



SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

CONWAY COMMERCIAL DEVELOPMENT BUILD-TO-SUIT GROUND LEASE AVAILABLE

100 Lakehaven Dr
Gonzales, LA 70737

11.25
Acres

60,082 ADT



Conway
Master
Development

Lakehaven Dr.

Conway Village Blvd

Hwy. 44

13,686 ADT

BRIAN NICOLICH

Commercial Sales & Leasing
(D)225.229.4371
brian@sr-cre.com



OFFERING SUMMARY

Visibility:	\$25-30 SF/yr
Lease Type:	Build-to-Suit or Ground Lease
Available SF:	1,200 SF up to 20,000 SF
Lot Size:	+/- 2.6 Acres
Traffic Count - Hwy. 44:	13,686 / ADT
Traffic Count - Interstate 10:	60,082 / ADT
Traffic Count - Interstate 10:	High
Ideal Use:	Retail Development

PROPERTY HIGHLIGHTS

- BTS or Ground Lease
- Single/Multi-Tenant Available
- Retail, Office Space, or Medical Space
- Suites range from 1,200 SF up to 20,000 SF
- Access to Hwy. 44 & Lakehaven Dr.
- Close proximity to Conway Development (1,000 homes, 300 Apartments planned)
- Minutes from Heritage Crossing and Pelican Point Developments
- Highly Visible with Hwy. 44 Frontage
- Easy I-10 Access (0.5 miles)
- \$25-30 PSF

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BUILD-TO-SUIT OR GROUND LEASE CONWAY COMMERCIAL DEVELOPMENT

100 LAKEHAVEN DR, GONZALES, LA 70737

1,200 - 20,000 SF

+/- 2.6 ACRES AVAILABLE

- Build-to-Suit
- Ground Lease
- Ideal for Retail
- Could also be Office Park or Medical Complex



Map data ©2025 Imagery ©2025 Airbus,
Maxar Technologies

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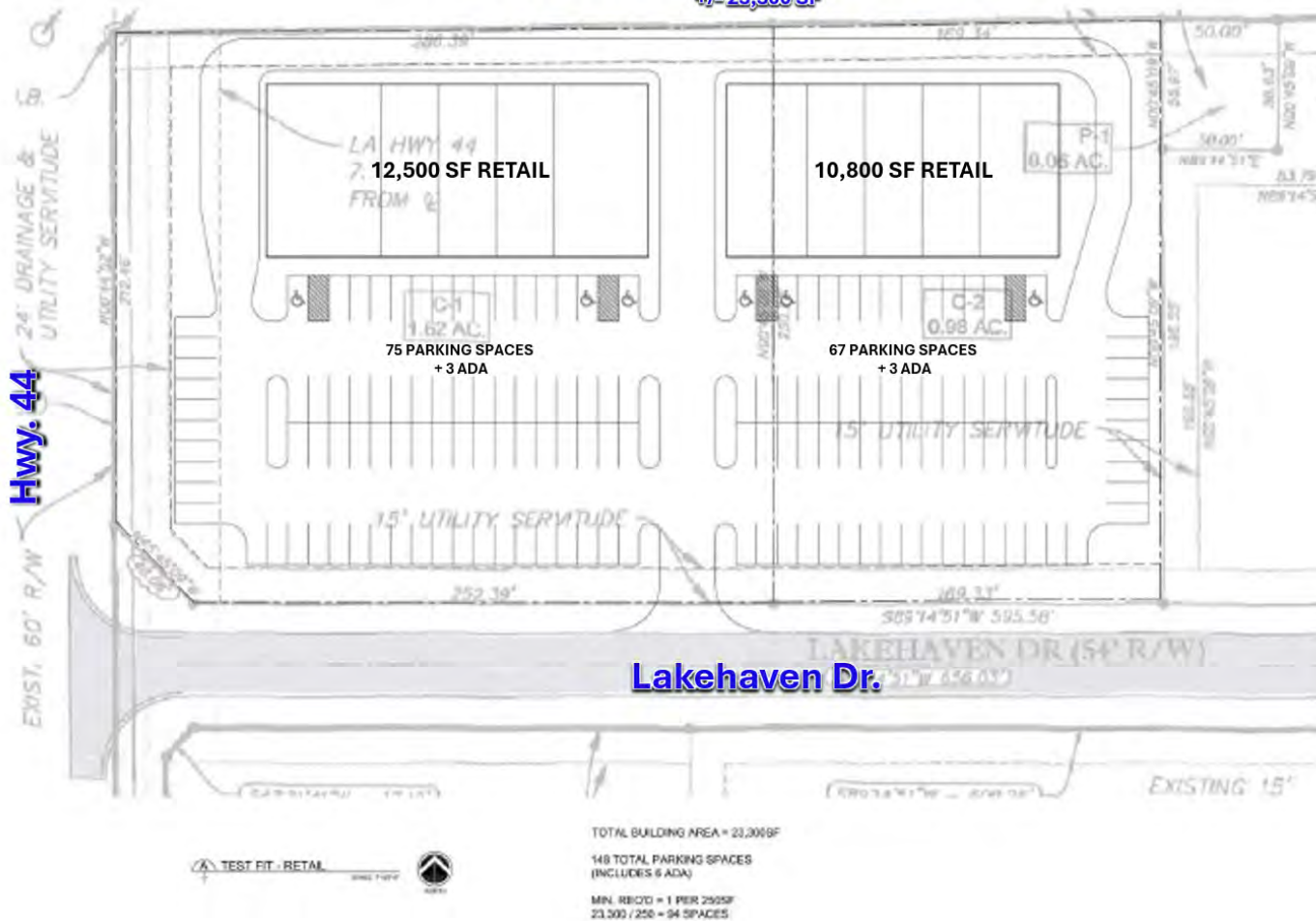
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Proposed Retail Development

+/- 23,300 SF



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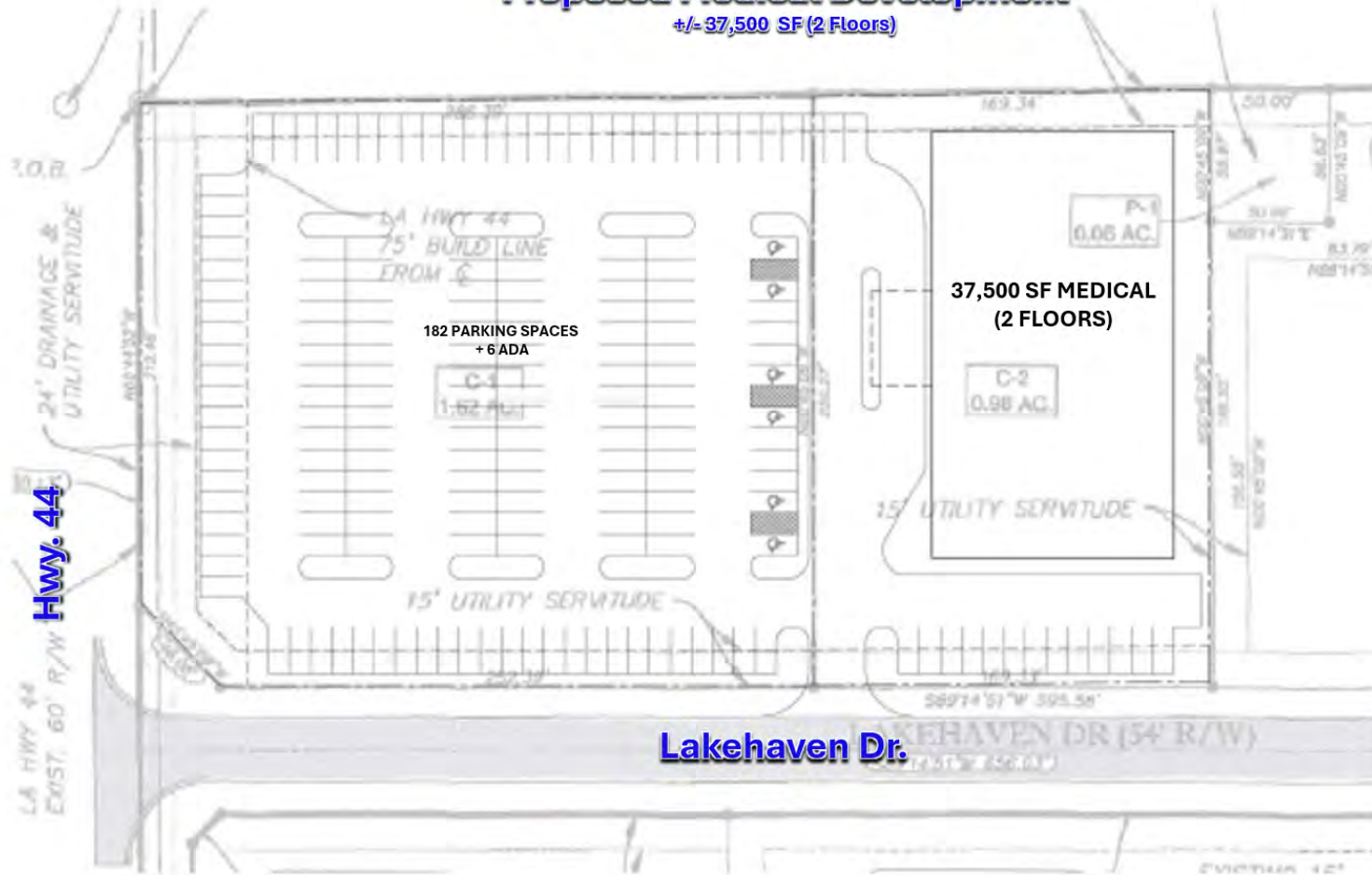
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Proposed Medical Development

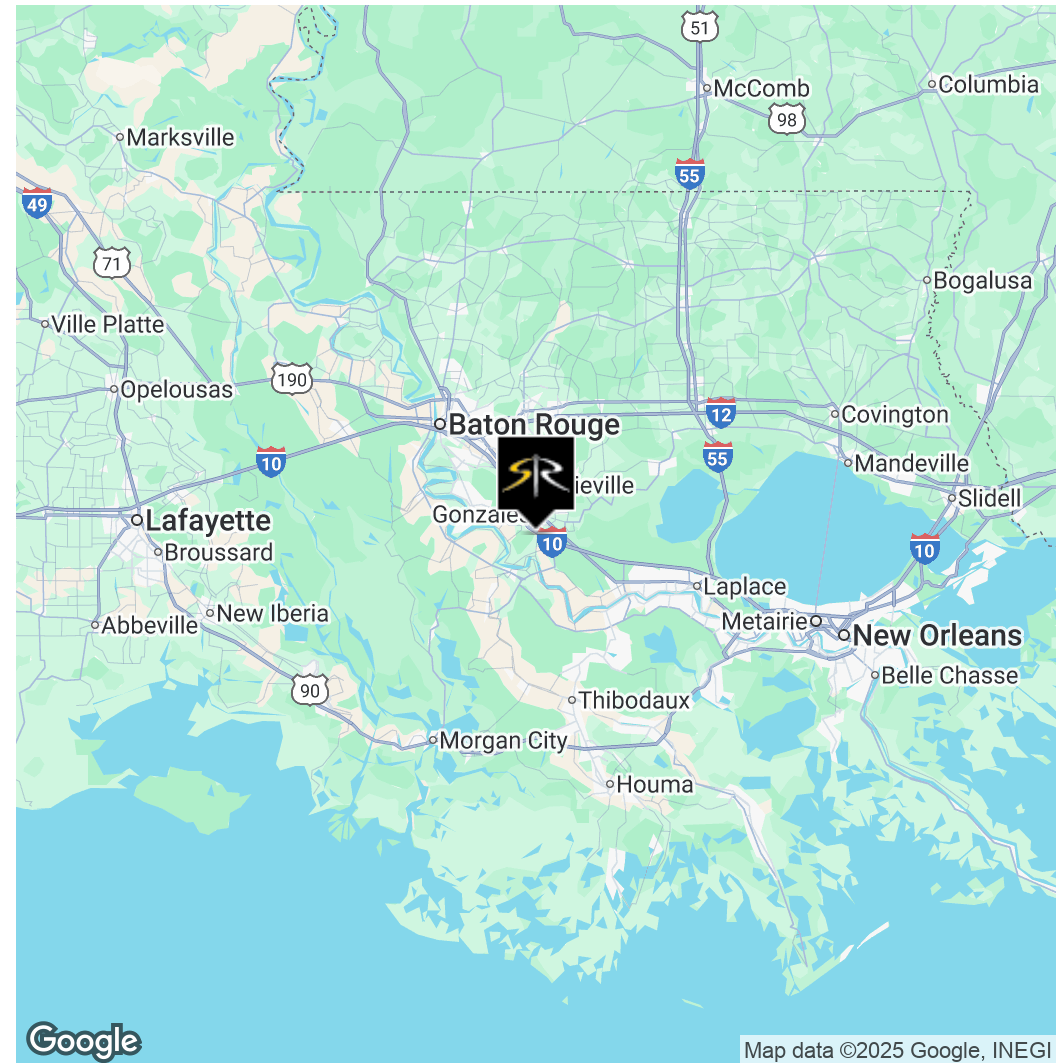
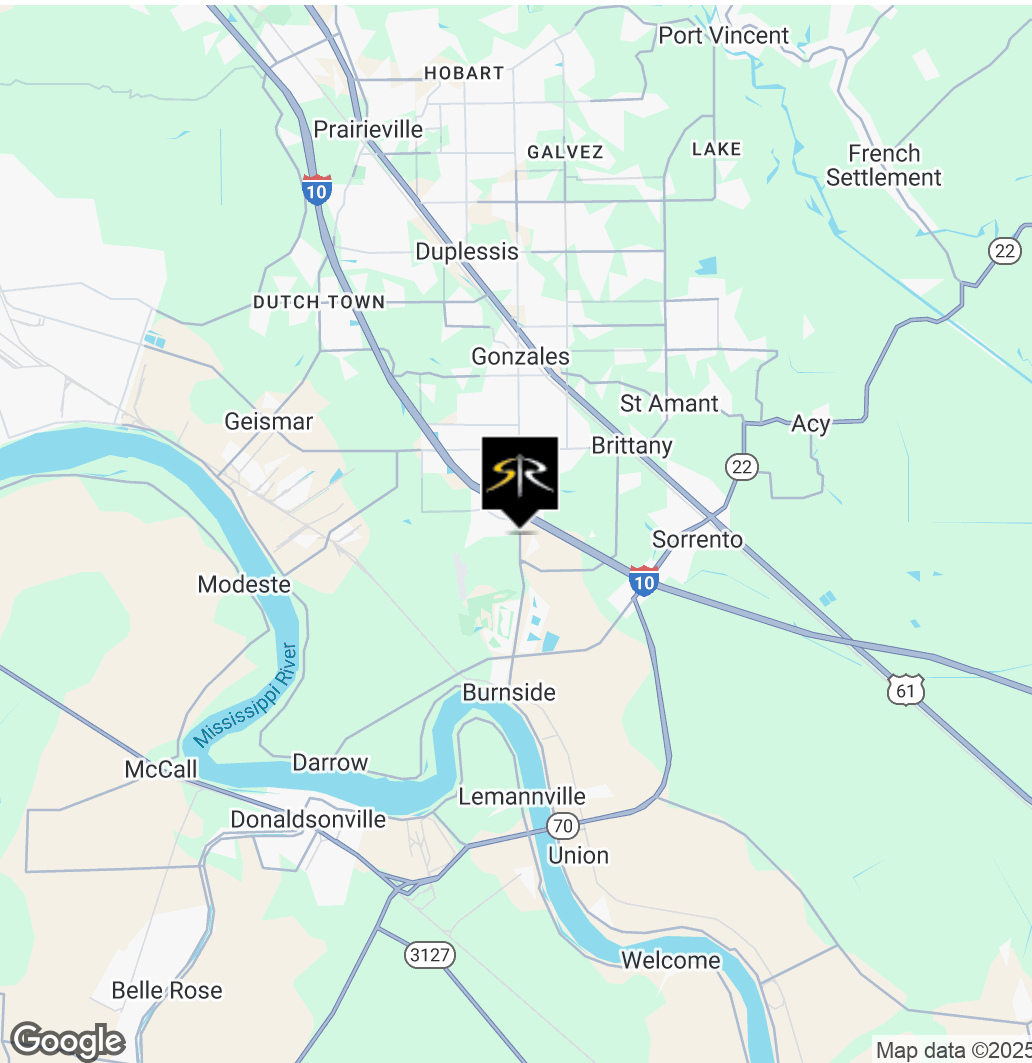
+/- 37,500 SF (2 Floors)



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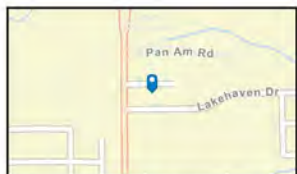
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TRAFFIC COUNT MAPS: CLOSE UP (LEFT) | 1, 3, 5 MILE RADII (RIGHT)

CONWAY COMMERCIAL DEVELOPMENT

100 LAKEHAVEN DR, GONZALES, LA 70737

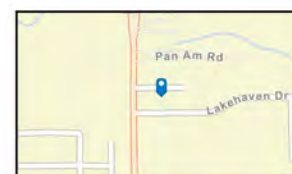
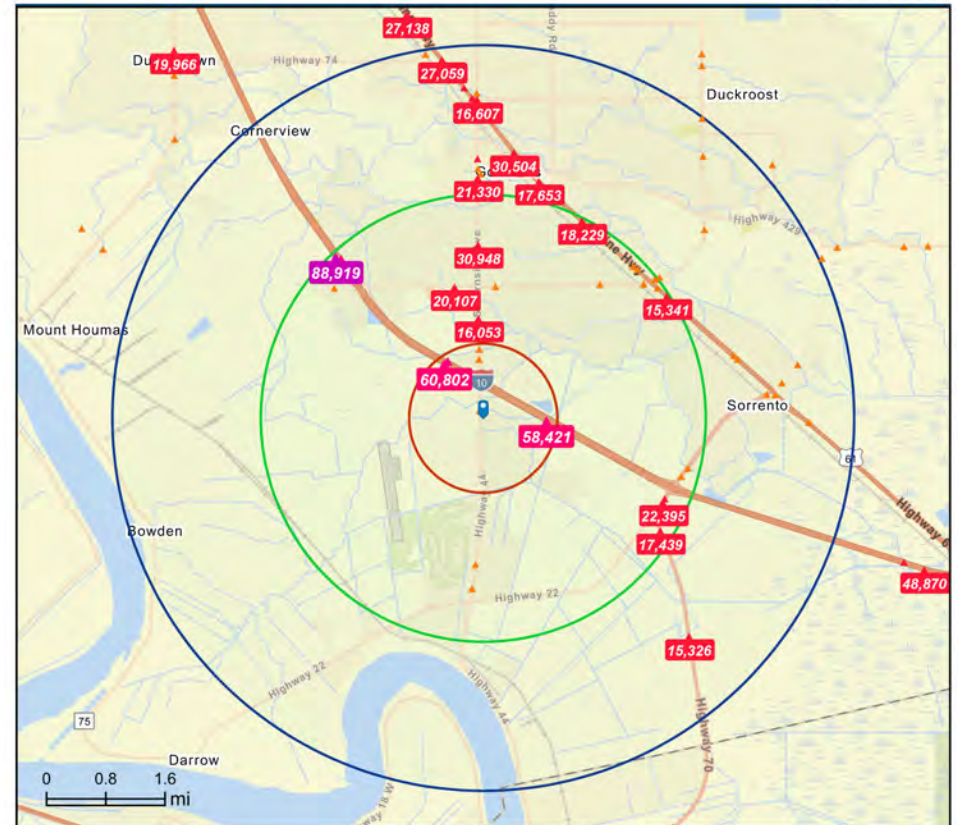
1,200 - 20,000 SF



Average Daily Traffic Volume
▲ Up to 6,000 vehicles per day
▲ 6,001 - 15,000
▲ 15,001 - 30,000
▲ 30,001 - 50,000
▲ 50,001 - 100,000
▲ More than 100,000 per day



Source: ©2025 Kalibrate Technologies (Q1 2025).



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▲ Up to 6,000 vehicles per day
▲ 6,001 - 15,000
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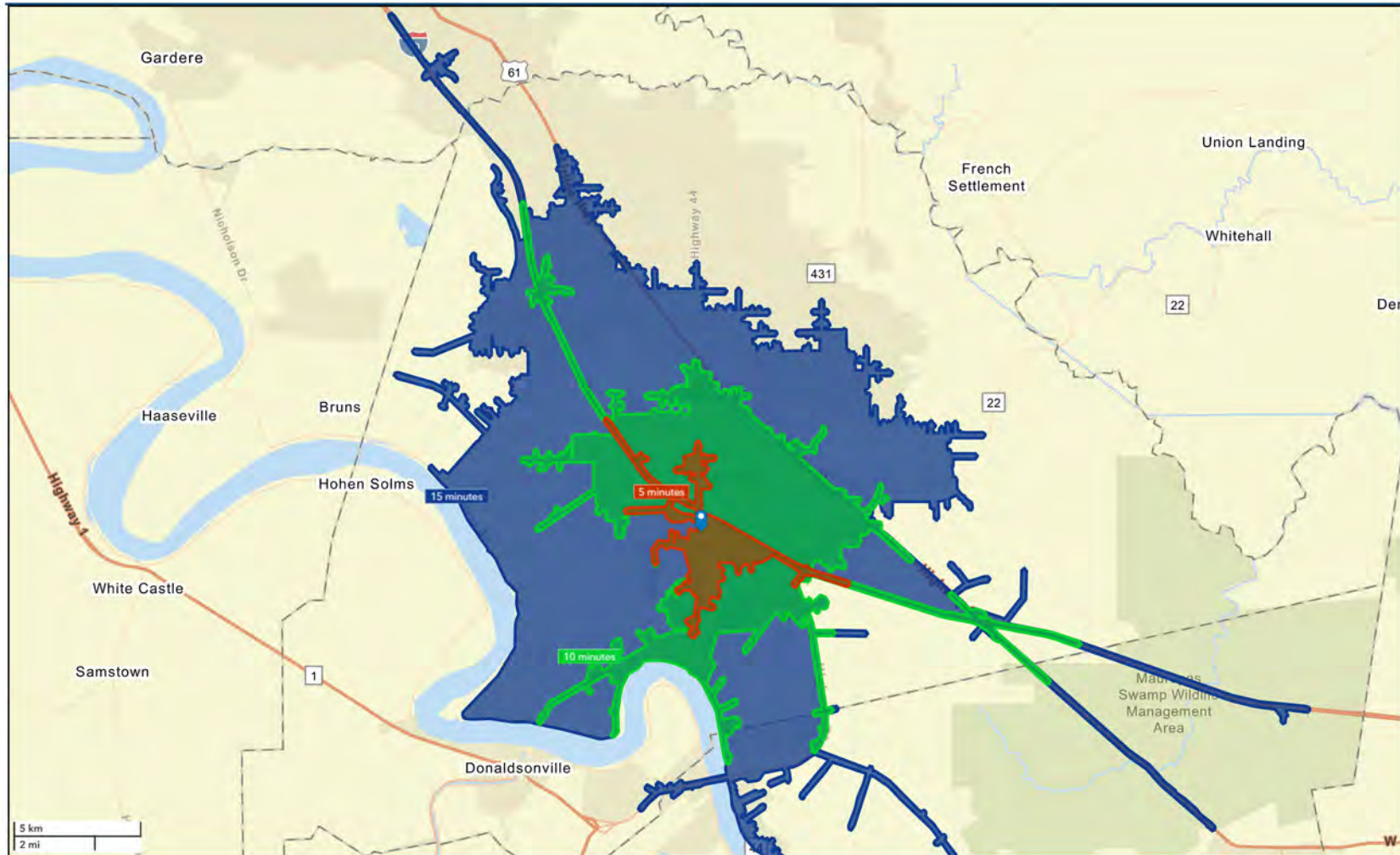


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100 LAKEHAVEN DR, GONZALES, LA 70737

1,200 - 20,000 SF



July 29, 2025

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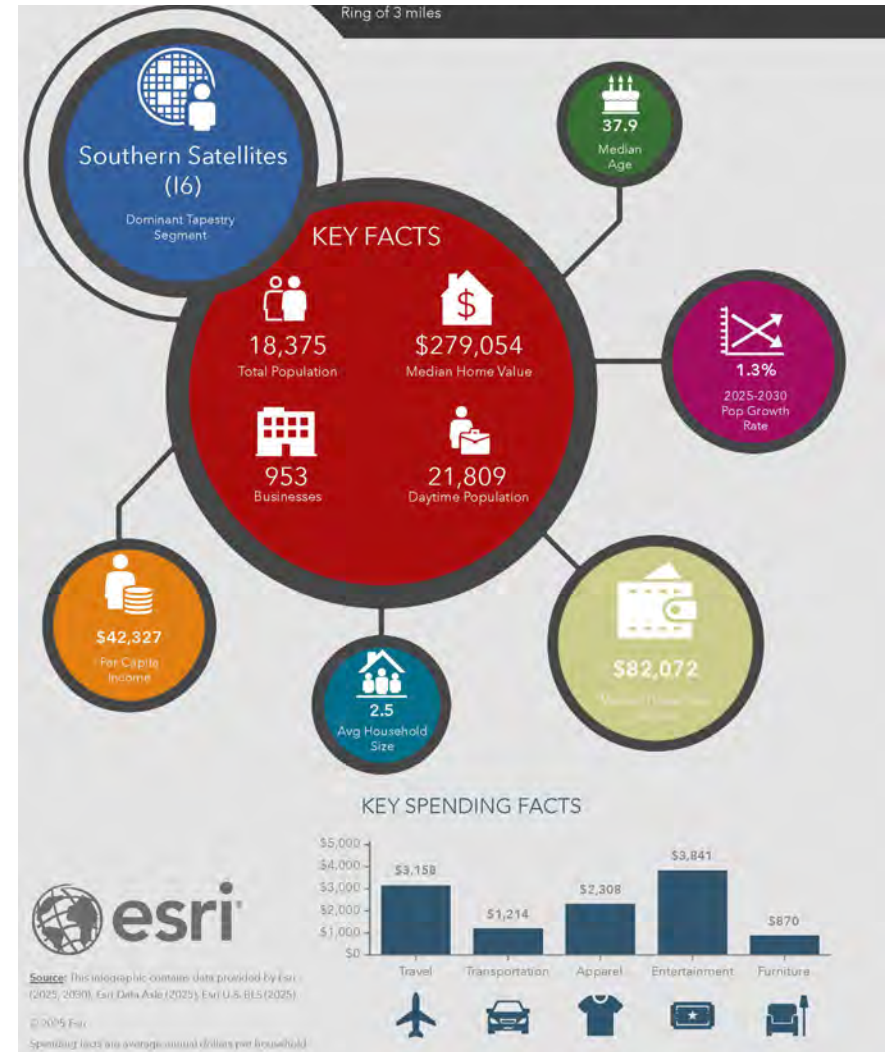
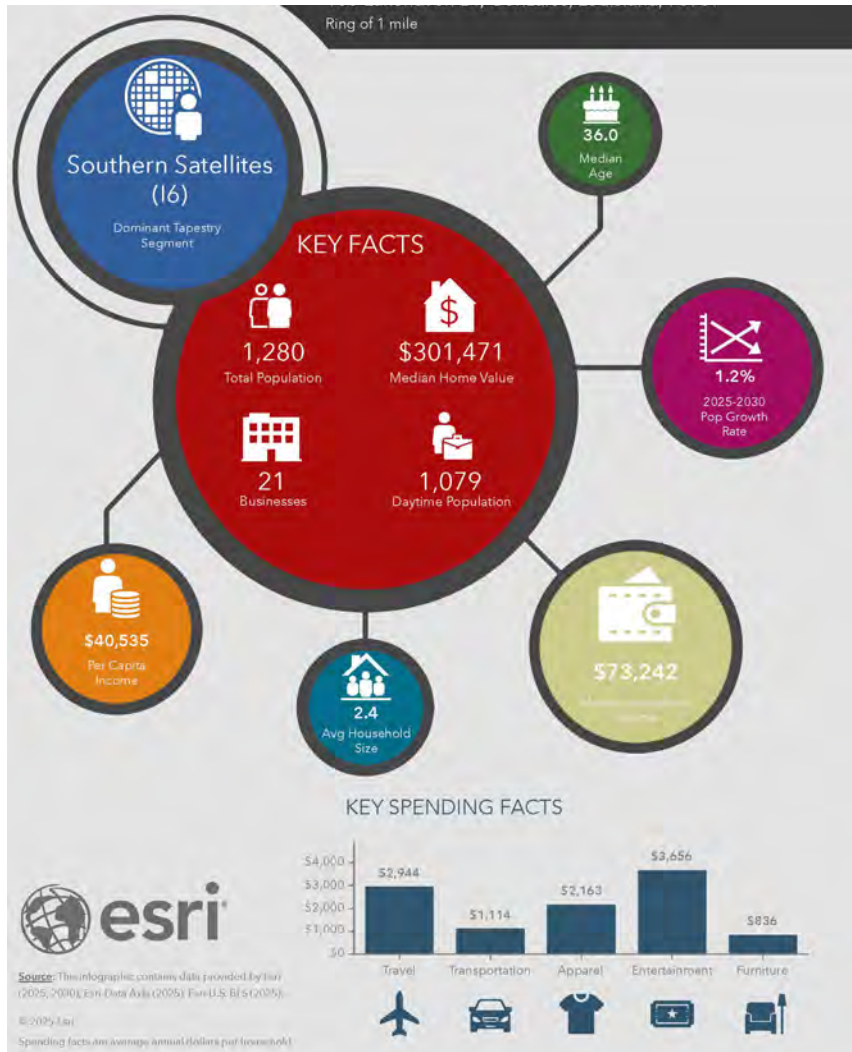
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For more information, please contact:

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