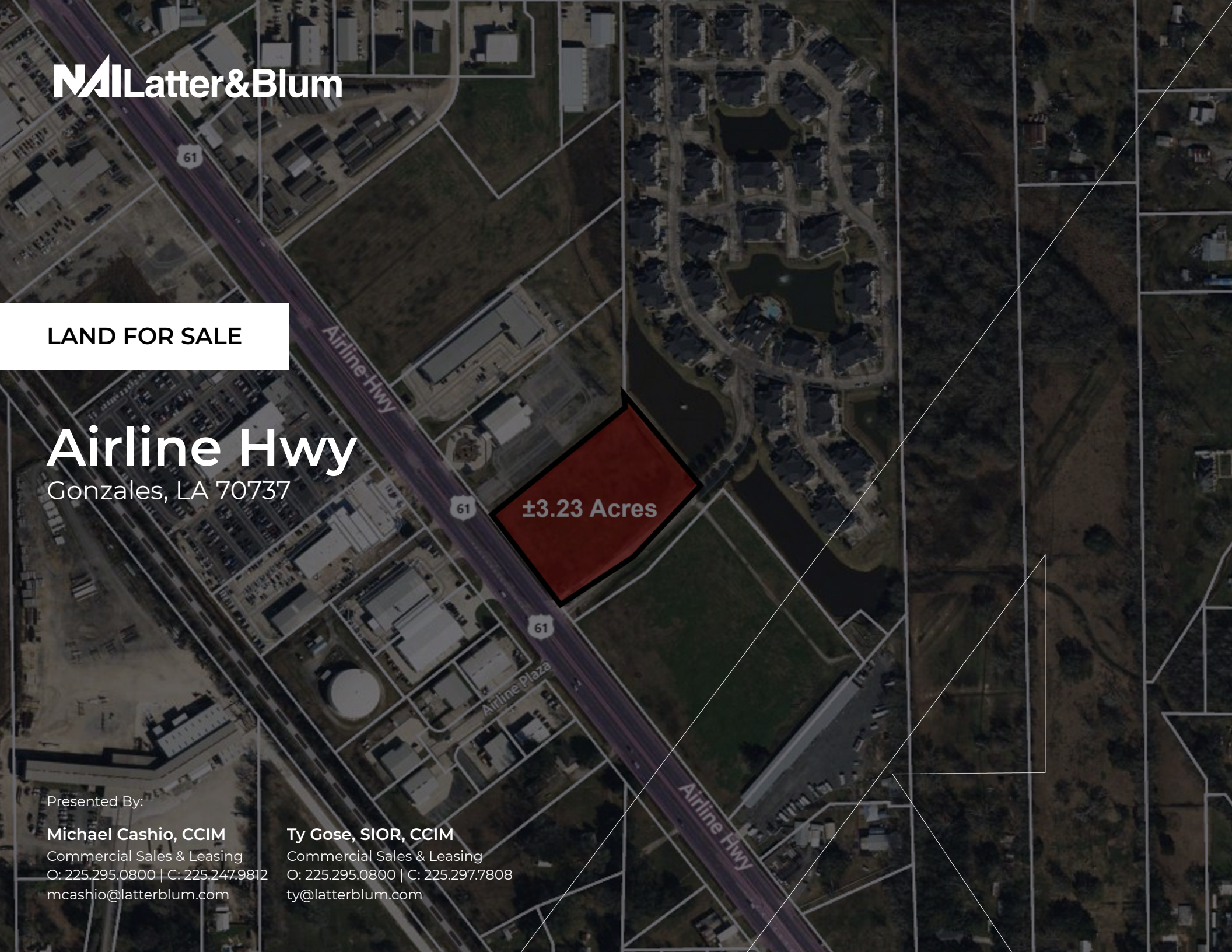
NAI Latter&Blum

LAND FOR SALE

Airline Hwy

Gonzales, LA 70737



Presented By:

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PROPERTY HIGHLIGHTS

- 3.23-acres of developable land
- Located in the heart of Ascension Parish, at the entrance of the Mansions at Ivy Lake Apartment Complex, which is a Class A space with 240 units currently at 92% occupancy, and just South of Rouses Market, WalkOn's, Freddy's frozen Custard & Steakburgers, and Starbucks.
- Zoned MU (Mixed Use Corridors)
- Flood Zone X
- The traffic count along this stretch of Airline Hwy is on average 10,661 vehicles per day
- Owner is willing to Subdivide - contact agent(s) for pricing details.

OFFERING SUMMARY

Sale Price:	$16.00 / SF
	$2,251,180.80
Lot Size:	3.23 Acres

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	1,271	22,691	50,249
Total Population	3,666	64,419	141,991
Average HH Income	$81,604	$79,056	$84,925

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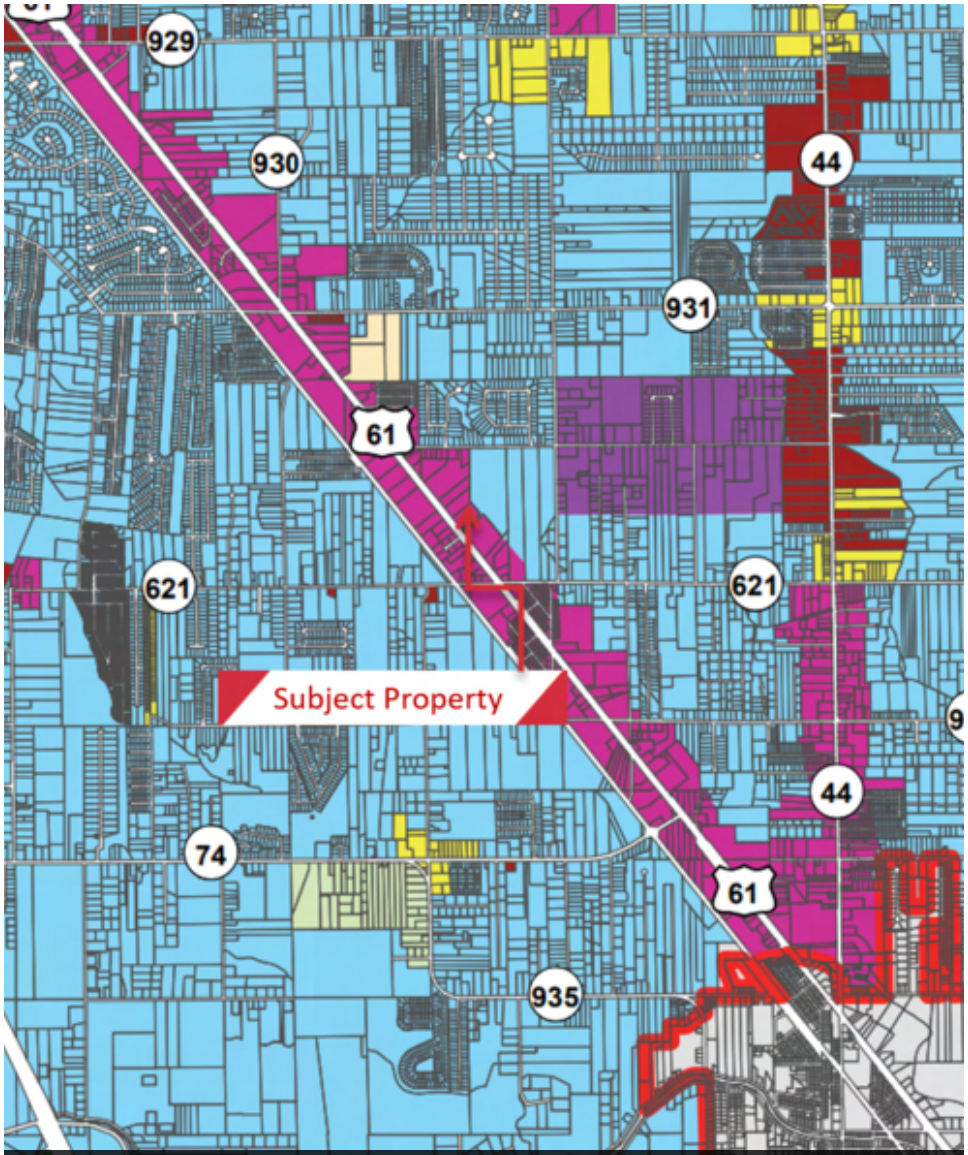
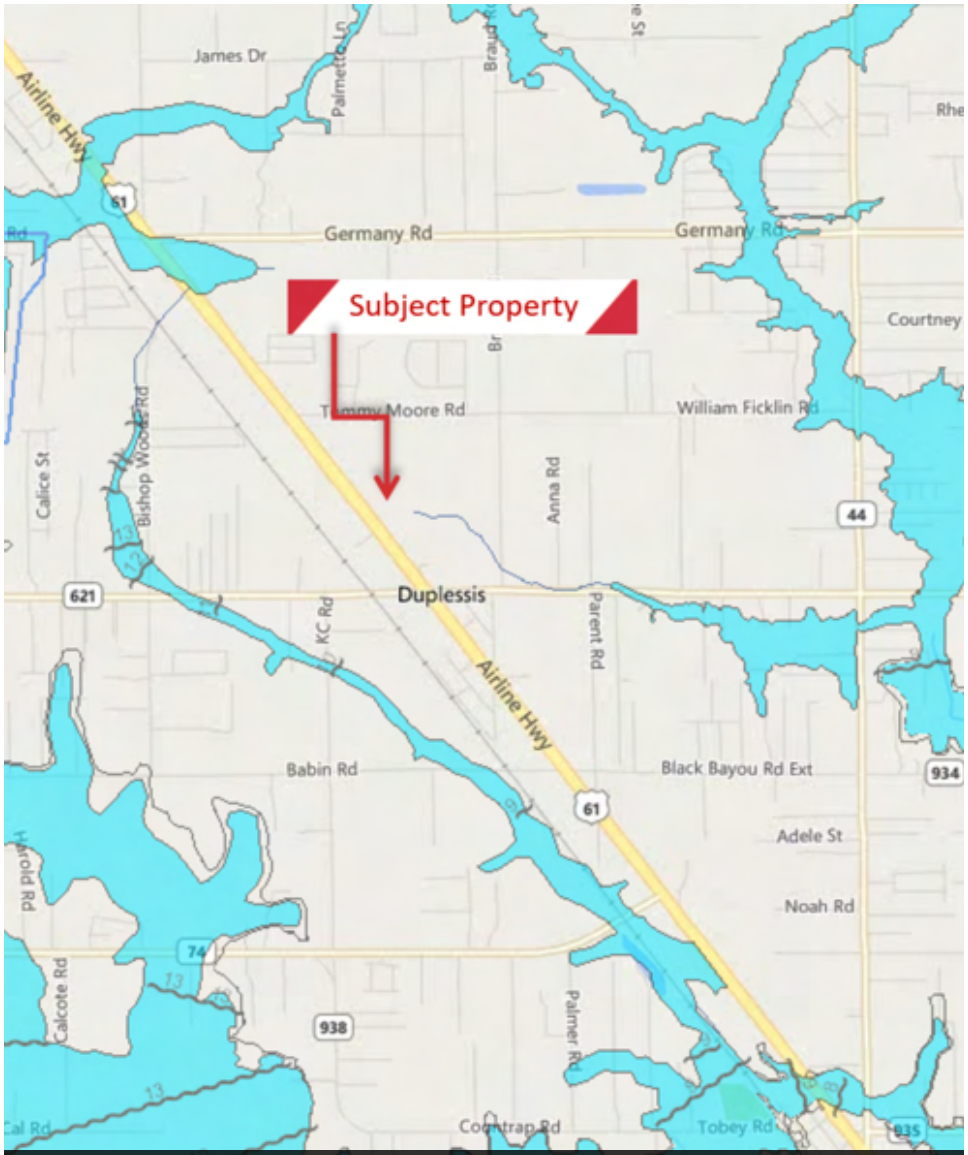


Mixed Use (MU) Zoning



Property is not located in a Flood Zone

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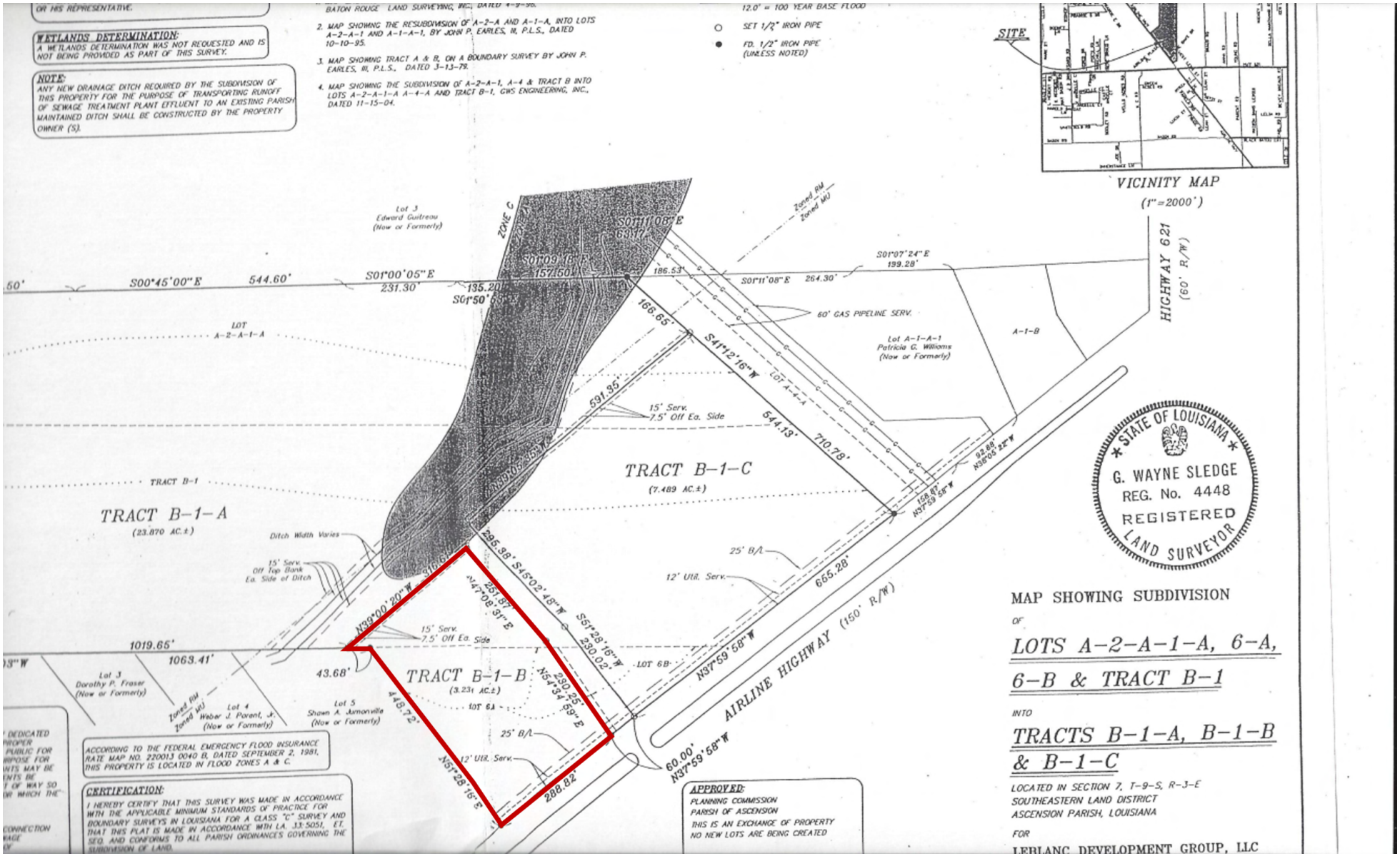
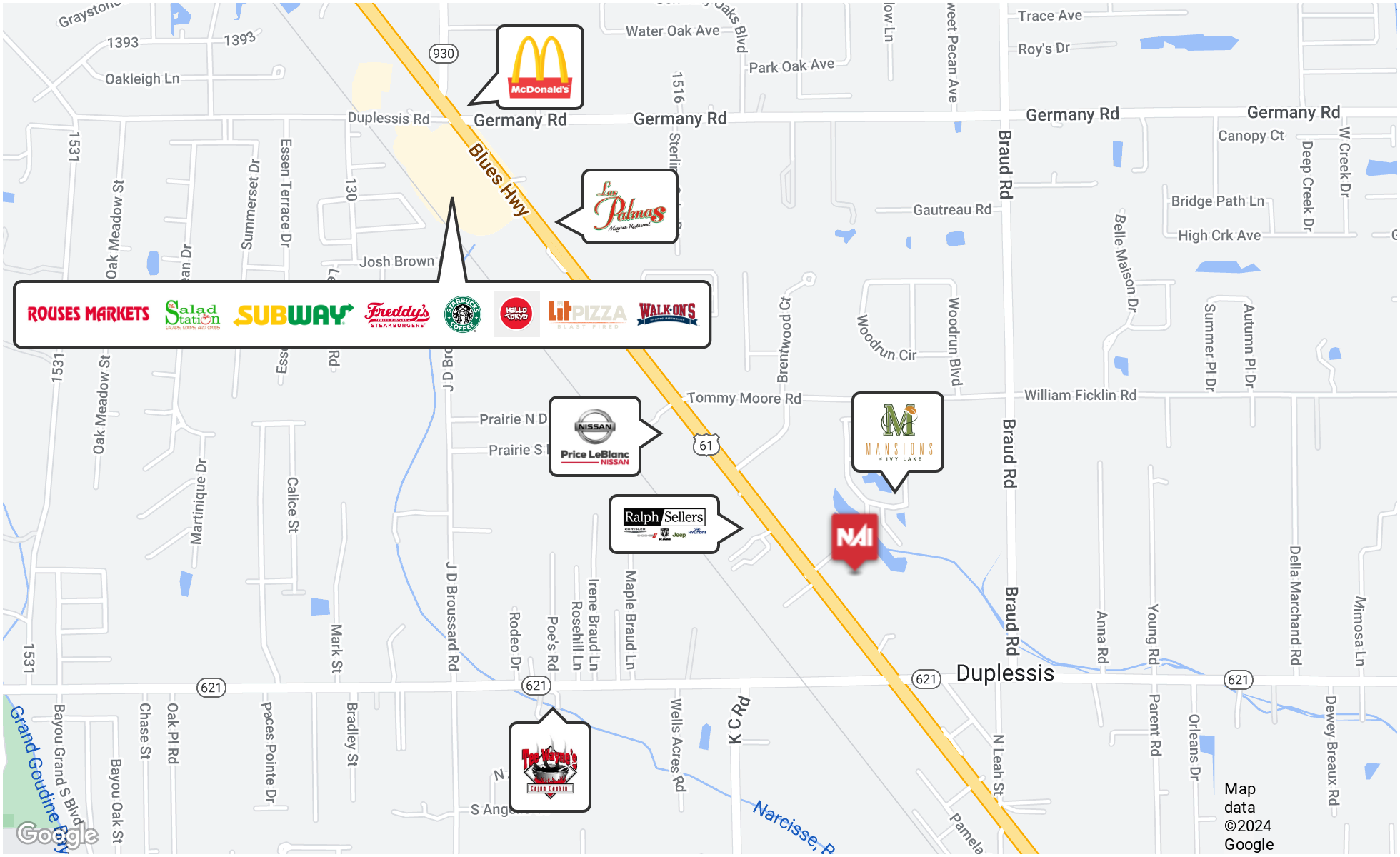

OR HIS REPRESENTATIVE.
WETLANDS DETERMINATION:
A WETLANDS DETERMINATION WAS NOT REQUESTED AND IS NOT BEING PROVIDED AS PART OF THIS SURVEY.
NOTE:
ANY NEW DRAINAGE DITCH REQUIRED BY THE SUBDIVISION OF THIS PROPERTY FOR THE PURPOSE OF TRANSPORTING RUNOFF OF SEWAGE TREATMENT PLANT EFFLUENT TO AN EXISTING PARISH MAINTAINED DITCH SHALL BE CONSTRUCTED BY THE PROPERTY OWNER (S).
BATON ROUGE LAND SURVEYING, INC., DATED 4-9-96.
2. MAP SHOWING THE RESUBDIVISION OF A-2-A AND A-1-A, INTO LOTS A-2-A-1 AND A-1-A-1, BY JOHN P. EARLES, III, P.L.S., DATED 10-10-95.
3. MAP SHOWING TRACT A & B, ON A BOUNDARY SURVEY BY JOHN P. EARLES, III, P.L.S., DATED 3-13-79.
4. MAP SHOWING THE SUBDIVISION OF A-2-A-1, A-4 & TRACT B INTO LOTS A-2-A-1-A A-4-A AND TRACT B-1, GWS ENGINEERING, INC., DATED 11-15-04.
12.0' = 100 YEAR BASE FLOOD
SET 1/2" IRON PIPE
FD. 1/2" IRON PIPE (UNLESS NOTED)
SITE
VICINITY MAP
(1"=2000')
HIGHWAY 621
(60' R/W)
Lot 3
Edward Guitreau
(Now or Formerly)
ZONE C
S01°11'08"E
693.77'
S01°09'18"E
157.60'
S00°45'00"E
544.60'
S01°00'05"E
231.30'
135.20'
S01°50'
186.53'
S01°11'08"E
264.30'
S01°07'24"E
199.28'
Zoned RM
Zoned MU
60' GAS PIPELINE SERV.
Lot A-1-A-1
Patricia G. Williams
(Now or Formerly)
A-1-B
LOT
A-2-A-1-A
166.65'
S41°12'16"W
LOT A-4-A
591.35'
15' Serv.
7.5' Off Ea. Side
544.13'
710.78'
TRACT B-1-C
(7.489 AC.±)
TRACT B-1
TRACT B-1-A
(23.870 AC.±)
Ditch Width Varies
15' Serv.
Off Top Bank
Ea. Side of Ditch
N39°00'20"W
316.6'
295.38'
S45°02'48"W
S51°28'16"W
230.02'
251.87'
N47°08'31"E
15' Serv.
7.5' Off Ea. Side
25' B/L
12' Util. Serv.
665.28'
N37°59'58"W
AIRLINE HIGHWAY (150' R/W)
1019.65'
1063.41'
43.68'
TRACT B-1-B
(3.231 AC.±)
LOT 6B
LOT 6A
N54°34'09"E
290.26'
448.72'
N51°28'16"E
288.82'
25' B/L
12' Util. Serv.
60.00'
N37°59'58"W
Lot 3
Dorothy P. Fraser
(Now or Formerly)
Zoned RM
Zoned MU
Lot 4
Webar J. Porent, Jr.
(Now or Formerly)
Lot 5
Shawn A. Jamonville
(Now or Formerly)
ACCORDING TO THE FEDERAL EMERGENCY FLOOD INSURANCE RATE MAP NO. 220013 0040 B, DATED SEPTEMBER 2, 1981, THIS PROPERTY IS LOCATED IN FLOOD ZONES A & C.
CERTIFICATION:
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH THE APPLICABLE MINIMUM STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS IN LOUISIANA FOR A CLASS "C" SURVEY AND THAT THIS PLAT IS MADE IN ACCORDANCE WITH LA. 33:5051, ET. SEQ. AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND.
APPROVED:
PLANNING COMMISSION
PARISH OF ASCENSION
THIS IS AN EXCHANGE OF PROPERTY
NO NEW LOTS ARE BEING CREATED
STATE OF LOUISIANA
G. WAYNE SLEDGE
REG. No. 4448
REGISTERED
LAND SURVEYOR
MAP SHOWING SUBDIVISION
OF
LOTS A-2-A-1-A, 6-A, 6-B & TRACT B-1
INTO
TRACTS B-1-A, B-1-B & B-1-C
LOCATED IN SECTION 7, T-9-S, R-3-E
SOUTHEASTERN LAND DISTRICT
ASCENSION PARISH, LOUISIANA
FOR
LEBLANC DEVELOPMENT GROUP, LLC

NAI Latter&Blum

Airline Hwy

Gonzales, LA 70737



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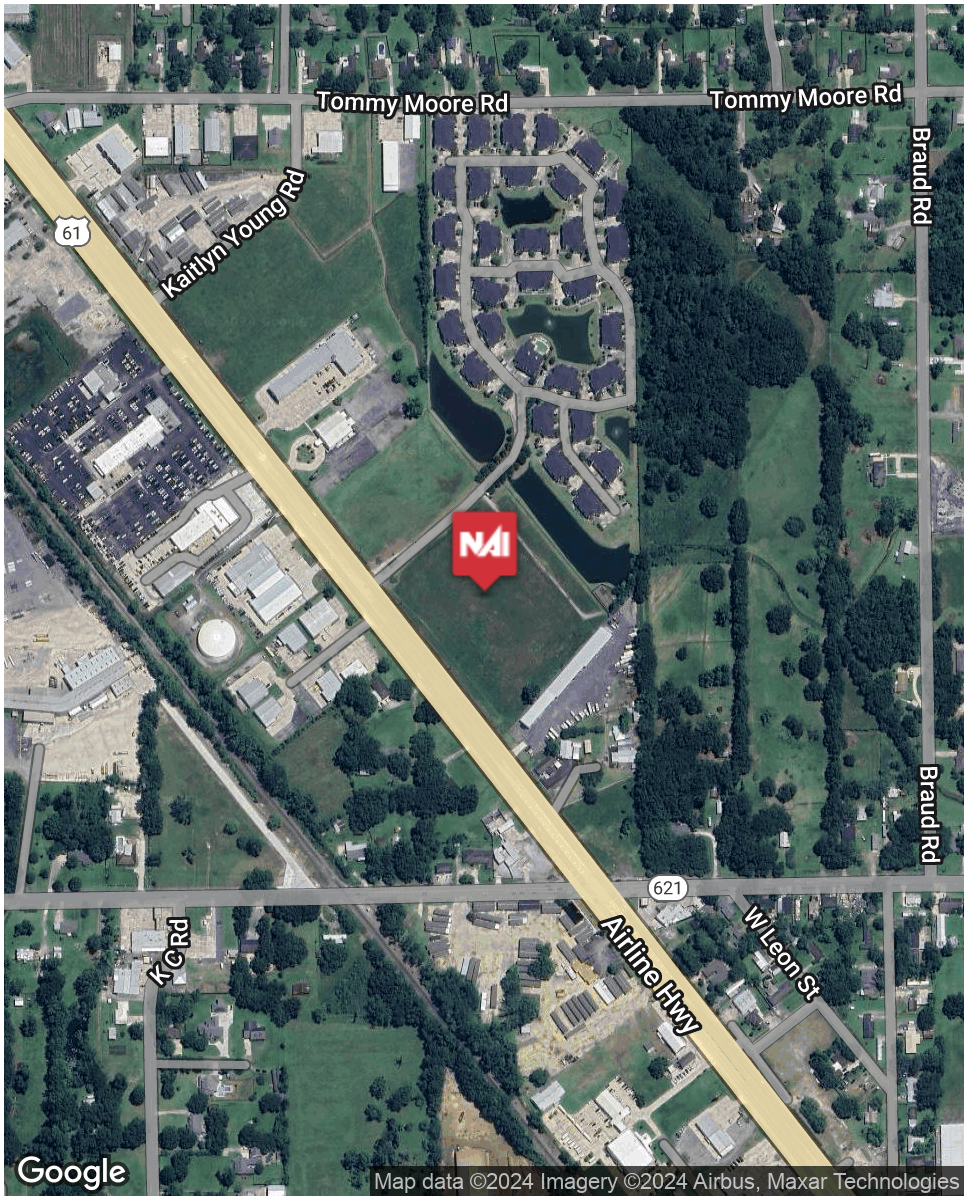

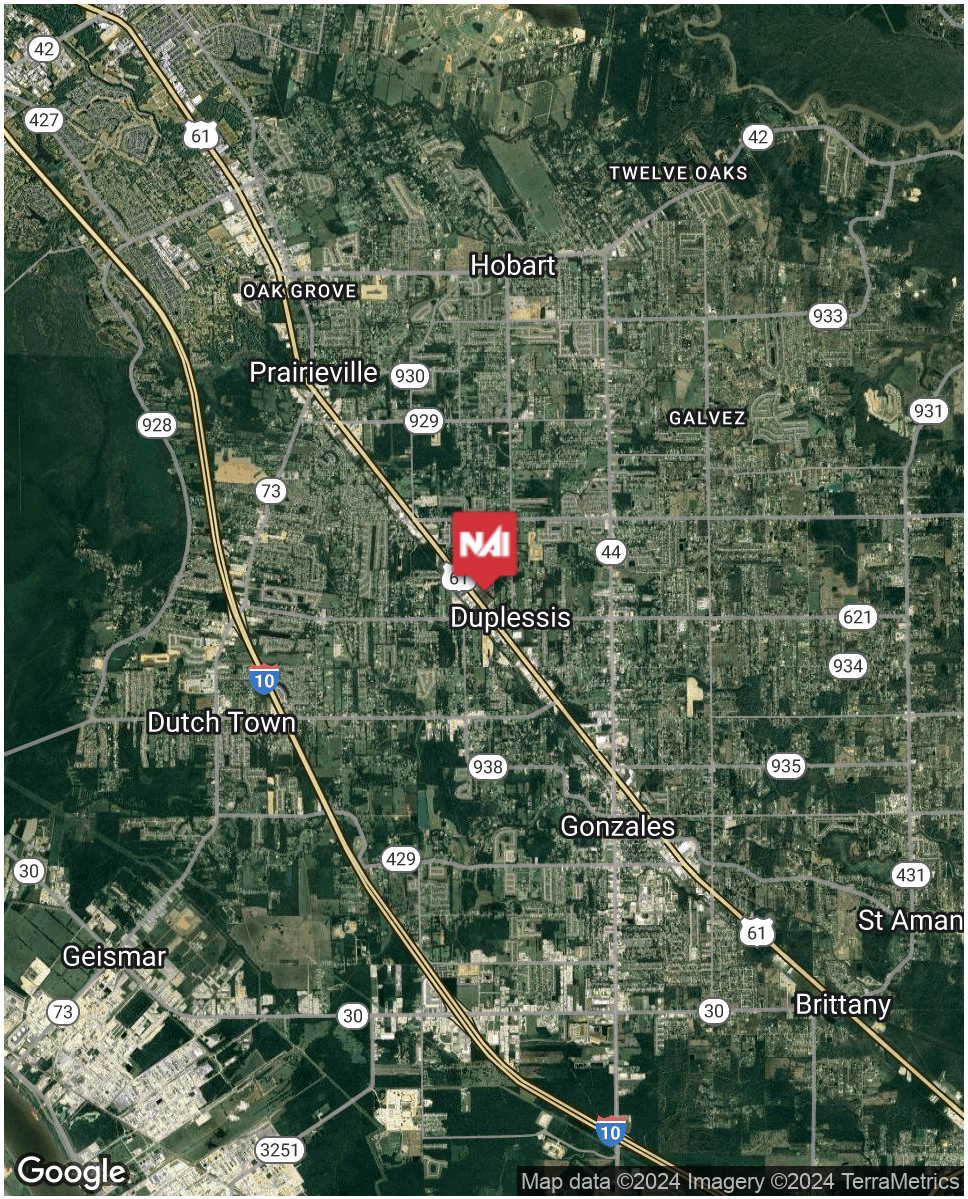

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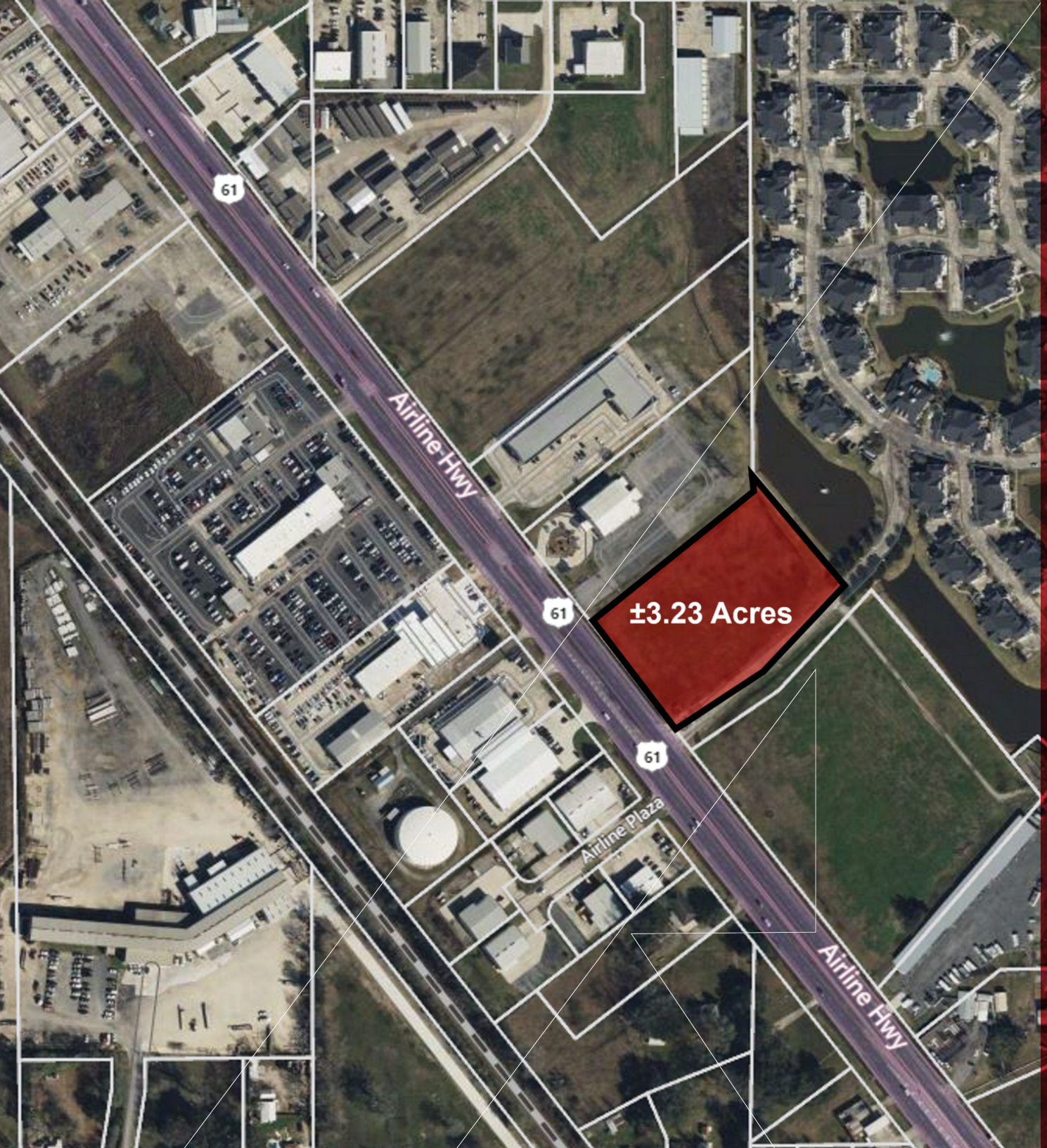

For More Information:

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