



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

CAJUN CROSSROADS DEVELOPMENT

LA HWY. 30, GONZALES, LA 70737

0.19 - 14.17 ACRES



OFFERING SUMMARY

Sale Price:	\$10 - 16.00 PSF
Lease Rate:	Contact Agent
Total Available (Acres):	0.19 - 14.17 Acres
Total Available (SF):	8,229 SF - 617,154 SF
Zoning:	C-1 - Light Commercial

PROPERTY HIGHLIGHTS

- Cajun Crossroads Development on Hwy. 30 @ I-10.
- Excellent Interstate Exposure & Visibility
- Excellent Egress/Ingress
- 200 Ft of Frontage on I/10
- Home to Home Depot, Jack in the Box, Tesla Supercharger, Outback Steakhouse, Buffalo Wild Wings, IHOP, Chic-fil-a, Circle K, McDonald's, O'Reilly's Auto Parts and Planet Fitness
- *Lots are available for Land Lease, Build-to-Suit*
- Contact Agent for More Information



H. N. "HANK" SAURAGE, IV, CCIM

Managing Broker & Partner
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Sale Pricing

Lots	Acres ±	Square Feet (SF)	Est. \$/SF
Lot 1			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	2.84 Ac.	123,712 SF	\$10.00
Lot 8B			Sold
Lot 9	1.97 Ac.	85,813 SF	Pending
TOTAL	14.17 Ac.	617,154 SF	



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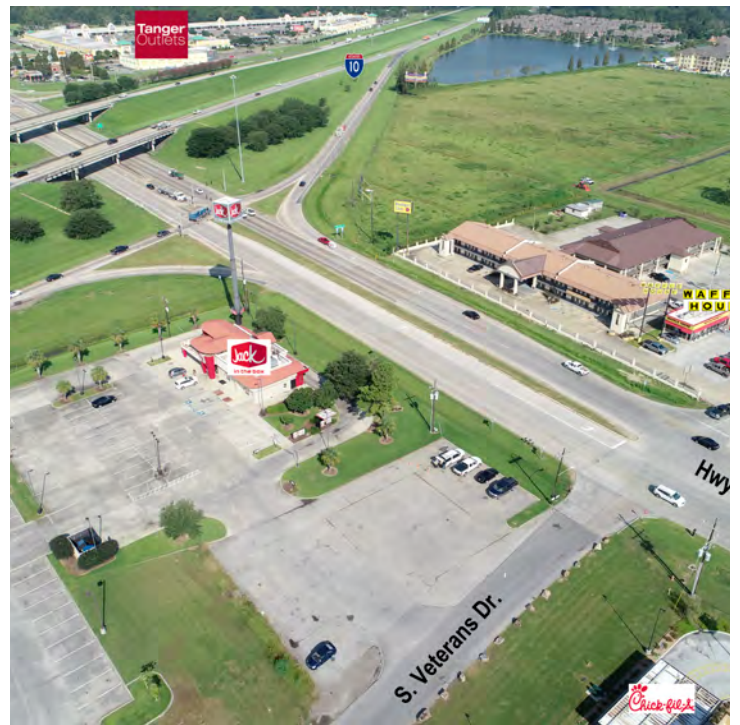


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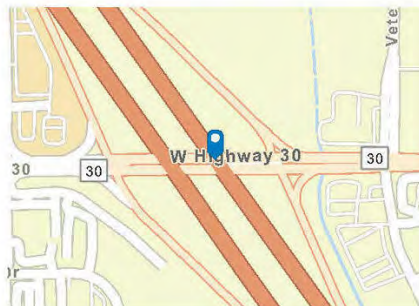
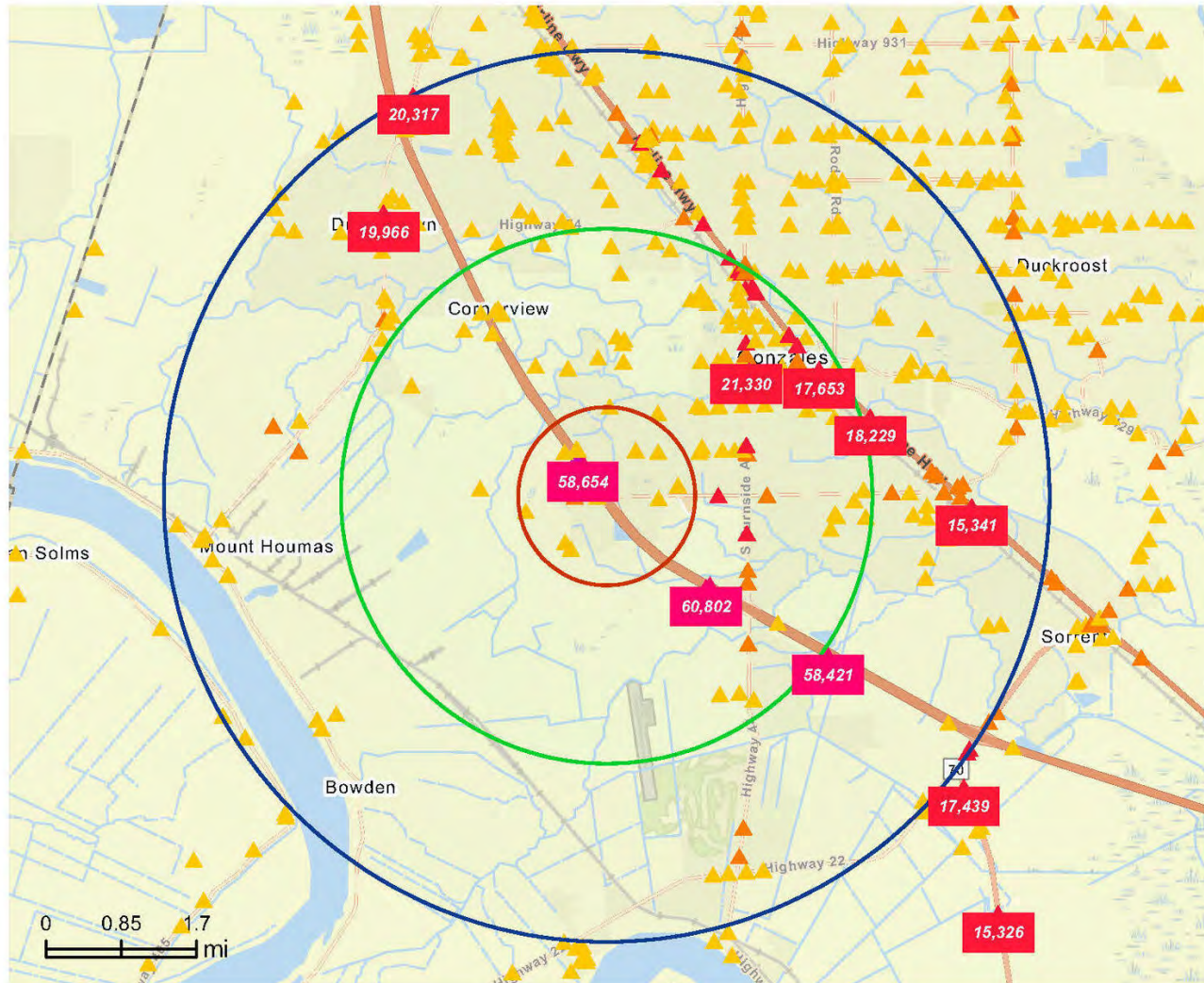


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TRAFFIC COUNT MAP: 1, 3, 5 MILE RADII

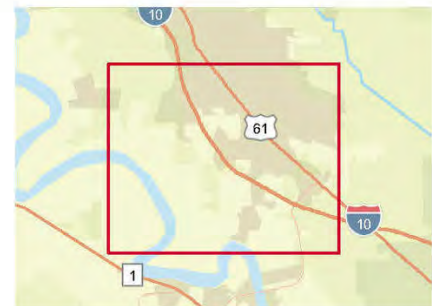
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Average Daily Traffic Volume

- ▲ 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



[Source: Traffic Counts \(2025\)](#)

Traffic Count Map: 1, 3, 5 Mile Radii

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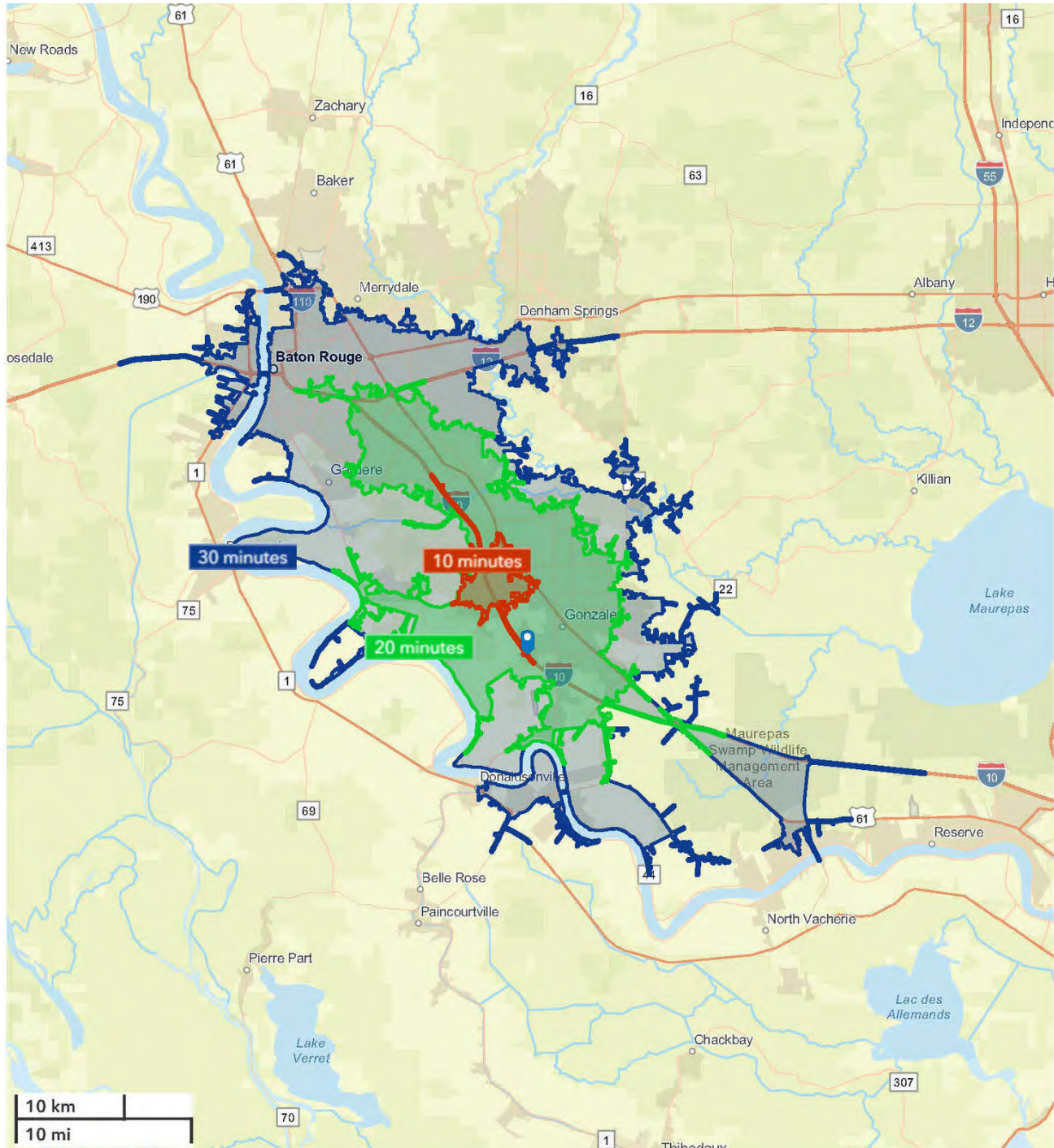


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DRIVE TIME MAP: 10, 20, 30 MINUTE RADII

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Drive Time Map: 10, 20, 30 Minute Radii

April 15, 2026

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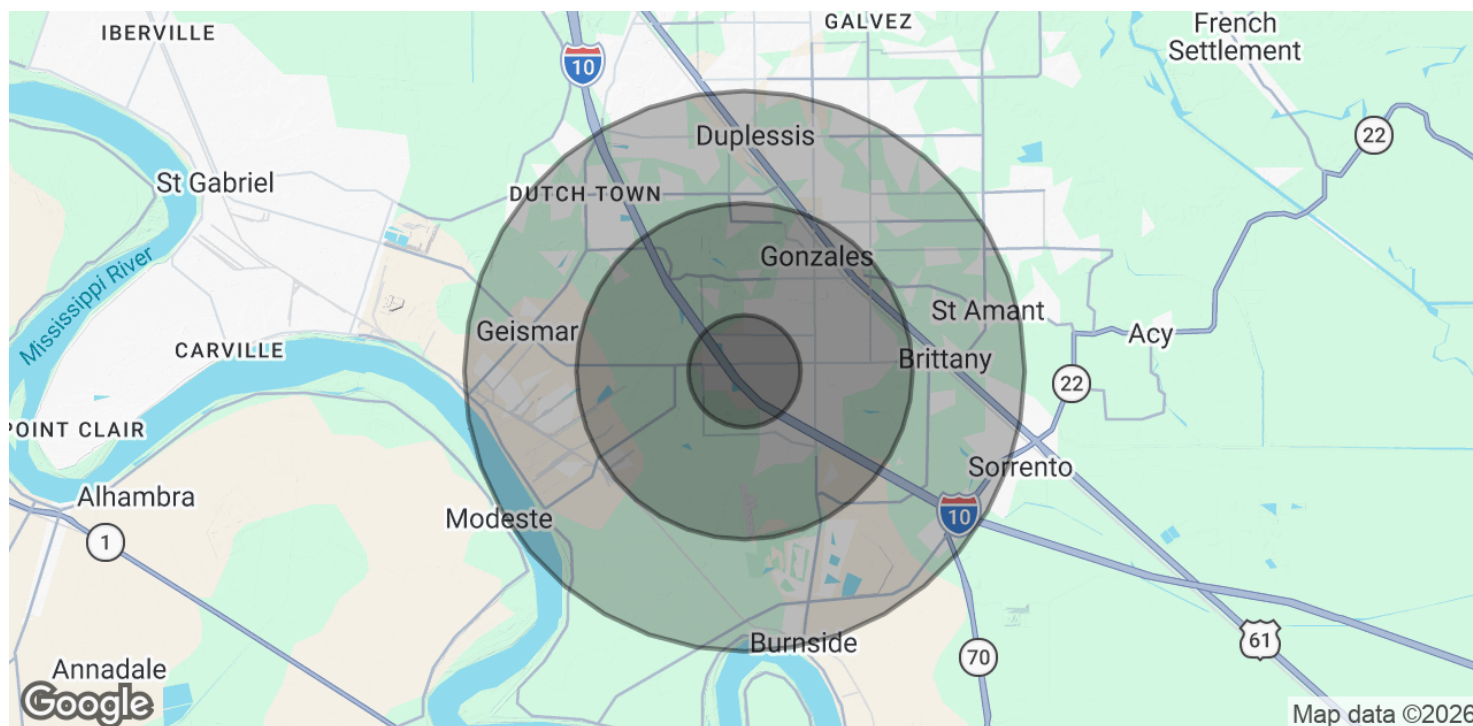
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FOR SALE, LEASE OR BTS

DEMOGRAPHICS: 1, 3, 5 MILE RADII

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,575	19,469	50,116
Average Age	38.4	39.0	38.5
Average Age (Male)	35.4	37.2	37.5
Average Age (Female)	41.7	41.7	39.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,222	7,725	19,229
# Of Persons Per HH	2.1	2.5	2.6
Average HH Income	\$83,230	\$86,320	\$105,518
Average House Value	\$217,086	\$230,022	\$271,140

* Demographic data derived from 2020 ACS - US Census

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