

LAND FOR SALE W KAREN ST

Gonzales, LA 70737



PROPERTY DESCRIPTION

The subject property is situated in Gonzales, LA, less than a mile from Airline Highway on W Karen St. The property covers an area of 0.77 acres with dimensions featuring a 150-foot frontage and a depth of 225 feet. It is zoned C-1, making it suitable for a range of commercial developments.

In addition to the land, there is an option to purchase construction materials that were intended for a project on this site. These materials include a red iron structure and sheet metal for the shell of a 60 x 100 building. The sale pertains to the land and optionally the mentioned construction materials, without any existing structures on the property.

OFFERING SUMMARY

Sale Price:	\$215,000
Lot Size:	0.77 Acres
Zoning:	C-1

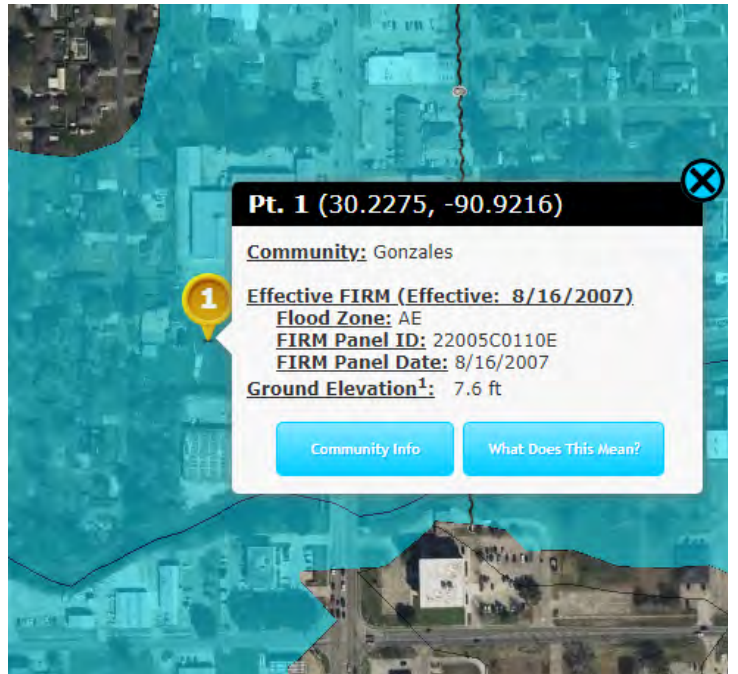
DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	66	414	2,072
Total Population	184	1,037	4,792
Average HH Income	\$49,843	\$52,705	\$53,997

Tom McGee
tmcgee@lee-associates.com
D 225.427.9200

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

LAND FOR SALE W KAREN ST

Gonzales, LA 70737

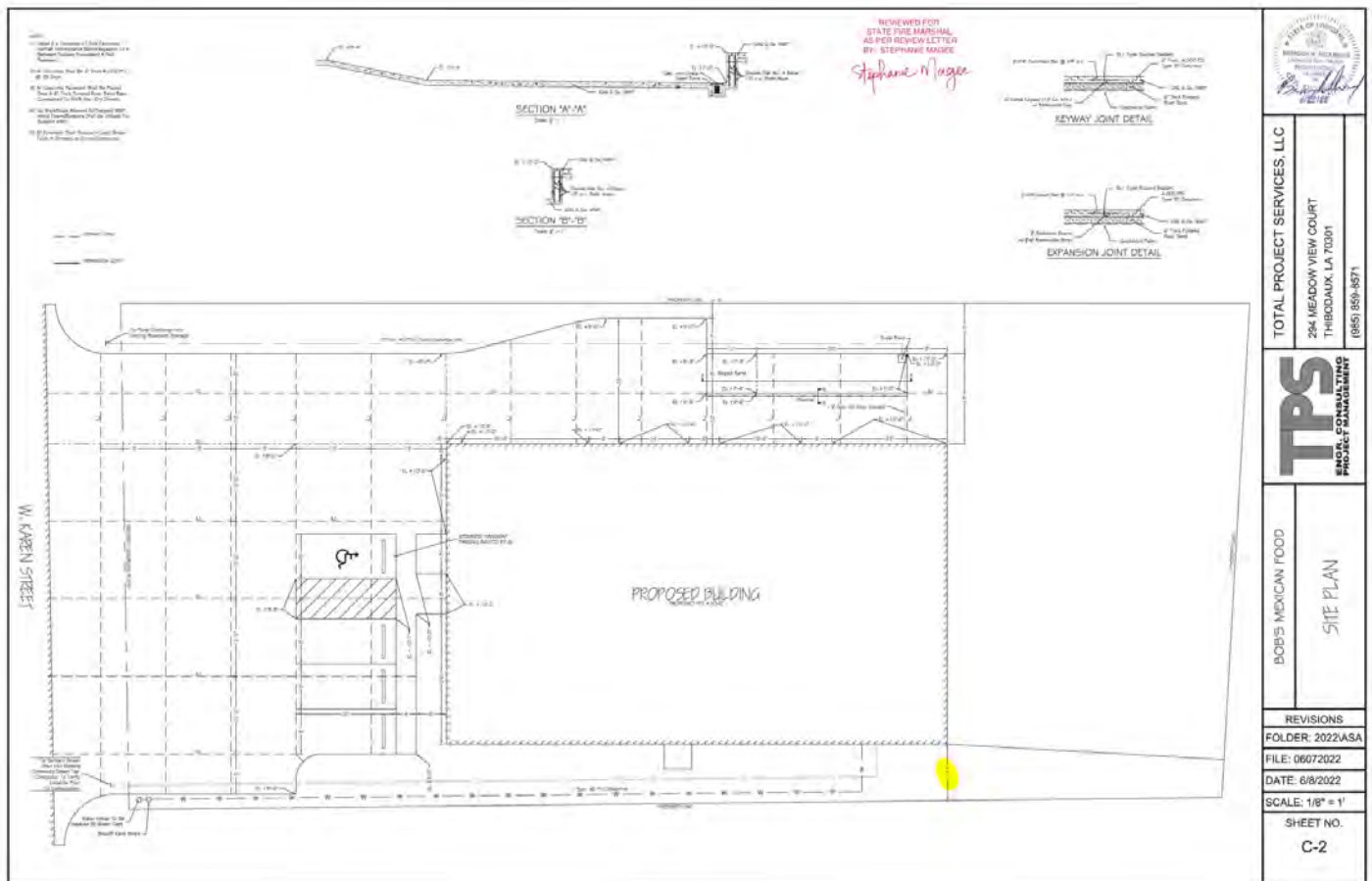


Tom McGee
tmcgee@lee-associates.com
D 225.427.9200

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

LAND FOR SALE W KAREN ST

Gonzales, LA 70737

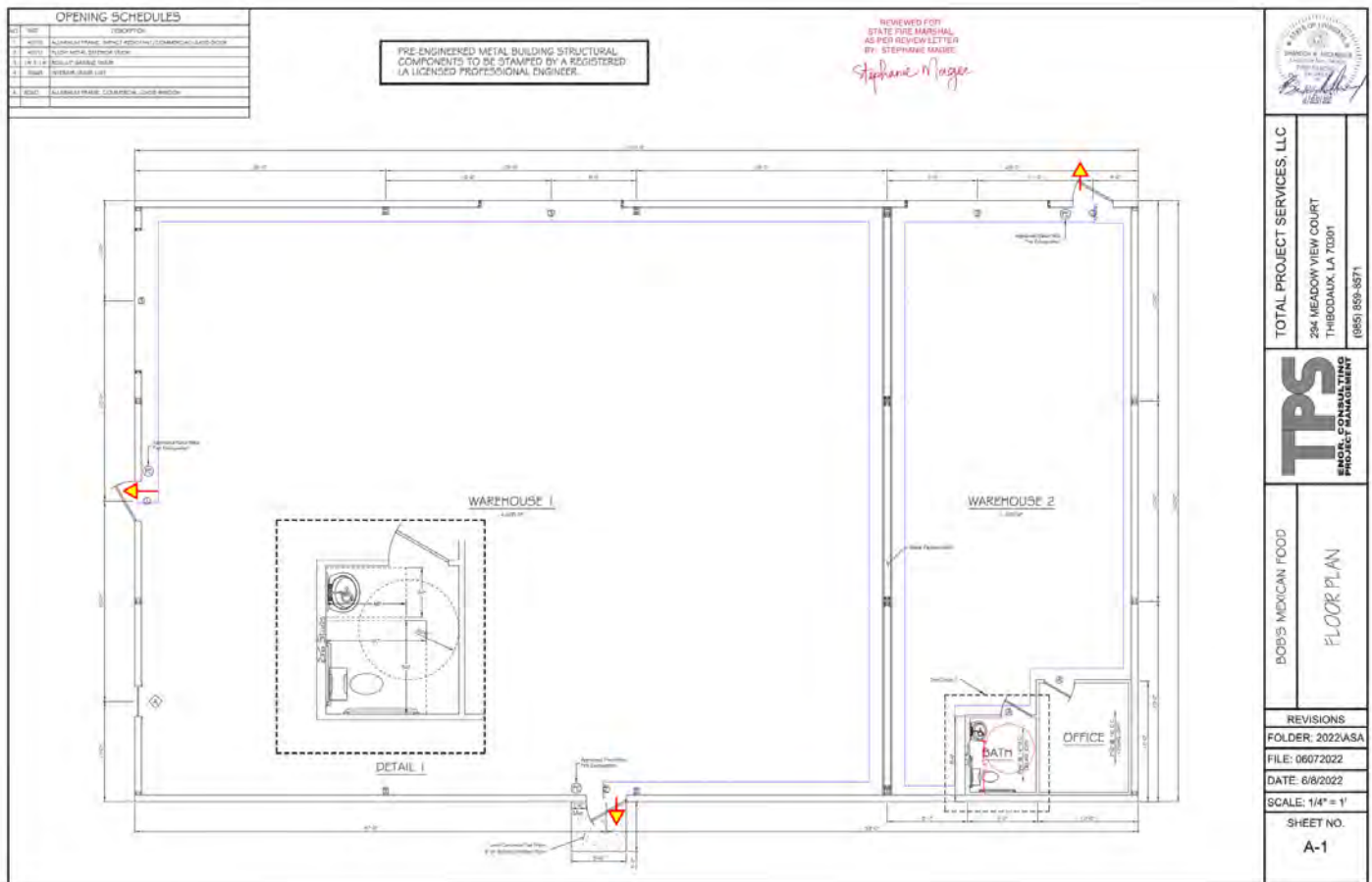


Tom McGee
tmcgee@lee-associates.com
D 225.427.9200

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice.
No liability of any kind is to be imposed on the broker herein.

LAND FOR SALE W KAREN ST

Gonzales, LA 70737

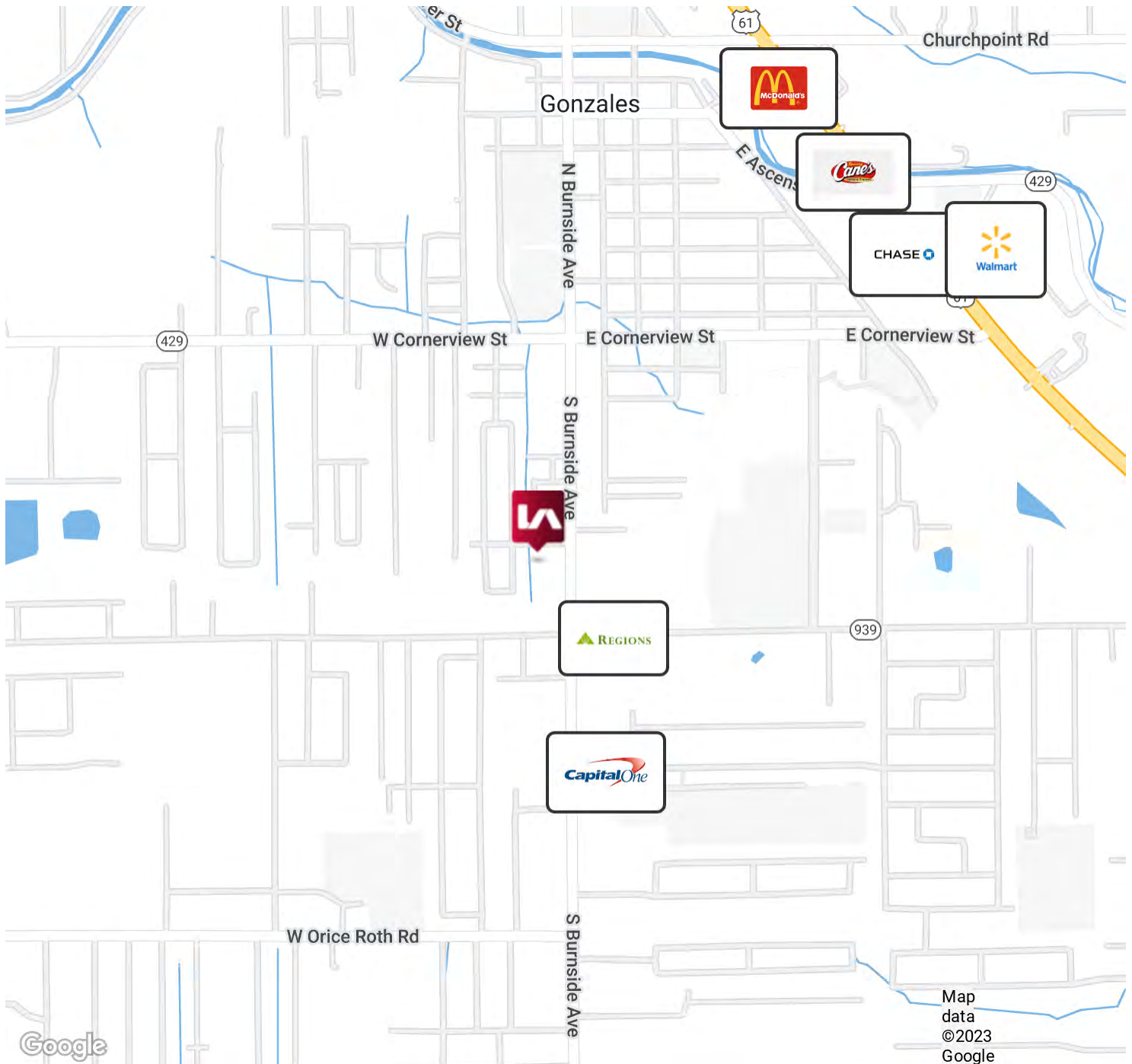


Tom McGee
tmcgee@lee-associates.com
D 225.427.9200

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

LAND FOR SALE W KAREN ST

Gonzales, LA 70737



Tom McGee
tmcgee@lee-associates.com
D 225.427.9200

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.