

FOR SALE

\$500.000

.965 acre corner lot

437' total feet of road frontage

Signalized intersection

Corner of S. Burnside & Orice Roth

GARY BINNS

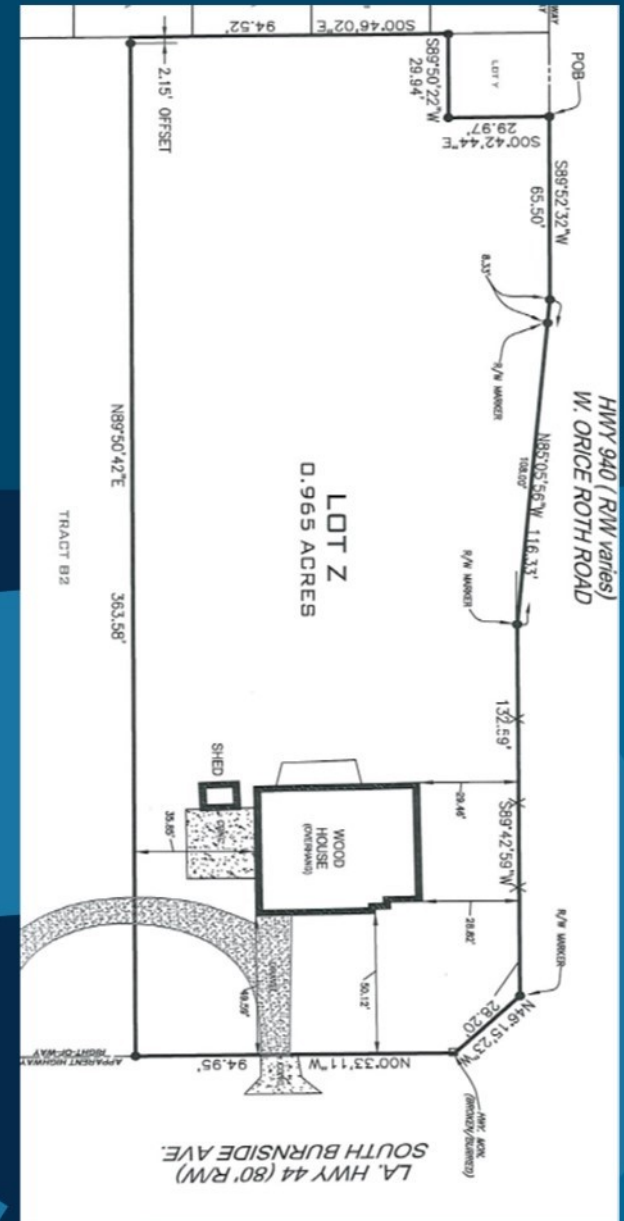
(225)268-8639

gbinns2@gmail.com

GARY FONTENOT

(225) 413-7797

garykfontenot@gmail.com



GRB Real Estate | 38058 Hwy 621, Suite F | Gonzales, LA 70737 | 225.677.6767

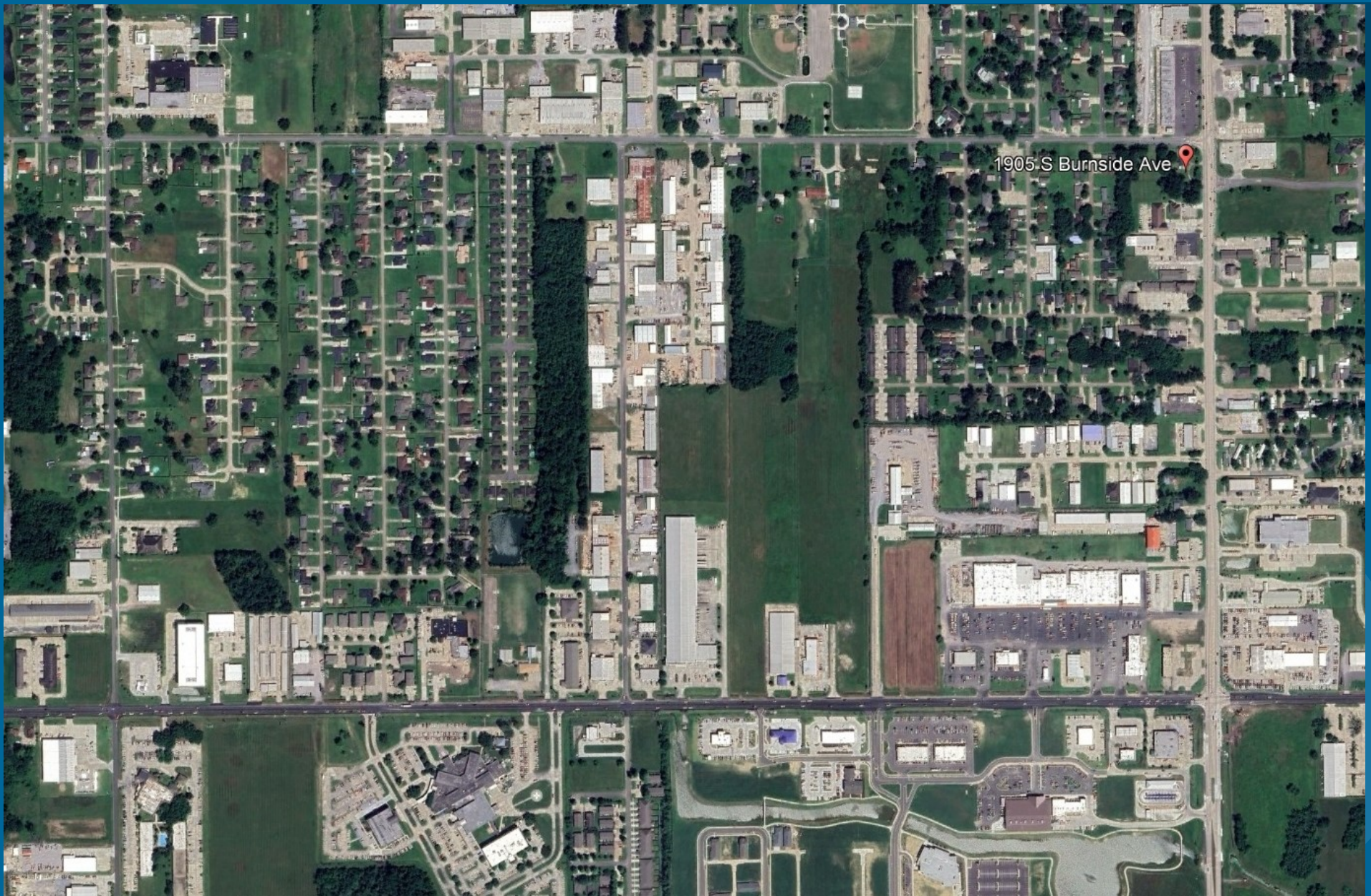
Licensed in the State of Louisiana

FOR SALE



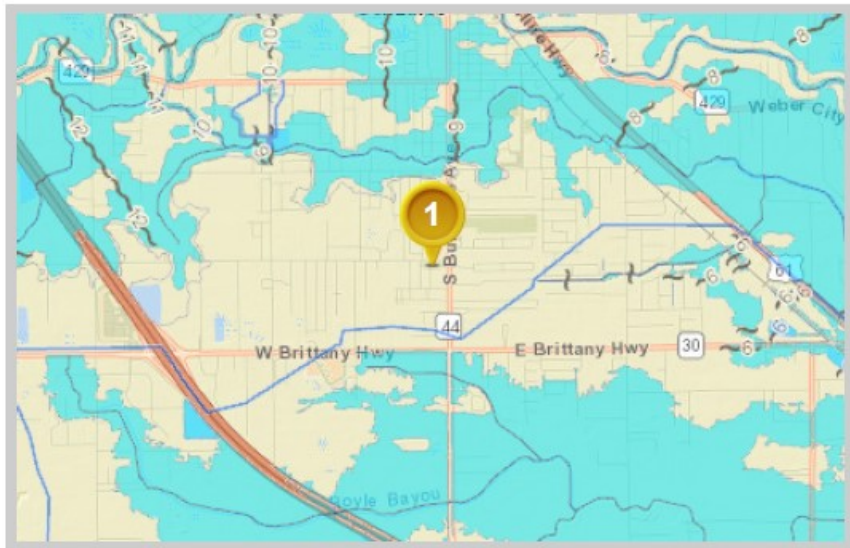
GRB Real Estate | 38058 Hwy 621, Suite F | Gonzales, LA 70737 | 225.677.6767

Licensed in the State of Louisiana



GRB Real Estate | 38058 Hwy 621, Suite F | Gonzales, LA 70737 | 225.677.6767

Licensed in the State of Louisiana



Visible Layers

Effective FIRM

Streets

Point Coordinates

Point #	Lat., Long.
1	30.218, -90.922

Flood information in this table is from the: Effective FIRM

Point	Panel ID	Flood Zone	BFE	Ground Elevation	LOMR
1	22005C0110E 8/16/2007	X-AREA WITH REDUCED FLOOD RISK DUE TO LEVEE	out	10.5	N/A

FLOOD ZONE X

C-1 ZONING

CITY WATER/ SEWER

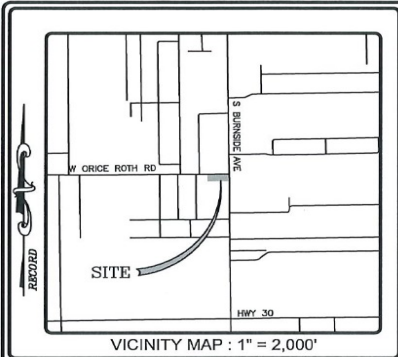
ADJACENT LOT AVAILABLE

STATE HIGHWAY IN FRONT
AND ON THE SIDE

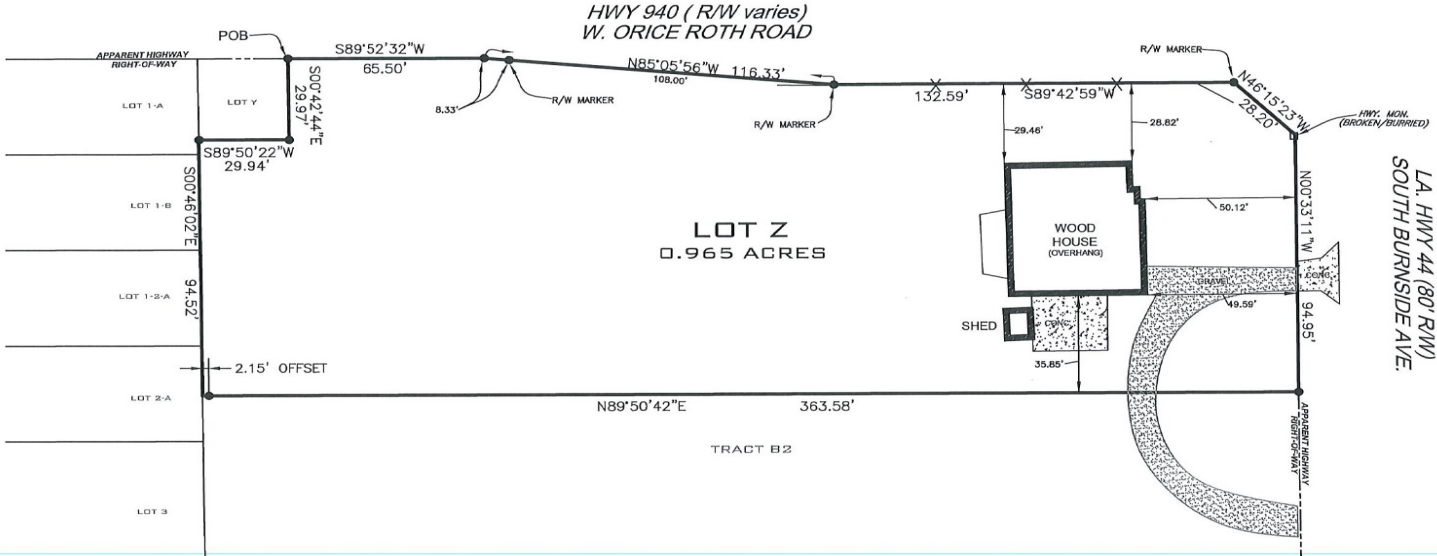


GRB Real Estate | 38058 Hwy 621, Suite F | Gonzales, LA 70737 | 225.677.6767

Licensed in the State of Louisiana

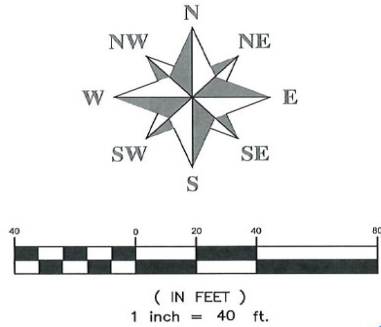


IMPROVEMENT SURVEY
 MAP SHOWING SURVEY OF
LOT Z,
 OF THE NITA L. GAUDIN PROPERTY,
 1905 S. BURNSIDE AVE. GONZALES, LA 70737,
 LOCATED IN SECTION 32, T9S - R3E,
 SOUTHEASTERN LAND DISTRICT,
 EAST OF THE MISSISSIPPI RIVER,
 ASCENSION PARISH, LA.
 FOR
THE ESTATE OF NITA GAUDIN & HEWITT
GAUDIN



REFERENCE MAP:

- 1) MAP SHOWING SURVEY OF LOT Y FOR NITA LAMBERT GAUDIN PROPERTY, BY W.J. COINTMENT, JR., DATED FEBRUARY 27, 2003.
 - 2) PLAT SHOWING SURVEY OF RIGHT-OF-WAY OF LOT Z-1 PERFORMED BY EARLES AND ASSOCIATES, L.L.C. DATED DECEMBER 18, 2008.
 - 3) MAP SHOWING SURVEY RECORDED AS INSTRUMENT # 593188.
- * BEARINGS ARE BASED ON GPS MEASUREMENTS, LSU GULFNET, VRS, NORTH AMERICAN DATUM (1983), LAMBERT CONFORMAL CONIC PROJECTION, LOUISIANA SOUTH ZONE, STATE PLANE COORDINATE SYSTEM.
- THIS SURVEY CONFORMS TO CURRENT STANDARDS OF PRACTICE AS DEFINED IN TITLE 46, CHAPTER 29 OF PROFESSIONAL AND OCCUPATIONAL STANDARDS FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR A CLASS "C" SURVEY.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP NO. 22050C 0110 E FOR ASCENSION PARISH, MAP DATED AUGUST 16, 2007, THIS PROPERTY LIES IN FLOOD HAZARD ZONE = X.
- THIS PROPERTY IS ZONED = (C-1)



* THIS PLAT IS VOID UNLESS SIGNED AND STAMPED BY THE LICENSED PROFESSIONAL SHOWN BELOW *

I CERTIFY THAT IN AUGUST 2025, EARLES AND ASSOC., L.L.C. PERFORMED A GROUND SURVEY OF THE PROPERTY SHOWN HEREON AND THAT THIS MAP IS IN ACCORDANCE WITH THE FIELD NOTES OF SAID SURVEY. THIS PLAT CONFORMS TO LOUISIANA REVISED STATUTES 33:5051 ET. SEQ. AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND.

JAMES W. FALGOUT, PLS
 PROFESSIONAL LAND SURVEYOR
 LOUISIANA REGISTRATION NO. 5017

8/27/2025
 DATE



25985.DWG
 DELINEATION OF JURISDICTIONAL WETLANDS HAS NOT BEEN REQUESTED NOR IS IT A PART OF THIS SURVEY. ABSTRACTING OF TITLE ON THIS PROPERTY WAS NOT WITHIN THE SCOPE OF THIS SURVEY. SERVITUDES, RIGHTS-OF-WAY, UNDERGROUND STRUCTURES OR OTHER ENCUMBRANCES OTHER THAN THOSE SHOWN ON THIS SURVEY MAY EXIST. THIS SURVEY DOES NOT GUARANTEE TITLE NOR OWNERSHIP. THE ORIGINAL DRAWING OF THIS WORK IS THE PROPERTY OF EARLES AND ASSOC., L.L.C. REPRODUCTION IS PROHIBITED EXCEPT BY WRITTEN PERMISSION OF THIS FIRM.

LEGEND:
 ● 1/2" IRON PIPE FOUND
 OR AS SHOWN
 ○ 1/2" IRON PIPE SET

DATE:
 08/27/2025
 DRAWN BY:
 DT
 CHECKED BY:
 JWF

DRAWING No.
 25985
 JOB. No.
 25-985
 REF. No.
 08283

EARLES AND ASSOCIATES, L.L.C.
 PROFESSIONAL LAND SURVEYORS
 2102 S. SOUTHLAND AVE.
 GONZALES, LOUISIANA 70737
 Tel: 225-847-9798
 EARLES@ASCENSIONLANDSURVEYING.COM

TOWNSHIP
 9S
 RANGE
 3E
 SECTION
 32



GRB Real Estate | 38058 Hwy 621, Suite F | Gonzales, LA 70737 | 225.677.6767

Licensed in the State of Louisiana