



SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

FOR SALE ±2.17 ACRES AIRLINE HWY FRONTAGE

14390 Airline Hwy
Gonzales, LA 70737

JACK HERRINGTON, CCIM
Commercial Sales & Leasing
(D)610.563.9046
jack@sr-cre.com

±2.17 Acres

HPC

FREEDOM
HOMES





SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

±2.17 ACRES - 686' AIRLINE HWY. FRONTAGE

14390 AIRLINE HWY, GONZALES, LA 70737

\$1,285,000



OFFERING SUMMARY

Sale Price:	\$1,285,000
Lot Size:	±2.17 Acres
Price / SF:	\$13.59
Zoning:	MU (Mixed Use)

PROPERTY HIGHLIGHTS

- ±2.17 Acres Vacant Land
- Excellent Development Opportunity
- Corner Lot situated midway between Germany Rd. and Duplessis Rd.
- ±626.30' Airline Hwy Frontage
- High Traffic: 20,312 / Cars per Day



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5135 Bluebonnet Boulevard
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225.766.0000 | sauragerotenberg.com

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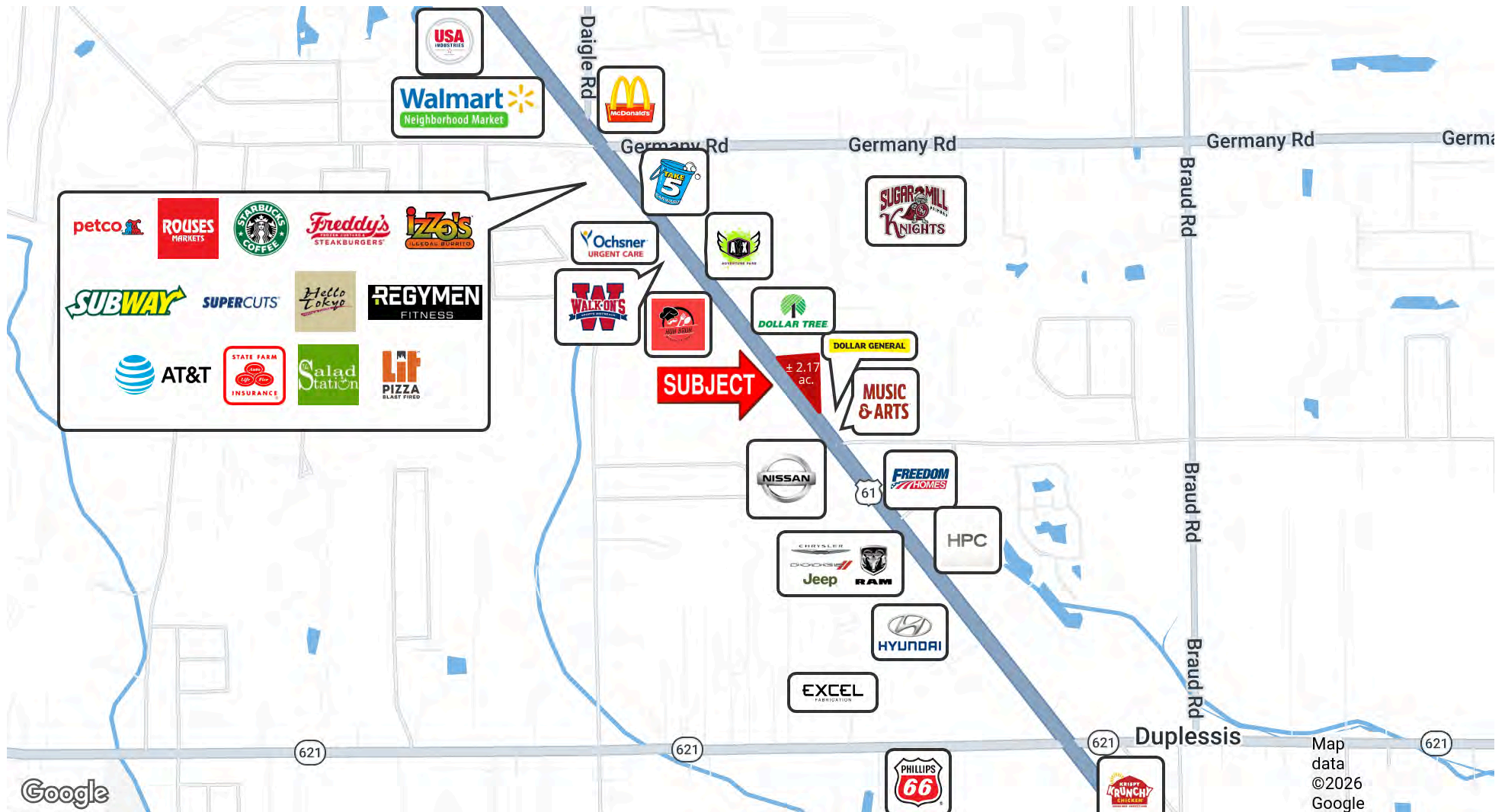


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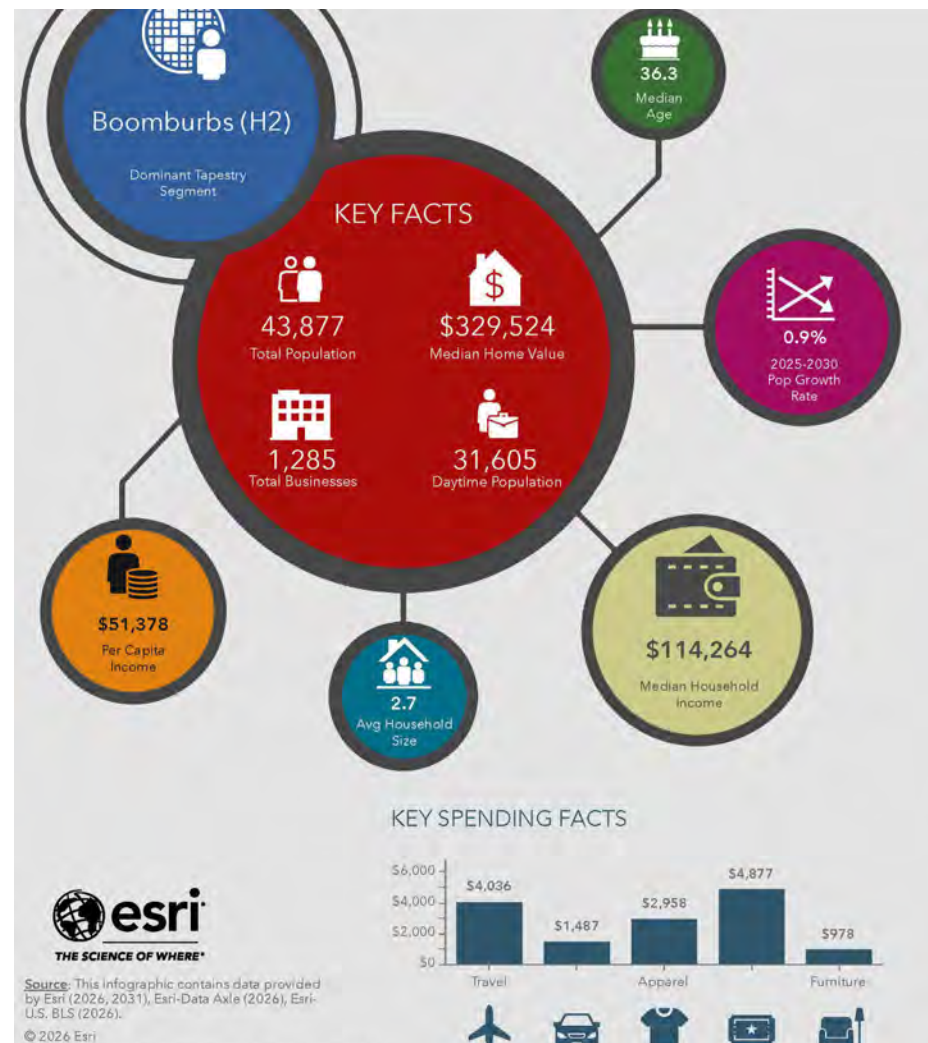
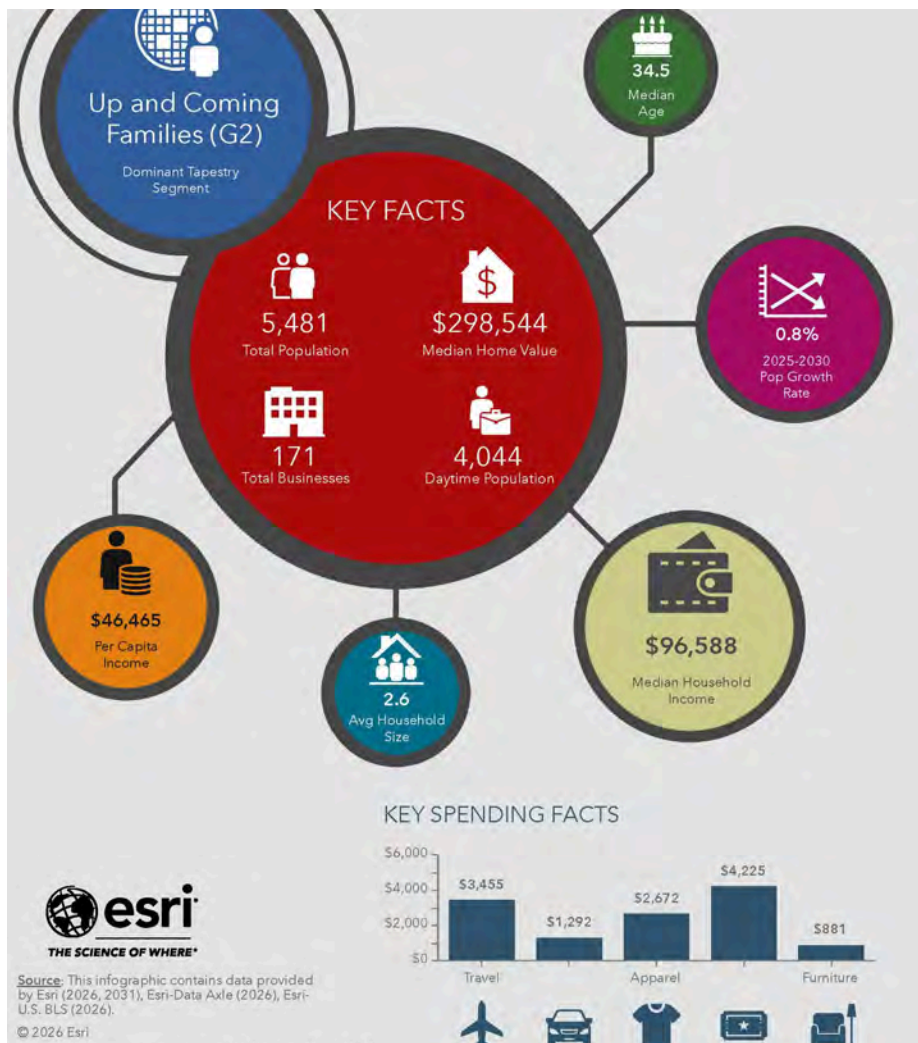
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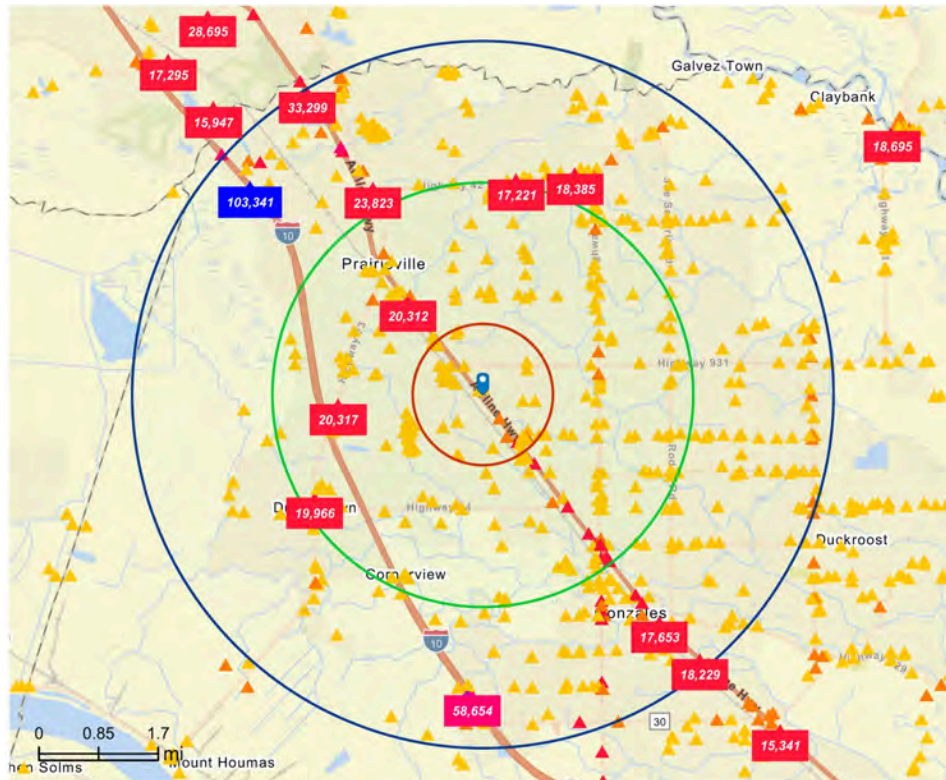


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TRAFFIC COUNT MAP | DRIVE TIME MAP: 5, 10 15 MINUTE RADII ±2.17 ACRES - 686' AIRLINE HWY. FRONTAGE

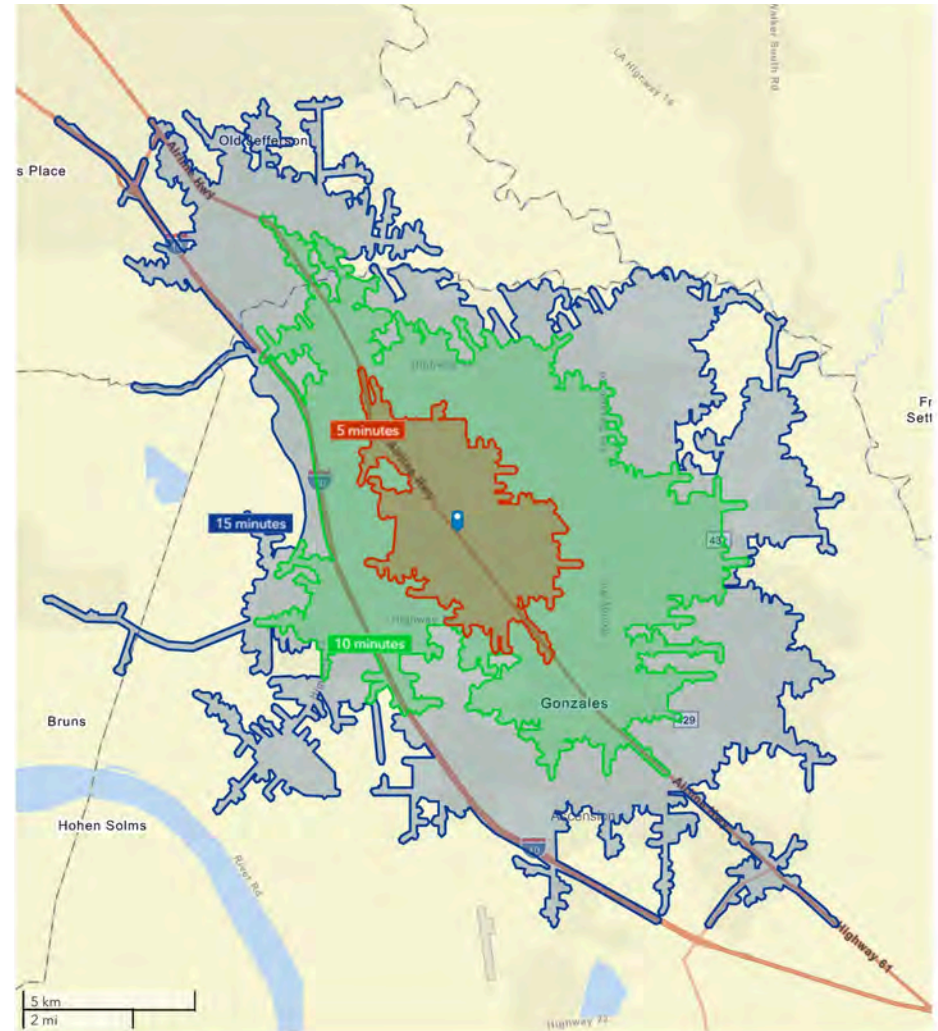
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Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



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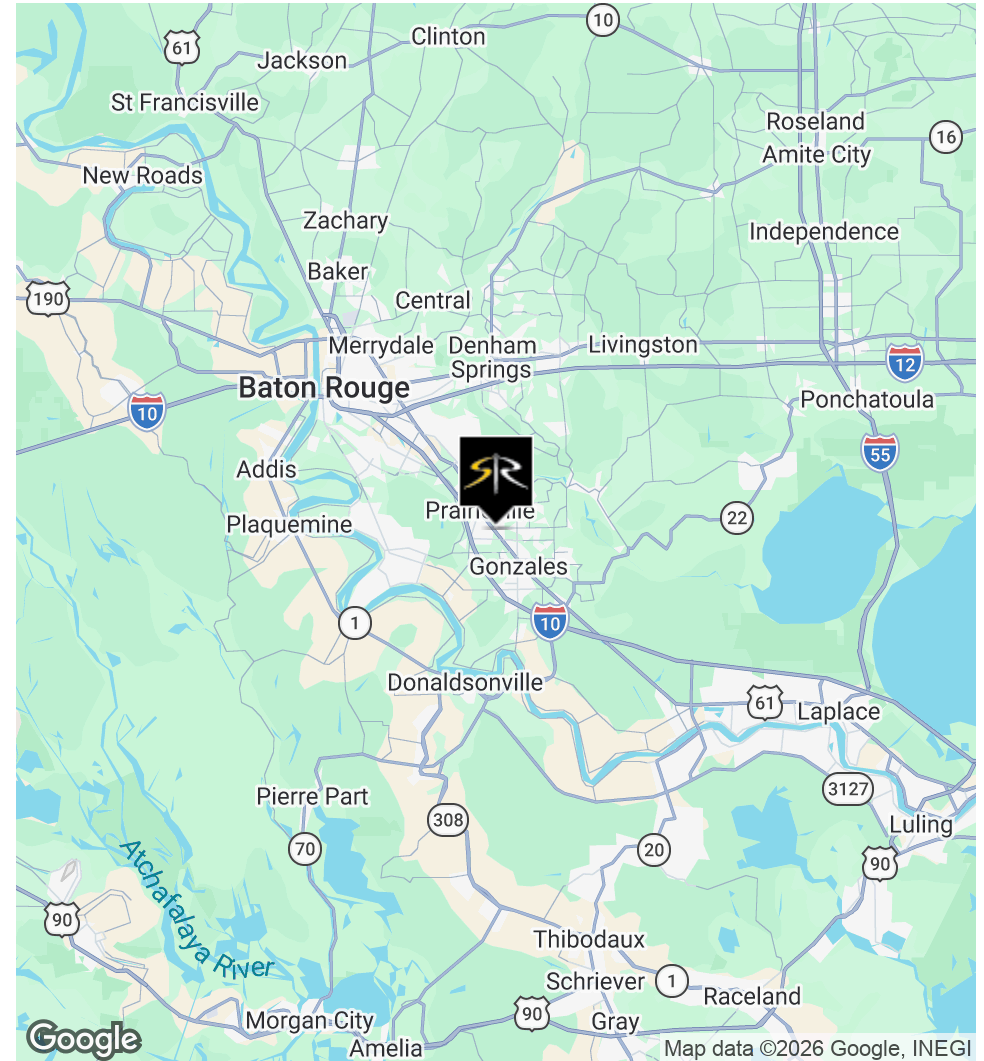
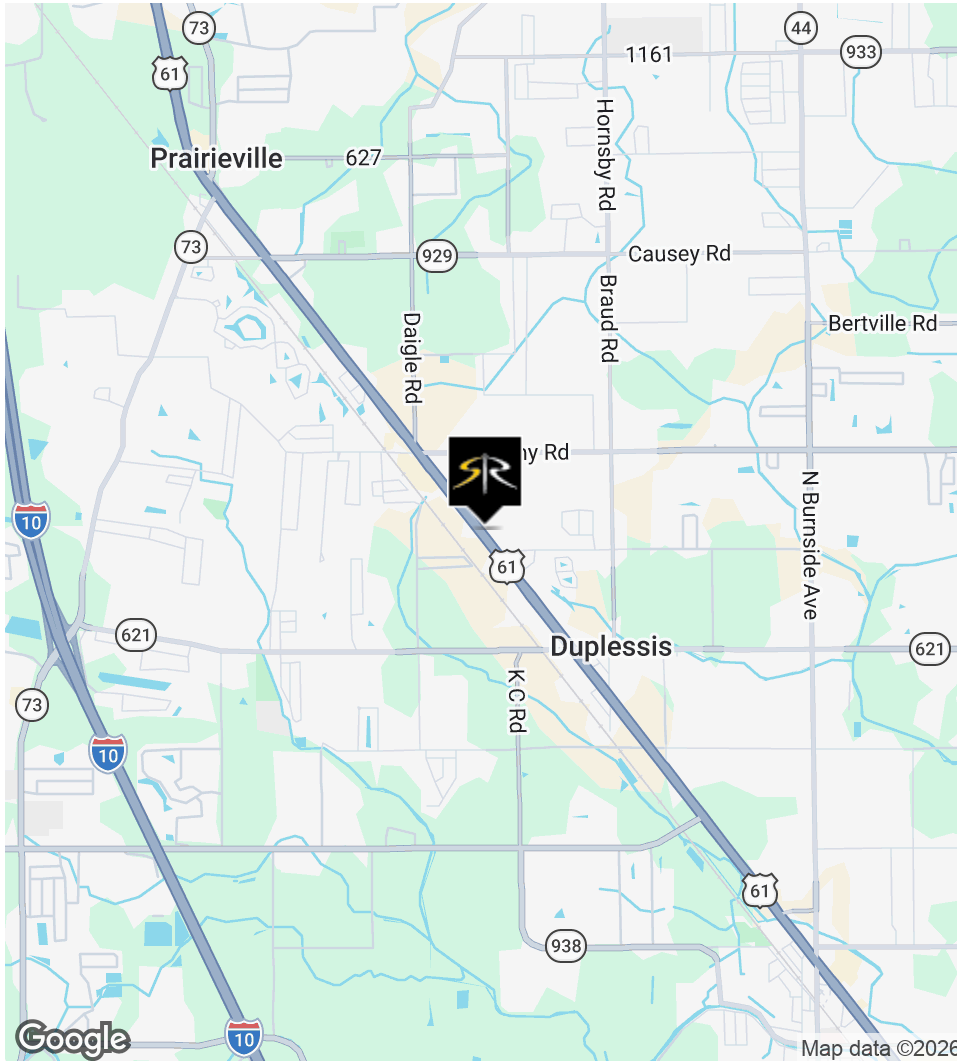


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DEMOGRAPHICS

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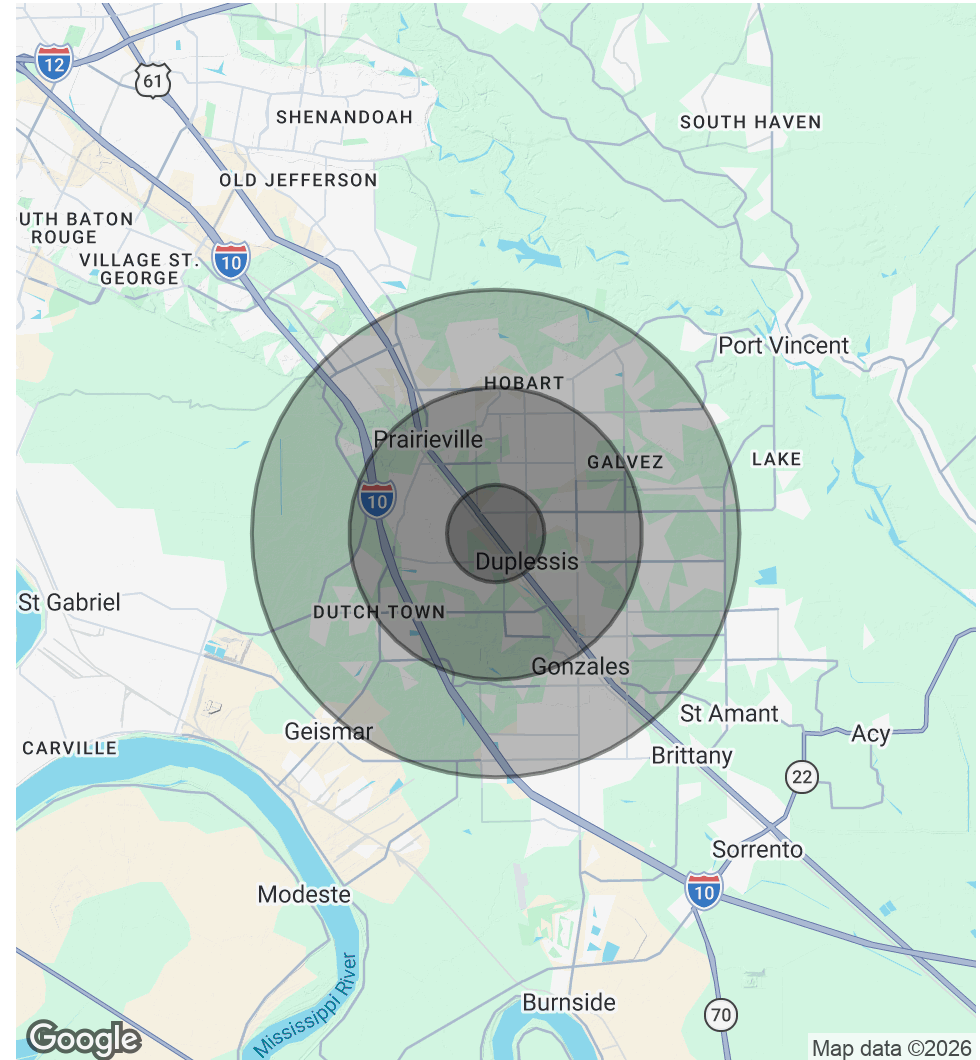
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,523	41,391	89,402
Average Age	36.4	36.7	36.9
Average Age (Male)	36.3	36.3	36.3
Average Age (Female)	36.3	37.3	37.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,073	15,202	32,729
# Of Persons Per HH	2.7	2.7	2.7
Average HH Income	\$98,452	\$118,539	\$116,212
Average House Value	\$300,147	\$307,886	\$298,068

2023 American Community Survey (ACS)



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For more information, please contact:

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