

FOR SALE

6.78 ACRES
VACANT LAND

E HWY 30
GONZALES, LA

5.33 Acres

1.45 Acres

CBRE

PROPERTY OVERVIEW

Positioned along HWY 30 in Ascension Parish, this ±6.78-acre offering presents a rare, development opportunity with over 222 linear feet of highway frontage on HWY 30. Highway 30 in Gonzales is a fast-growing area and provides great access to nearby medical facilities such as OLOL and Ochsner. This property is located near the mixed-use development, Heritage Crossing, which includes a mixture of residential and retail properties.



TRAFFIC COUNT

*Approx 12,434 AADT (2025)
along Hwy 30*



ZONING USE

ZONED C-1



EXCELLENT ACCESS

HWY 30 FRONTAGE



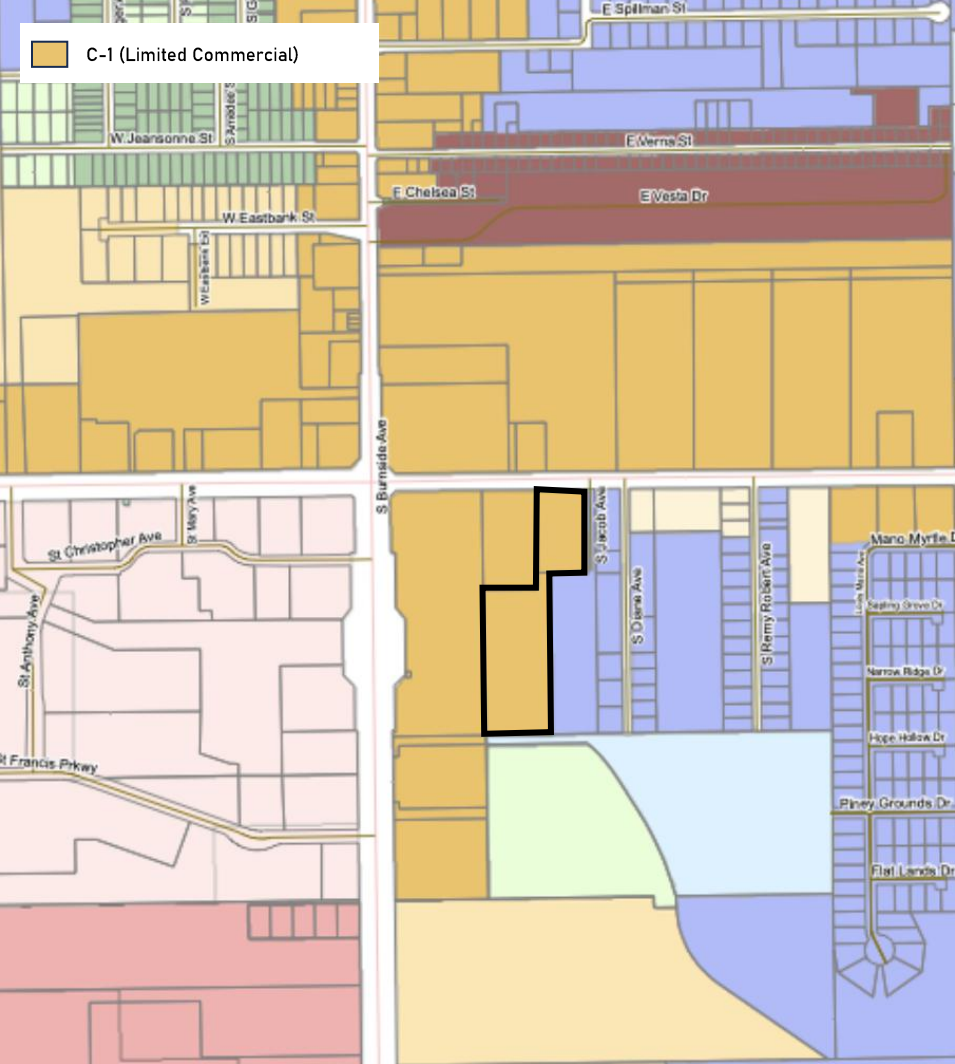
HWY 44

5.33 Acres

E HWY 30

1.45 Acres

E HWY 30
GONZALES LA



EXECUTIVE SUMMARY

Vacant Land Available along one of Gonzales's main thoroughfares.

Highlights

- ±6.78 acres for sale in total with direct frontage to E Hwy 30
- Located in the heart of Gonzales approximately 0.2 miles east of the Hwy 30 and Hwy 44 intersection
- Property also offers convenient access to I-10 through both Hwy 30 and Hwy 44
- Traffic Count approximately 12,434 AADT (2025) along Hwy 30
- Preliminary Due Diligence completed including but not limited to Phase I and Wetlands Delineation
- C-1 Zoning
- Contact Agents for more Information

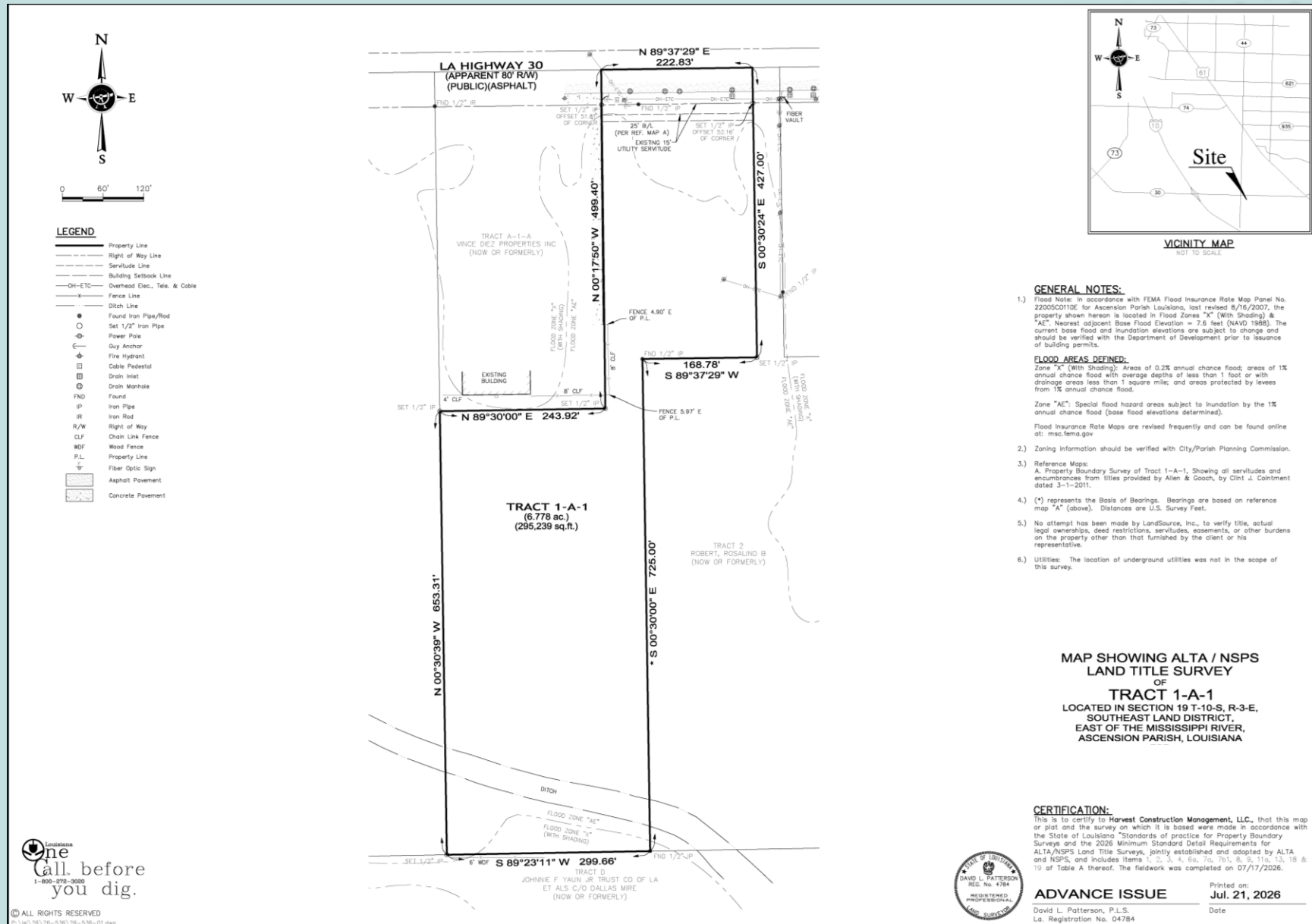
±6.78

ACREAGE

\$959,000

ASKING PRICE

E HWY 30
GONZALES LA

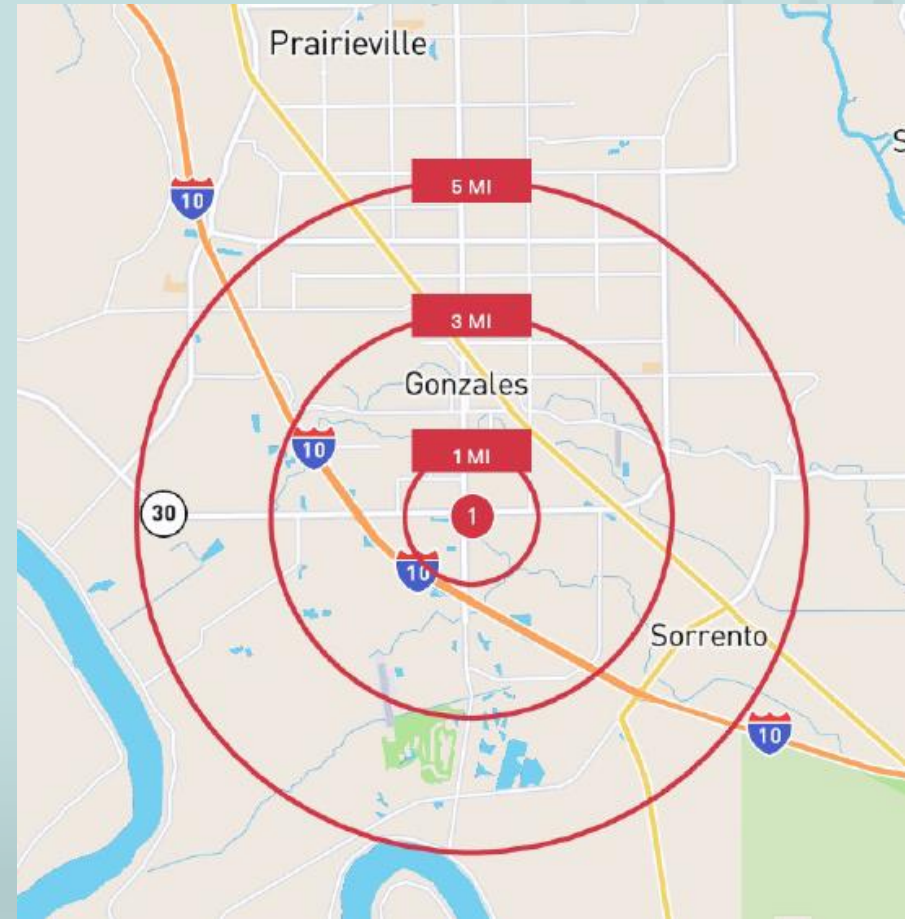




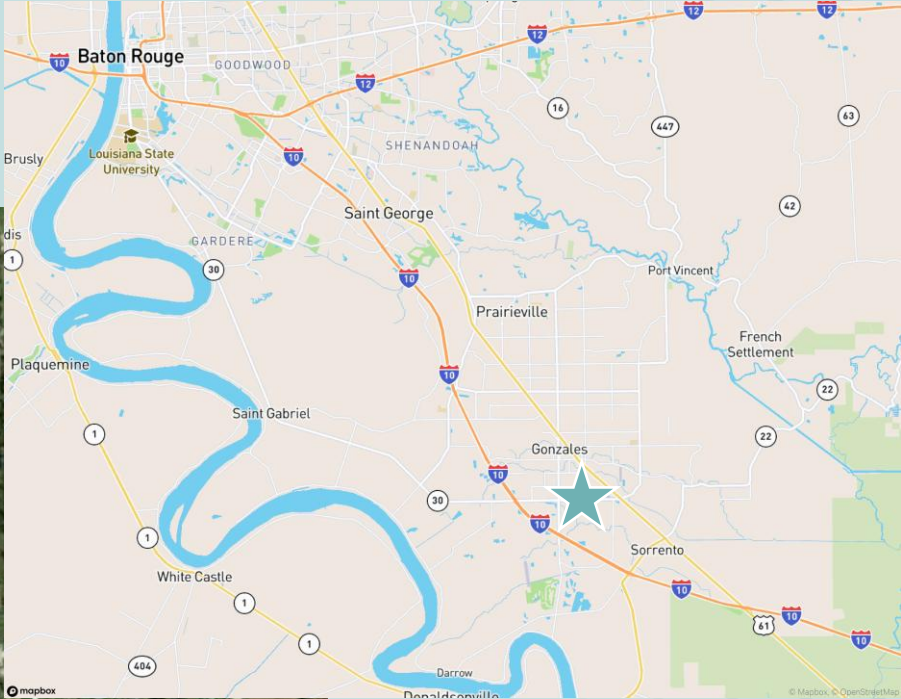
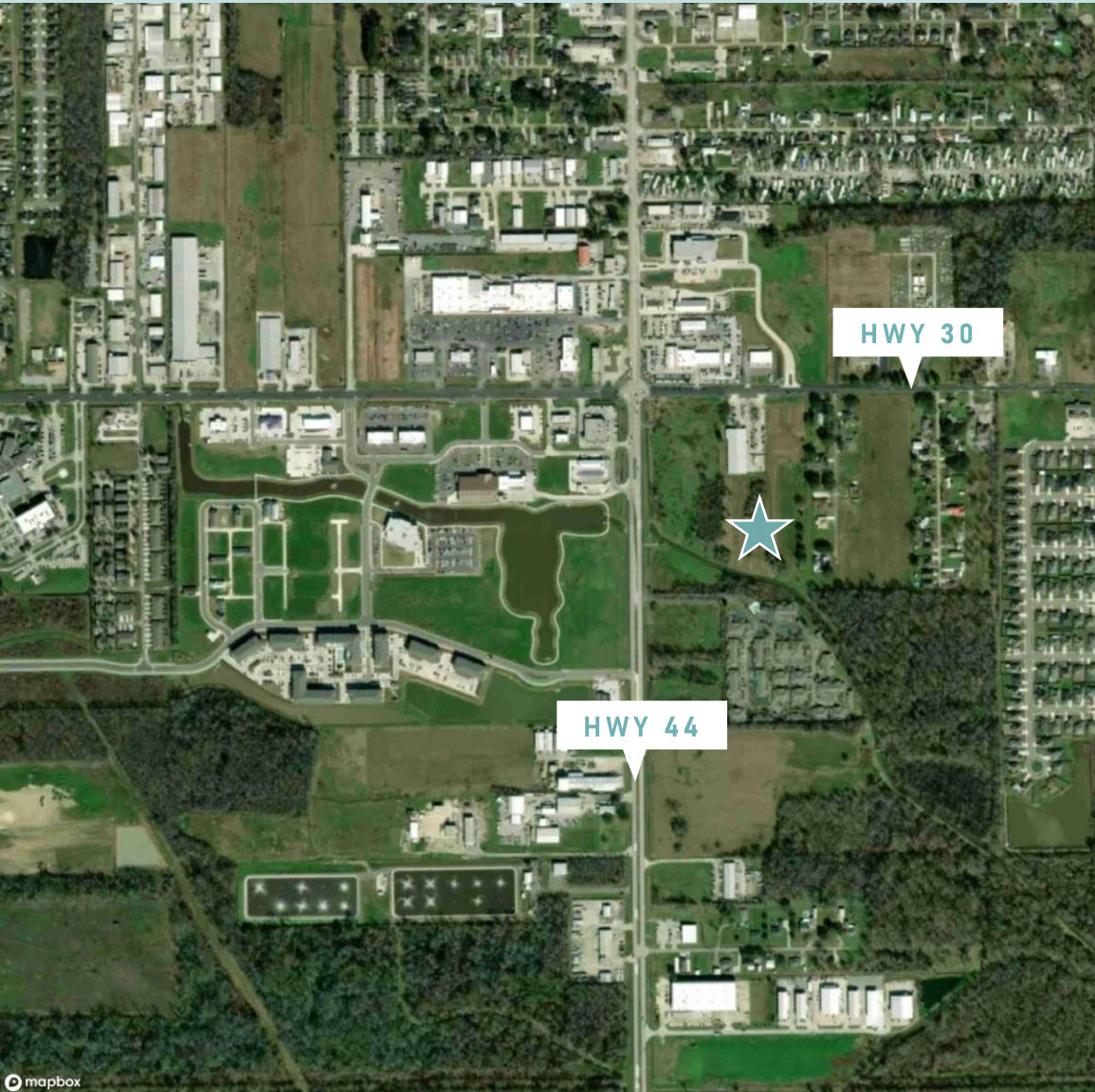
E HWY 30
GONZALES LA

DEMOGRAPHICS

DEMOGRAPHIC COMPREHENSIVE	1 MILE	3 MILE	5 MILE
Population			
2025 Population	4,781	23,781	54,070
2030 Population - Projection	5,011	25,145	56,961
Households			
2025 Households	1,861	9,483	20,804
2030 Households- Projection	1,986	10,196	22,289
Household income			
Average Household Income	\$93,456	\$93,269	\$103,252
Median Household Income	\$68,408	\$71,724	\$80,371
Housing value			
Median Home Price	\$218,548	\$243,169	\$275,821
Average Home Price	\$263,813	\$285,432	\$324,675
Housing units			
Owner-Occupied Housing	90.2%	89.6%	91.5%
Renter-Occupied Housing	25.6%	29.6%	22.3%



LOCATION MAP



E HWY 30
GONZALES LA

6.78 ACRES

VACANT LAND

E H W Y 3 0
G O N Z A L E S , L A

C O N T A C T U S

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