

Corner Lot Hwy 30 & Isom Sanders Rd. Gonzales, LA 70737

PROPERTY DESCRIPTION



Property Highlights

- 1.92 acres for sale, lease or build-to-suit
- CORNER lot located on Hwy 30 near Tanger Outlet Mall
- +/- 218' of Hwy 30 frontage
- Portion purchased by DOTD for HWY 30 expansion
- Zoned LI
- Lease rate negotiable
- Build-to-suit option
- Sale price: \$675,000

Beau Box
225.931.3200
bbox@beaubox.com

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AERIAL



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RETAILER MAP



Map data © 2021 Imagery © 2021, Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency

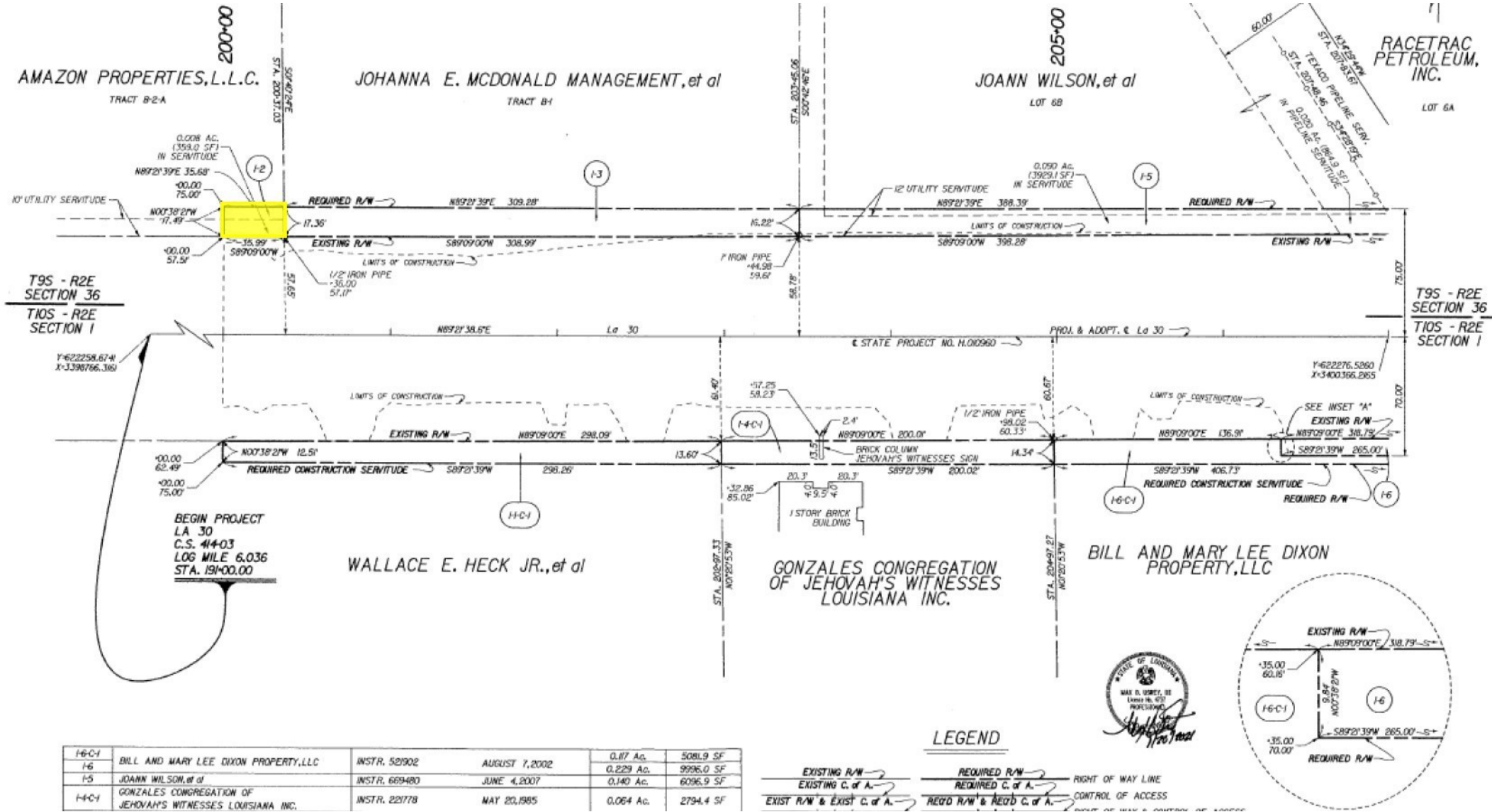
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HWY 30 EXPANSION SURVEY



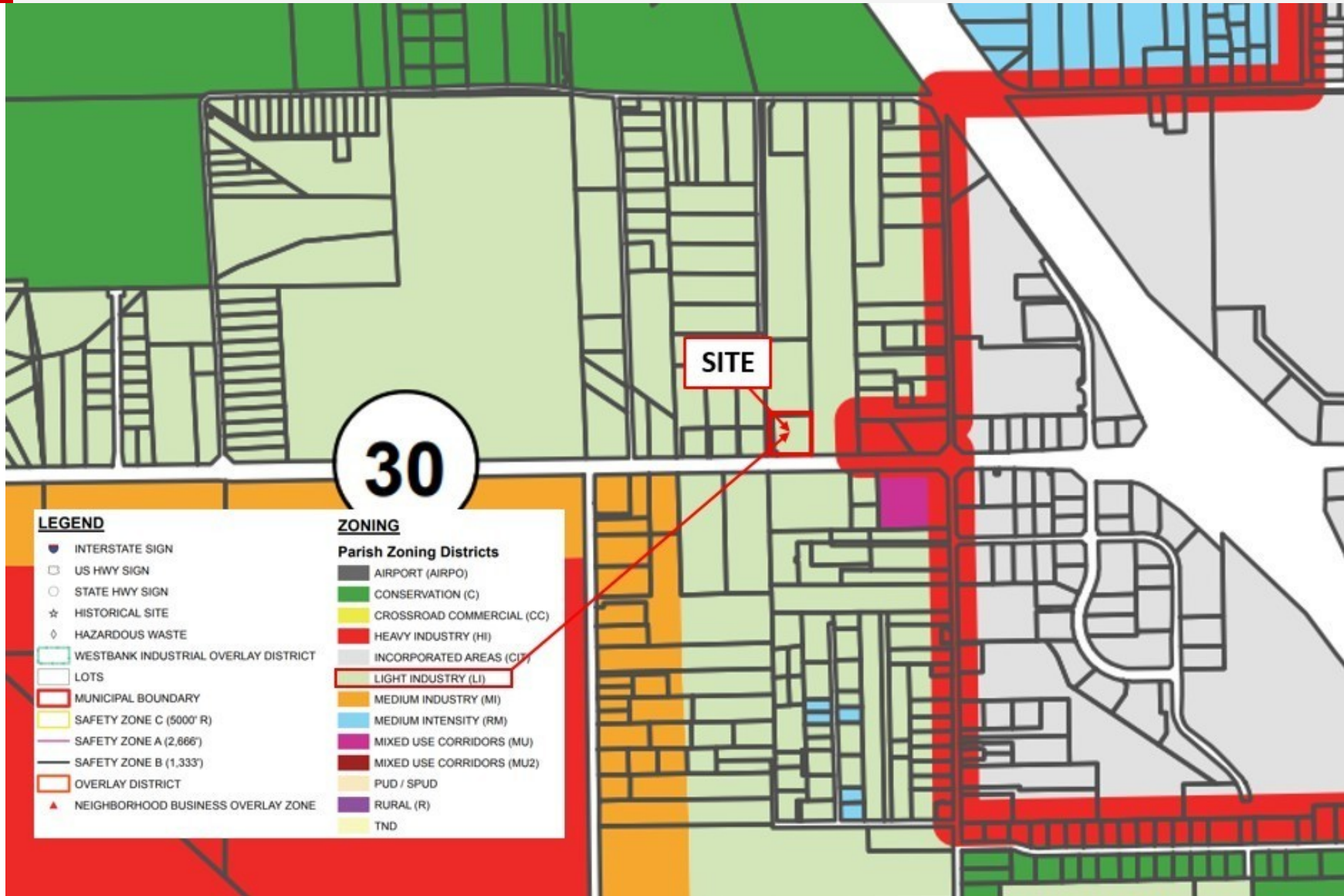
I-6-C1	BILL AND MARY LEE DIXON PROPERTY, LLC	INSTR. 521902	AUGUST 7, 2002	0.117 Ac.	5081.9 SF
I-6				0.229 Ac.	9996.0 SF
I-5	JOANN WILSON, et al	INSTR. 669480	JUNE 4, 2007	0.140 Ac.	6096.9 SF
I-4-C1	GONZALES CONGREGATION OF JEHOVAH'S WITNESSES LOUISIANA INC.	INSTR. 221778	MAY 20, 1985	0.064 Ac.	2794.4 SF

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ZONING



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WETLANDS



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