

LAND FOR SALE

Airline Hwy

Gonzales, LA 70737

±7.49 Acres

Presented By:

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PROPERTY HIGHLIGHTS

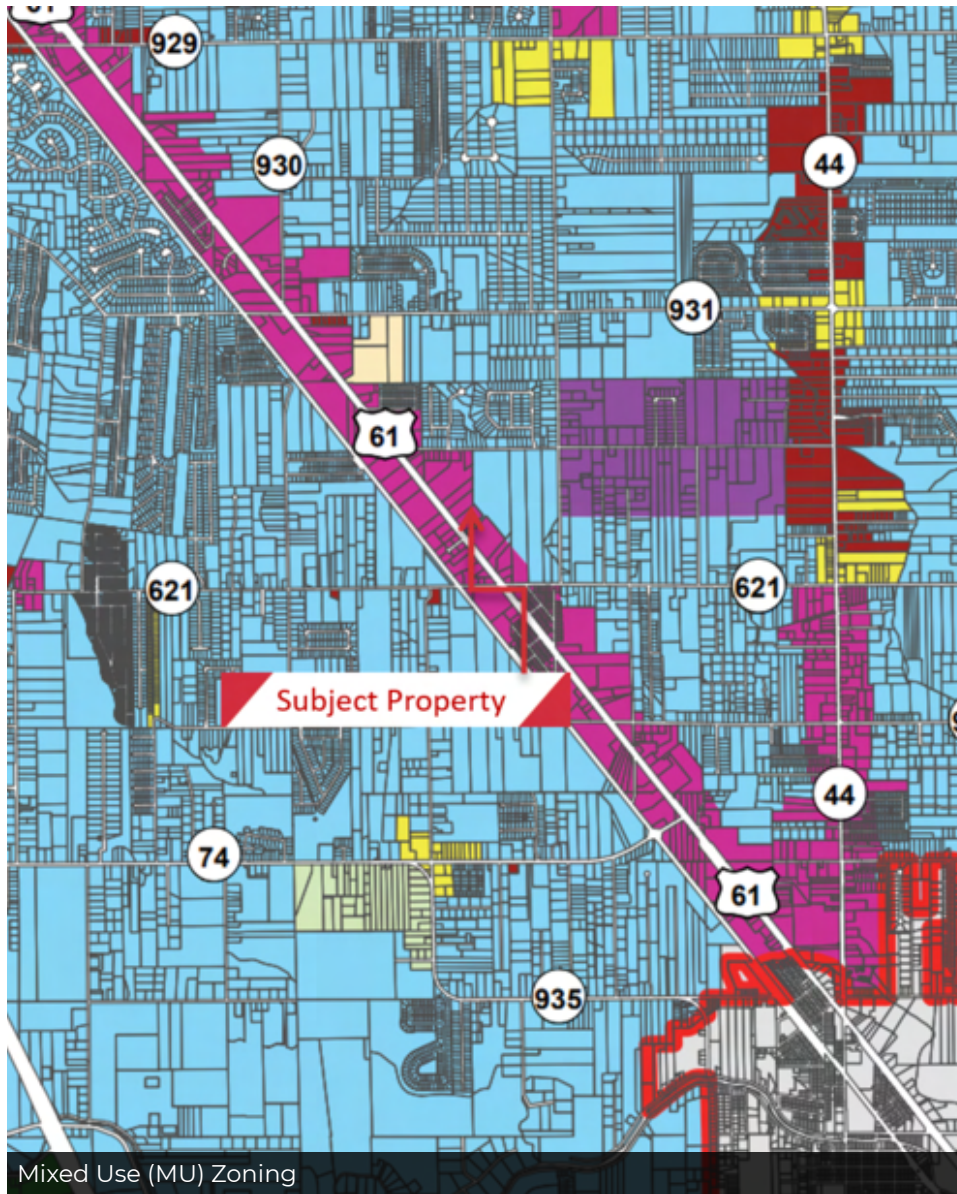
- 7.49-acres of developable land
- Located in the heart of Ascension Parish, at the entrance of the Mansions at Ivy Lake Apartment Complex, which is a Class A space with 240 units currently at 92% occupancy, and just South of Rouses Market, WalkOn's, Freddy's frozen Custard & Steakburgers, and Starbucks.
- Zoned MU (Mixed Use Corridors)
- Flood Zone X
- The traffic count along this stretch of Airline Hwy is on average 10,661 vehicles per day
- Owner is willing to Subdivide - contact agent(s) for pricing details.

OFFERING SUMMARY

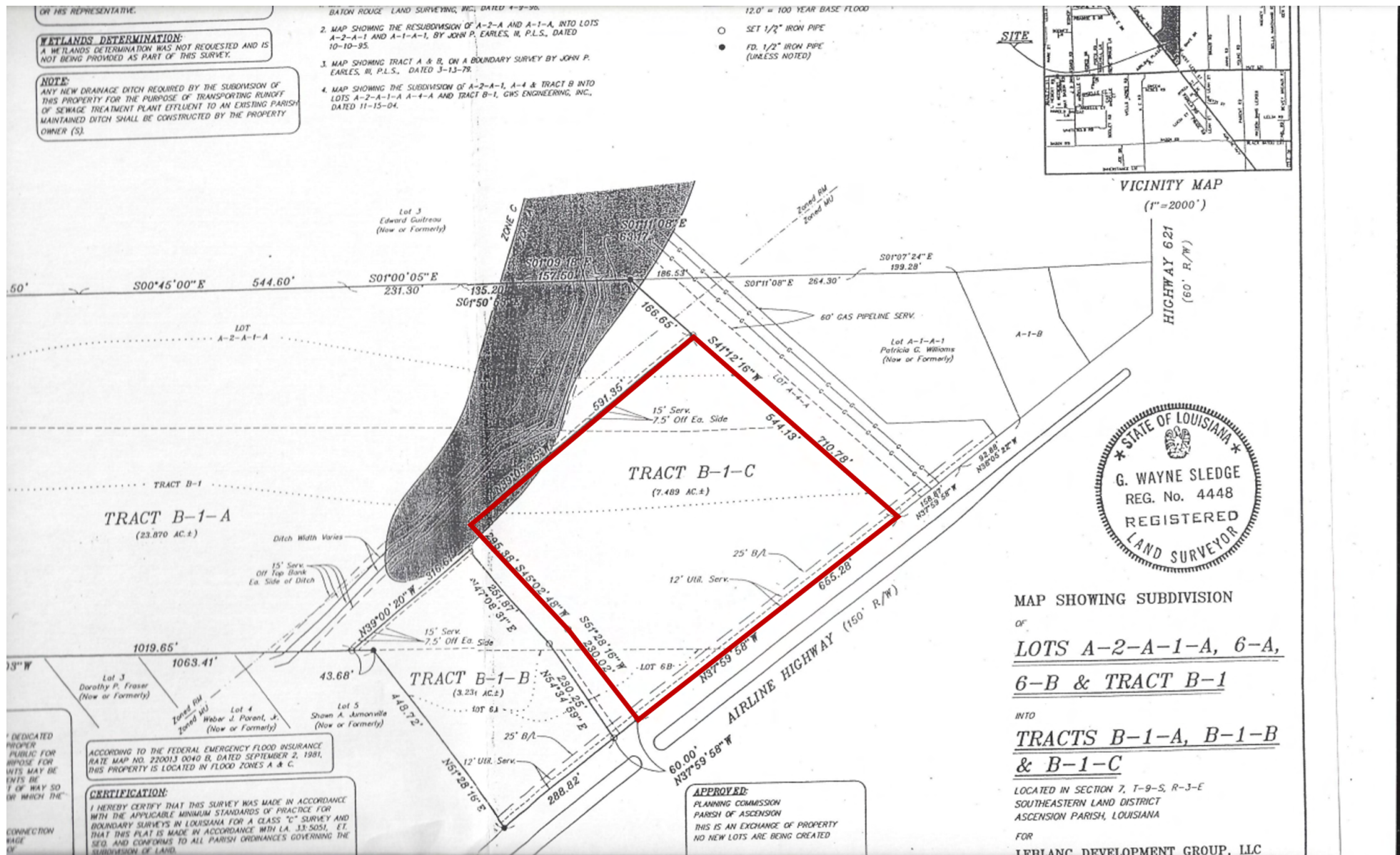
Sale Price:	\$14.50 / SF
Sale Price:	\$4,730,833.80
Lot Size:	7.49 Acres

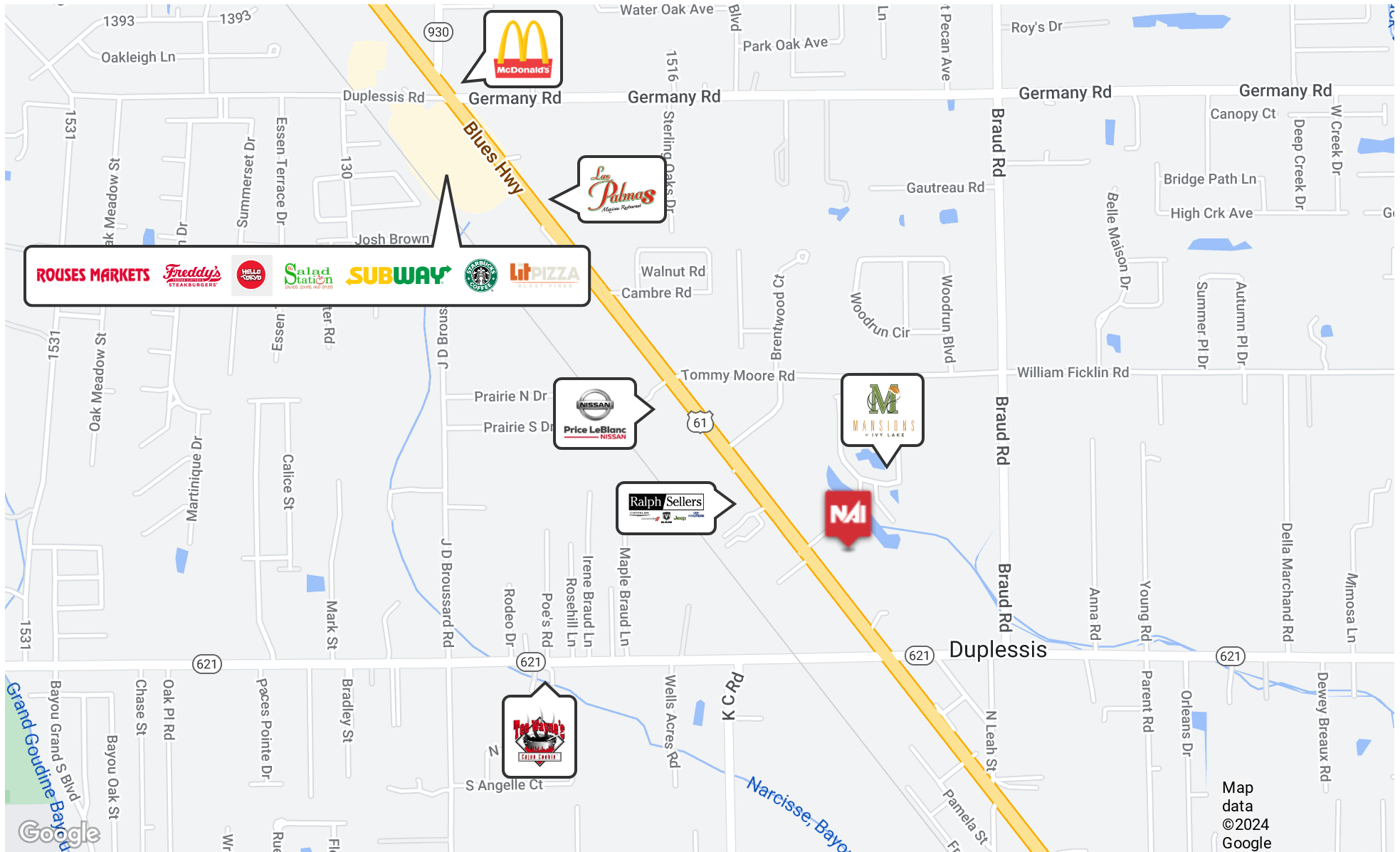
DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	1,271	22,691	50,249
Total Population	3,666	64,419	141,991
Average HH Income	\$81,604	\$79,056	\$84,925

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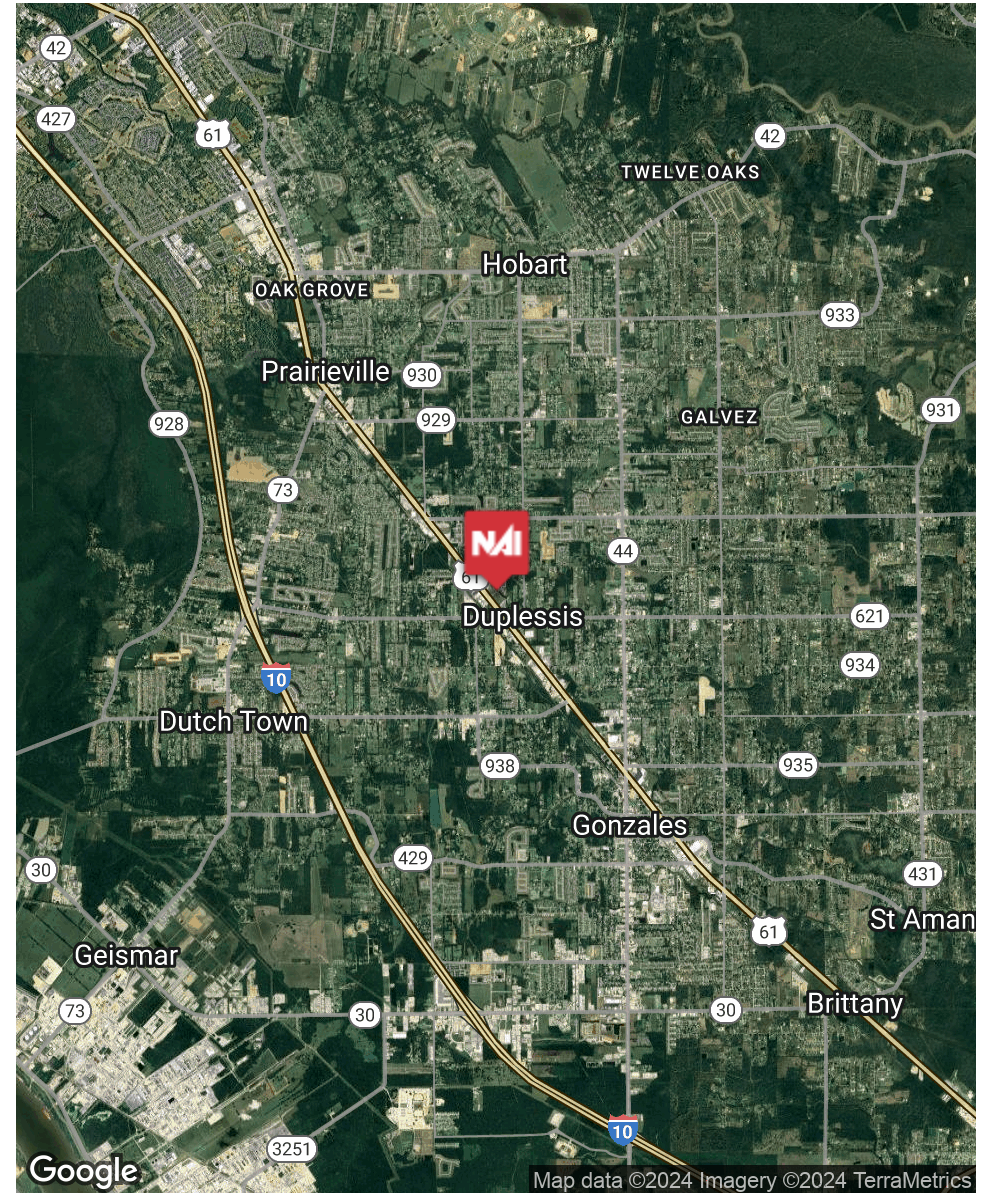
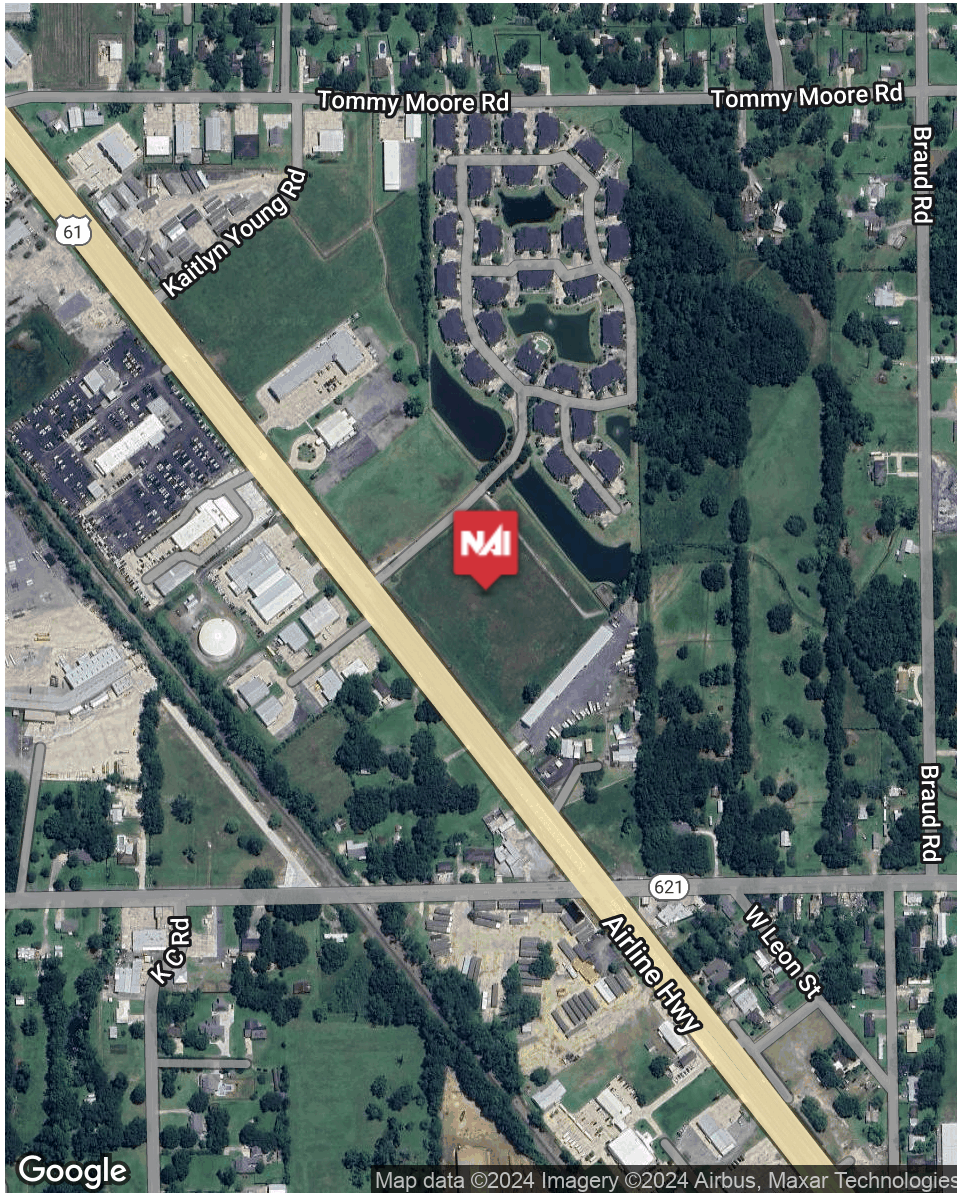


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For More Information:

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