



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

CAJUN CROSSROADS DEVELOPMENT

LA HWY. 30, GONZALES, LA 70737

0.19 - 7.14 ACRES

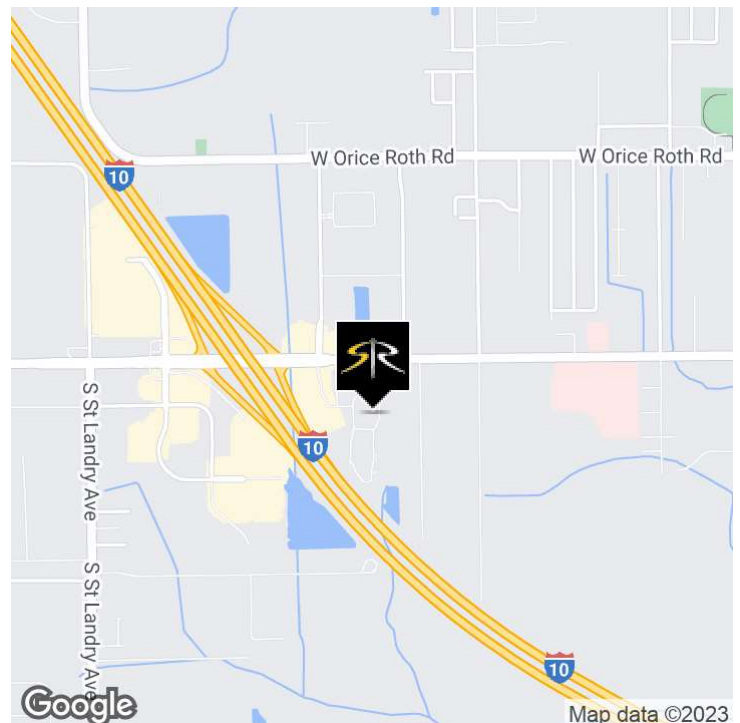


OFFERING SUMMARY

Sale Price:	\$10 - 17.50 PSF
Lease Rate:	Contact Agent
Lots Size (Acres):	0.19 - 7.14 Acres
Lots Size (SF):	8,229 SF - 311,094 SF
Zoning:	C-1 - Light Commercial

PROPERTY HIGHLIGHTS

- Cajun Crossroads Development on Hwy. 30 W @ I-10
- 8 Lots Available from 8,229 SF to 311,094 SF
- Excellent Interstate Exposure & Visibility
- Excellent Egress/Ingress
- 200 Ft of Frontage on Hwy. 30 /I-10
- Home to Home Depot, Jack in the Box, Tesla (coming soon), Outback Steakhouse, Buffalo Wild Wings, IHOP (coming soon), Chic-fil-a, Circle K, McDonald's, and O'Reilly's Auto Parts.
- **Contact Agent for Additional Details**



DON HANNA

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FOR SALE, LEASE OR BTS

RETAIL MAP

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SURVEY

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Lots	Acres ±	Square Feet (SF)	Est. \$/SF
Lot 1A			Leased
Lot 1B	0.19 Ac.	8,229 SF	Contact Agent
Lot 2	0.95 Ac.	41,507 SF	\$16.00
Lot 3	1.49 Ac.	64,812 SF	\$16.00
Lot 4			Sold
Lot 5	2.19 Ac.	95,390 SF	\$12.00
Lot 6	2.22 Ac.	96,575 SF	\$12.00
Lot 7	2.32 Ac.	101,116 SF	\$11.75
Lot 8	7.14 Ac.	311,094 SF	\$10.00
Lot 9	1.97 Ac.	85,813 SF	\$17.50
Total	18.47 Ac.	804,536 SF	



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Lot 1B Available | Lot 1A Leased to TESLA



Lot 2

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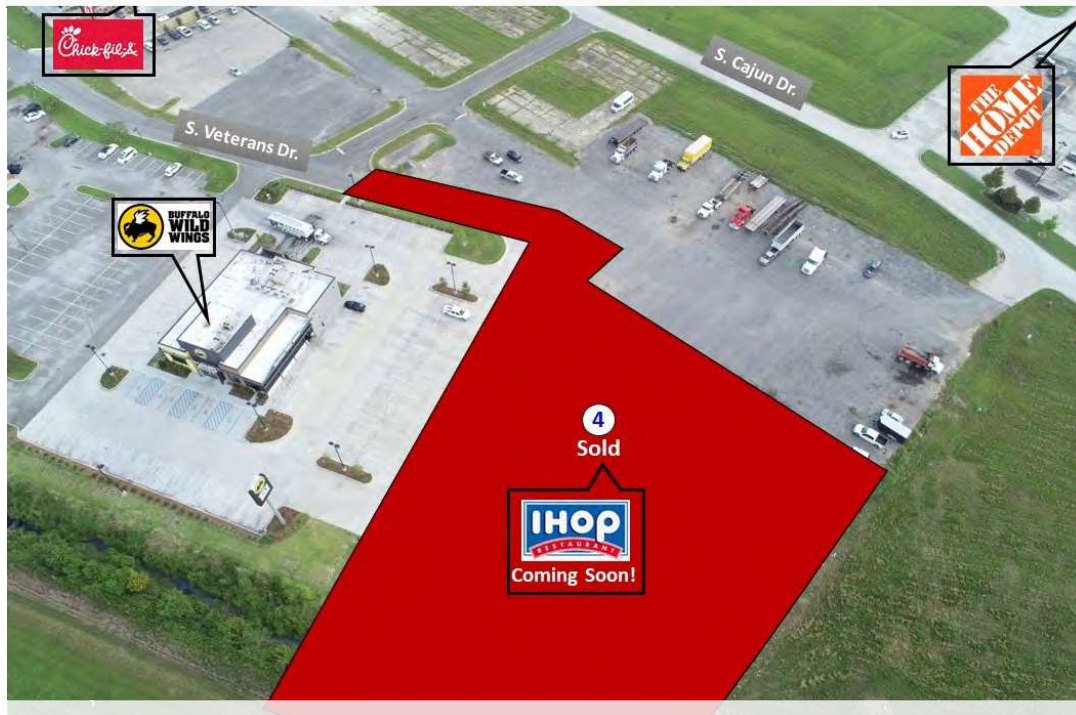
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Lot 3



Lot 4: SOLD to IHOP

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Lot 5



Lot 6

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Lot 7



Lot 8

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Lot 9



Cajun Crossroads Development - Hwy. 30 at I-10 Intersection

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DRIVE TIME MAP

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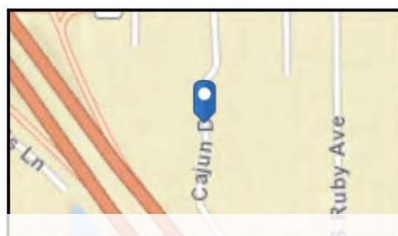
A map of the Baton Rouge area showing travel time zones. The 10-minute zone is red, the 20-minute zone is green, and the 30-minute zone is blue. Major roads and lakes are labeled. The map includes a scale bar for 10km and 10mi.

Drive Time Map: 10, 20 30 Minutes



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Prepared by Esri
Latitude: 30.20845
Longitude: -90.94252



A map of the area around Gonzales, Louisiana. The Mississippi River is shown on the left, flowing south. Major roads are depicted in red, including a highway labeled '30'. The towns of 'Gabriel' and 'Gonzales' are labeled. The map shows a network of roads and the proximity to the river.

Traffic Count Map

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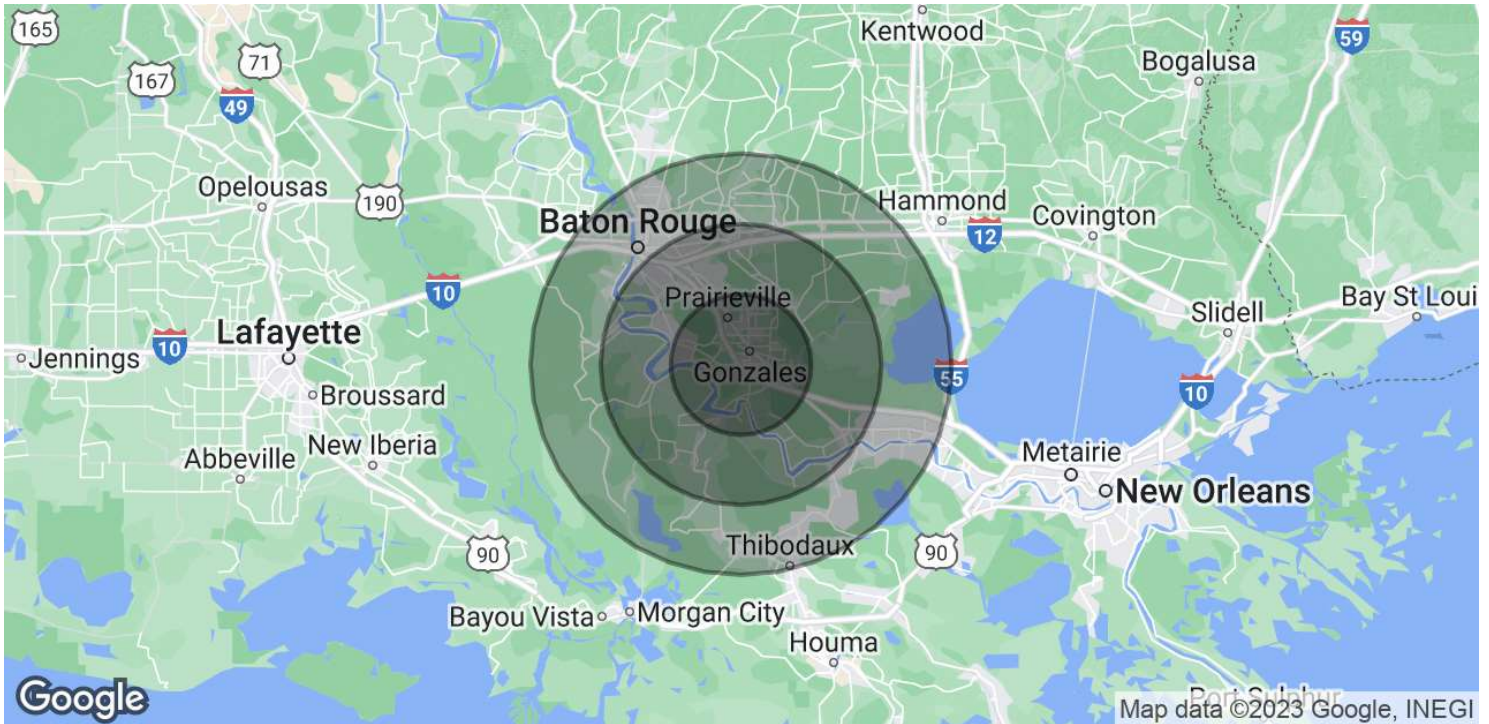
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DEMOGRAPHICS
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POPULATION	10 MILES	20 MILES	30 MILES
Total Population	110,078	420,028	850,543
Average Age	34.3	35.2	34.4
Average Age (Male)	33.2	33.6	32.8
Average Age (Female)	35.5	36.7	35.9
HOUSEHOLDS & INCOME	10 MILES	20 MILES	30 MILES
Total Households	38,377	156,453	312,556
# Of Persons Per HH	2.9	2.7	2.7
Average HH Income	\$76,575	\$76,210	\$66,280
Average House Value	\$156,805	\$213,877	\$192,281

** Demographic data derived from 2020 ACS - US Census*

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