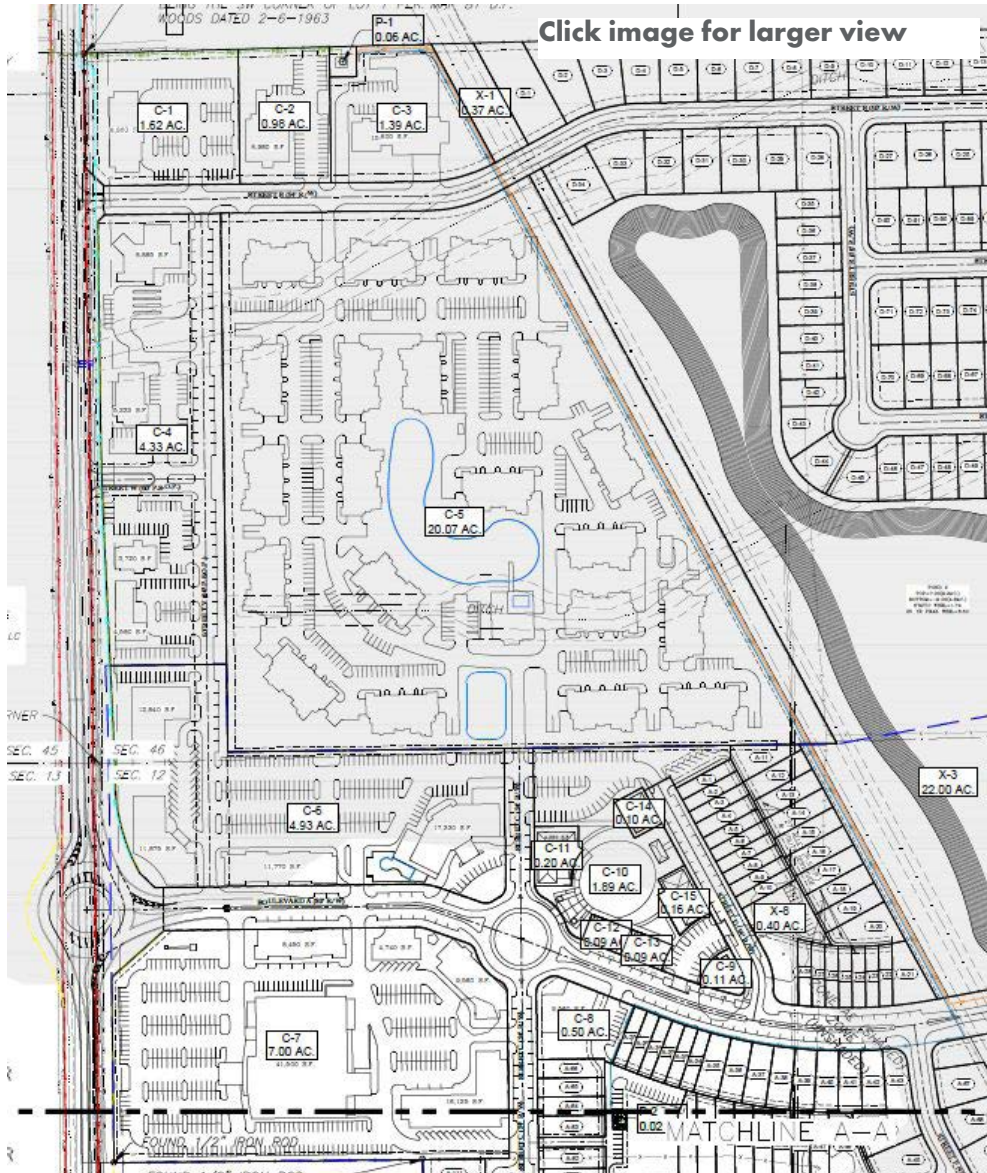


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2021 DEMOGRAPHICS

	5 MIN	10 MIN	15 MIN
 <p>POPULATION</p>	5,251	24,470	56,671
 <p>AVG. HH INCOME</p>	\$96,397	\$90,566	\$95,834
 <p>HOUSEHOLDS</p>	2,018	9,275	21,001

