

# Report for 14604 & 14636 Airline Hwy., Gonzales

Prepared March 27, 2025

## Presented By

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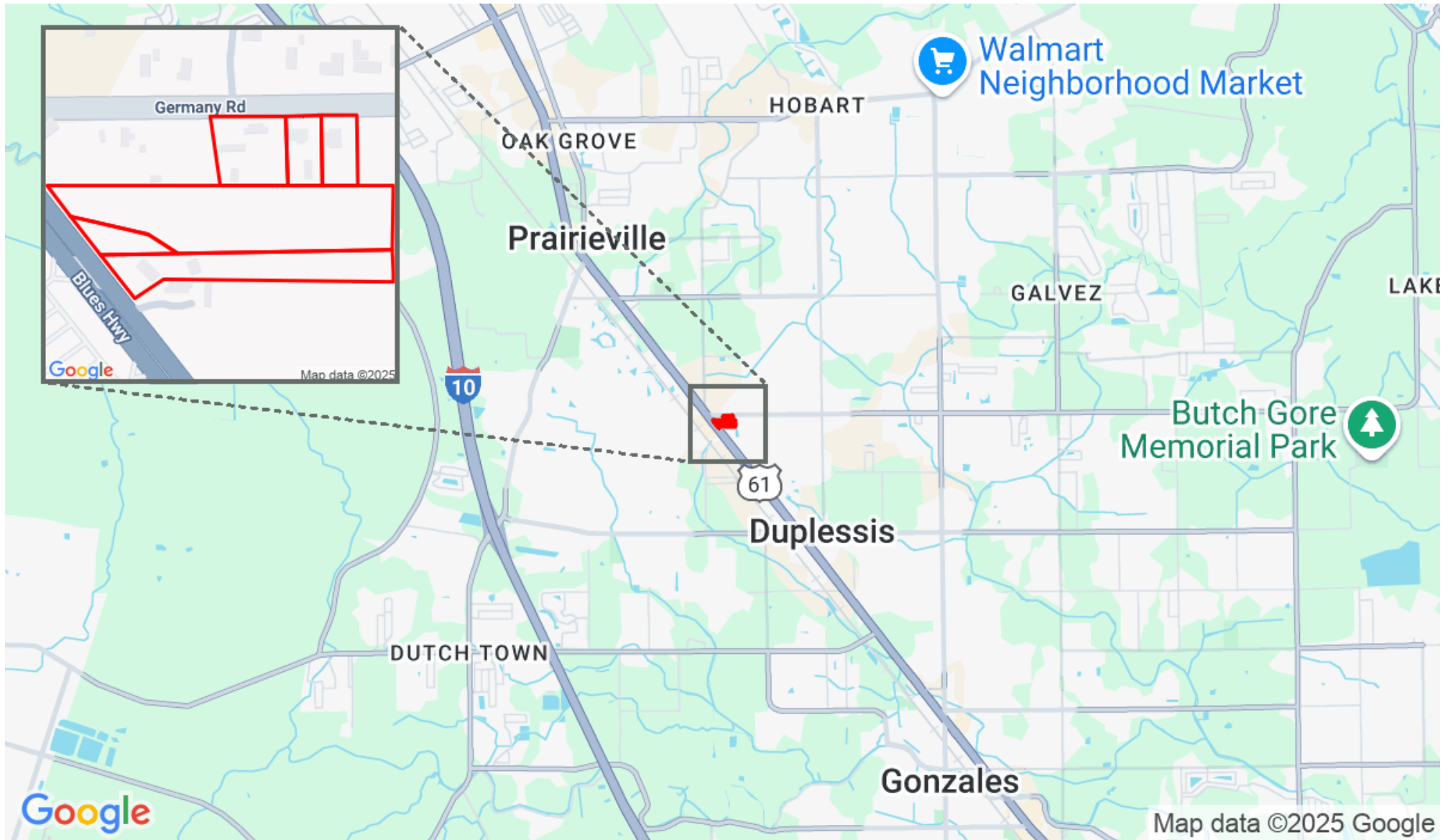
**Dana M Patureau**  
danamariepatureau@gmail.com  
(225) 405-9994

# 14604 & 14636 Airline Hwy.

# MOODY'S

Chateau To Geaux Real Estate Group

11420 Airline Hwy # 120 Baton Rouge, LA 70816 | 225-291-3262



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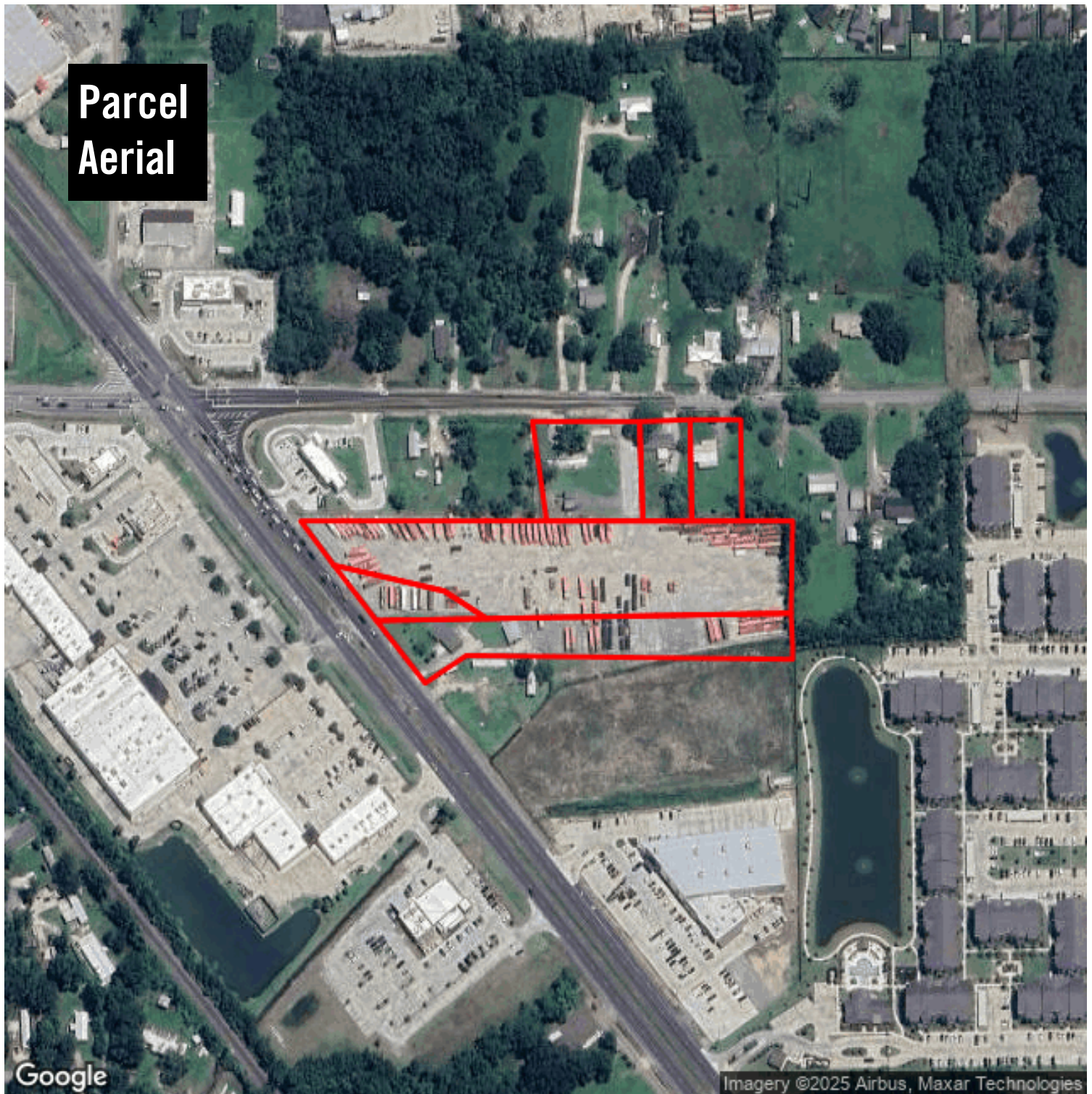


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# 14604 & 14636 Airline Hwy.

14604 & 14636 Airline Hwy.

Gonzales, LA 70737



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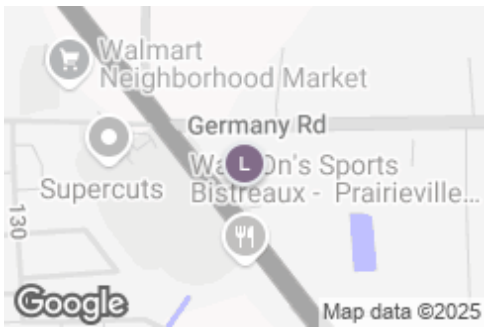
# 14604 & 14636 Airline Hwy.

## 14604 & 14636 Airline Hwy.

14604 & 14636 Airline Hwy., Gonzales, LA, 70737

Land

Prepared on March 27, 2025  
0



### Property Features

#### Location Details

Address	14604 & 14636 Airline Hwy., Gonzales,...	Parcels	5978400, 5400000, 6340000, 574240...
Submarket	LACDB - 90	Name	14604 & 14636 Airline Hwy.
County	Ascension Parish		

#### Building Details

Sub Type	-	Primary Constr. Type	Framed
Building Size	3,136 SF	Occupancy Type	Single Tenant
Land Size	7.35 Acres / 320,115 SF	Electricity	-
Number of Buildings	2	Water	-
Number of Floors	1	Sanitary Sewer	-

### Listings

1 Listing | 7.40 Acres | \$6,770,000

Type	Space Use	Suite	Available Space	Rate	Price Per Acre	Available
For Sale	Land	-	7.40 Acre	\$6,770,000	\$921,236.21	Now

## Additional Photos



## Contact



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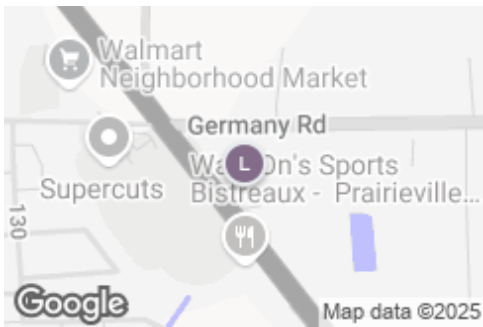
Over 7 Acres of Prime Airline Frontage in As...

14604 & 14636 Airline Hwy., Gonzales, LA, 70737

Land For Sale

Prepared on March 27, 2025

1 of 1 Listings



Listing Details | Land For Sale

Total Available Space	7.4 Acres
Asking Price	\$6,770,000
Listing Price Per SF	-
List Price Per Acre	\$914,865
Cap Rate (Actual)	-
Investment	No
Available Date	Now
Days On Market	496 days

Date Listed	11/17/2023
Last Modified	3/24/2025
Listing ID	39280821
Parking Spaces	-
Electric Service	-
Water	-
Sanitary Sewer	-

Description

PRICE REDUCED!!!!Rare opportunity to own one of the highest traffic counts in Ascension Parish!This property borders National companies such as McDonald's and Take 5 car wash.

Across the street is Rouse's and Starbucks as well as Walkon's Restaurant!

Perfect place for a supermarket or a strip mall or entertainment center: bowling alley, retail, etc. Lots of options with this property and lots of visibility for your business!

Hurry and don't miss out! This one won't last long!

Broker is a Co-owner/agent!

This is a multi tract property and a few different addresses combined in the listing (see photo and survey attached)

All Patureau Properties LLC tracts  
Please see map attached outlined with all of these tracts combined together.

Parcel#  
5400000  
[View on Map](#)

Primary Owner  
PATUREAU PROPERTIES LLC  
Mailing Address  
10330 S TIGER BEND RD  
BATON ROUGE LA 70817

Ward  
...

Property Features

Location Details

Address	14604 & 14636 Airline Hwy., Gonzales...	Parcels	5978400, 5400000, 6340000, 574240...
Submarket	LACDB - 90	Name	14604 & 14636 Airline Hwy.
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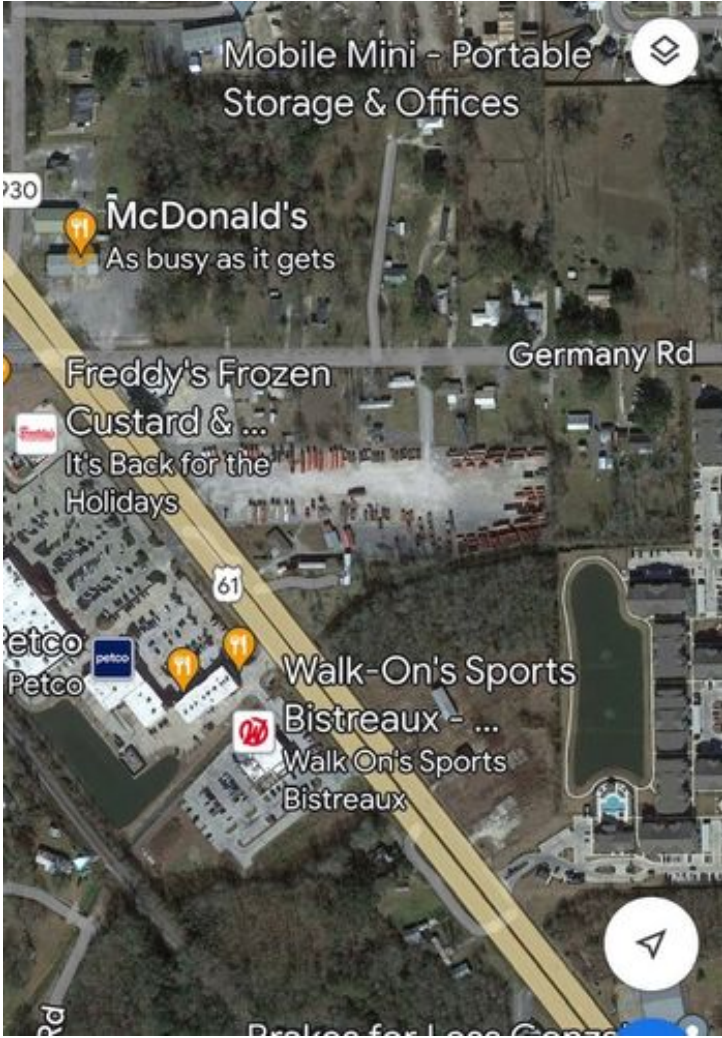
Additional Photos







Google































Contact



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Demographic Report



14604 & 14636 Airline Hwy.

Population

Distance	Male	Female	Total
1- Mile	2,715	2,691	5,406
3- Mile	20,470	20,573	41,043
5- Mile	45,313	45,825	91,138

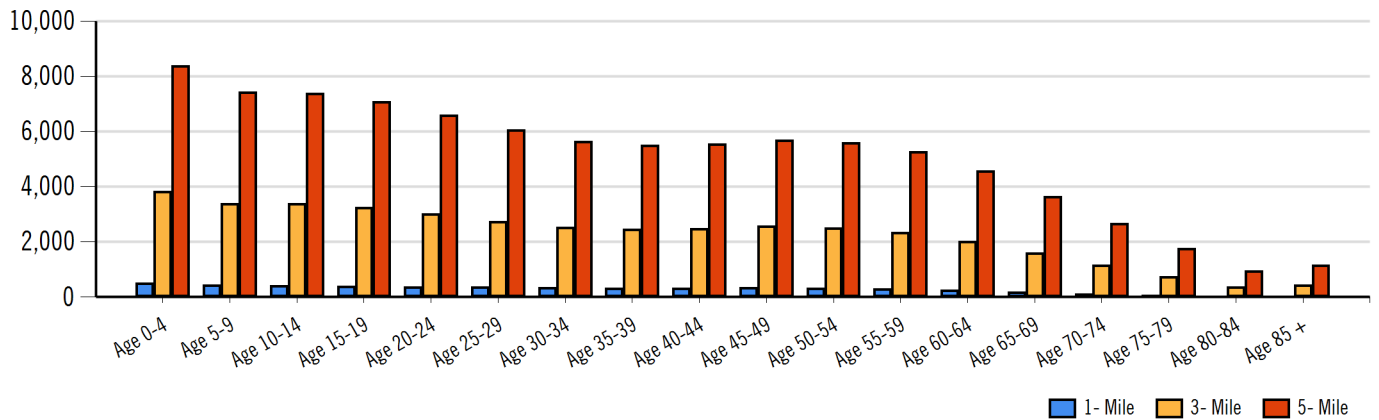


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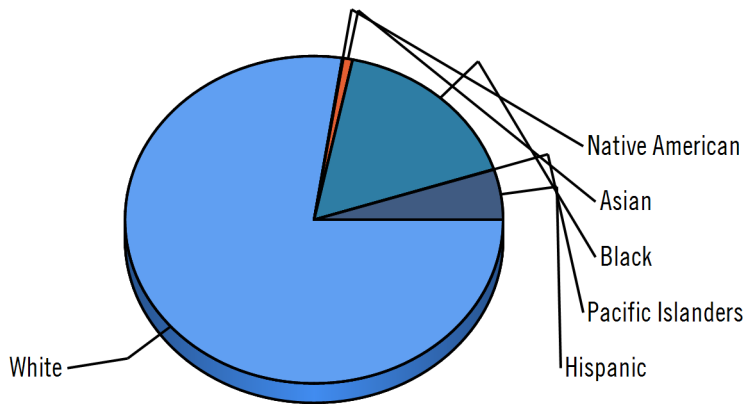
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## Population by Distance and Age (2020)



## Ethnicity within 5 miles



White Native American Asian Black Pacific Islanders Hispanic

### Home Ownership 1 Mile



### Home Ownership 3 Mile



### Home Ownership 5 Mile



## Employment by Distance

Distance	Employed	Unemployed	Unemployment Rate
1-Mile	2,637	62	1.05 %
3-Mile	20,766	607	2.13 %
5-Mile	46,334	1,404	3.54 %



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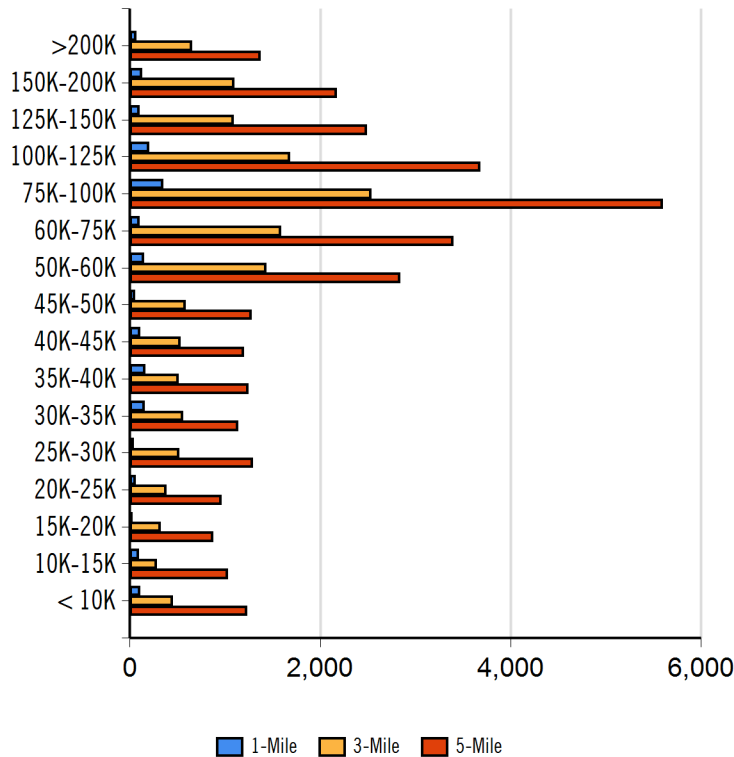
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## Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportaion	Information	Professional	Utility	Hospitality	Pub-Admin	Other
1-Mile	6	6	334	379	82	197	76	75	336	614	133	99	139
3-Mile	56	61	2,431	2,849	726	1,806	701	400	2,558	4,829	887	1,048	1,162
5-Mile	71	308	5,414	6,453	1,873	4,174	2,055	593	5,057	10,285	2,567	2,135	2,961

## Household Income



Radius	Median Household Income
1-Mile	\$68,130.33
3-Mile	\$74,067.79
5-Mile	\$71,462.73

Radius	Average Household Income
1-Mile	\$77,049.33
3-Mile	\$80,035.86
5-Mile	\$76,272.54

Radius	Aggregate Household Income
1-Mile	\$144,327,456.71
3-Mile	\$1,234,730,572.40
5-Mile	\$2,667,235,144.70

## Education

	1-Mile	3-mile	5-mile
Pop > 25	3,184	24,131	54,225
High School Grad	1,197	8,927	20,826
Some College	756	5,879	11,899
Associates	114	978	1,977
Bachelors	439	3,591	7,376
Masters	184	997	1,994
Prof. Degree	12	222	550
Doctorate	4	60	146

## Tapestry

	1-Mile	3-mile	5-mile
Vacant Ready For Rent	56 %	51 %	92 %
Teen's	60 %	86 %	124 %
Expensive Homes	0 %	0 %	0 %
Mobile Homes	173 %	209 %	316 %
New Homes	81 %	243 %	305 %
New Households	30 %	63 %	101 %
Military Households	0 %	2 %	24 %
Households with 4+ Cars	57 %	56 %	93 %
Public Transportation Users	0 %	1 %	3 %
Young Wealthy Households	96 %	84 %	45 %

This Tapestry information compares this selected market against the average. If a tapestry is over 100% it is above average for that statistic. If a tapestry is under 100% it is below average.



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# 14604 & 14636 Airline Hwy.

# MOODY'S

Chateau To Geaux Real Estate Group

11420 Airline Hwy # 120 Baton Rouge, LA 70816 | 225-291-3262

## Expenditures

	1-Mile	%	3-Mile	%	5-Mile	%
<b>Total Expenditures</b>	95,494,628		765,236,584		1,677,608,526	
<b>Average annual household</b>	51,390		51,993		50,833	
<b>Food</b>	6,693	13.02 %	6,721	12.93 %	6,576	12.94 %
Food at home	4,318		4,326		4,256	
Cereals and bakery products	611		614		603	
Cereals and cereal products	218		219		214	
Bakery products	393		395		389	
Meats poultry fish and eggs	858		851		840	
Beef	198		196		194	
Pork	152		152		151	
Poultry	162		160		158	
Fish and seafood	143		139		136	
Eggs	69		69		68	
Dairy products	439		442		432	
Fruits and vegetables	878		880		864	
Fresh fruits	128		129		127	
Processed vegetables	166		167		164	
Sugar and other sweets	159		159		157	
Fats and oils	138		137		135	
Miscellaneous foods	812		816		804	
Nonalcoholic beverages	365		366		362	
Food away from home	2,375		2,394		2,319	
Alcoholic beverages	373		383		374	
<b>Housing</b>	18,283	35.58 %	18,487	35.56 %	18,161	35.73 %
Shelter	11,078		11,192		10,976	
Owned dwellings	6,735		6,840		6,668	
Mortgage interest and charges	3,451		3,530		3,429	
Property taxes	2,269		2,290		2,230	
Maintenance repairs	1,014		1,019		1,008	
Rented dwellings	3,422		3,412		3,412	
Other lodging	921		938		896	
Utilities fuels	4,217		4,255		4,218	
Natural gas	407		404		398	
Electricity	1,665		1,678		1,670	
Fuel oil	163		164		161	
Telephone services	1,314		1,331		1,319	
Water and other public services	667		676		668	
<b>Household operations</b>	1,259	2.45 %	1,287	2.48 %	1,257	2.47 %
Personal services	374		388		376	
Other household expenses	885		898		880	
Housekeeping supplies	615		619		606	
Laundry and cleaning supplies	169		169		166	
Other household products	358		362		355	
Postage and stationery	87		87		85	
Household furnishings	1,113		1,134		1,102	
Household textiles	82		84		81	
Furniture	253		260		247	
Floor coverings	29		29		28	
Major appliances	143		140		140	
Small appliances	95		91		89	
Miscellaneous	510		527		515	
<b>Apparel and services</b>	1,387	2.70 %	1,404	2.70 %	1,370	2.70 %
Men and boys	290		286		275	
Men 16 and over	243		240		231	
Boys 2 to 15	46		45		43	
Women and girls	491		494		480	



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Women 16 and over	416	418	404
Girls 2 to 15	75	75	76
Children under 2	94	93	91

## Expenditures (Continued)

	1-Mile	%	3-Mile	%	5-Mile	%
<b>Total Expenditures</b>	95,494,628		765,236,584		1,677,608,526	
<b>Average annual household</b>	51,390		51,993		50,833	
<b>Transportation</b>	7,020	13.66 %	7,097	13.65 %	6,957	13.69 %
Vehicle purchases	1,718		1,722		1,657	
Cars and trucks new	865		880		836	
Cars and trucks used	807		794		775	
Gasoline and motor oil	2,177		2,208		2,185	
Other vehicle expenses	2,611		2,647		2,619	
Vehicle finance charges	177		185		183	
Maintenance and repairs	920		929		910	
Vehicle insurance	1,175		1,188		1,191	
Vehicle rental leases	338		344		333	
Public transportation	514		519		495	
<b>Health care</b>	3,849	7.49 %	3,917	7.53 %	3,863	7.60 %
Health insurance	2,521		2,547		2,519	
Medical services	813		845		826	
Drugs	386		395		390	
Medical supplies	128		128		126	
<b>Entertainment</b>	3,013	5.86 %	3,092	5.95 %	3,033	5.97 %
Fees and admissions	609		620		593	
Television radios	1,042		1,062		1,057	
Pets toys	1,091		1,121		1,097	
Personal care products	669		678		660	
Reading	54		55		54	
Education	1,425		1,398		1,320	
Tobacco products	389		395		395	
<b>Miscellaneous</b>	821	1.60 %	831	1.60 %	815	1.60 %
<b>Cash contributions</b>	1,380		1,371		1,358	
<b>Personal insurance</b>	6,031		6,159		5,891	
Life and other personal insurance	174		177		176	
Pensions and Social Security	5,856		5,981		5,714	

Estimated Households					Housing Occupied By		Housing Occupancy		
Distance	Year	Projection	2018	Change	1 Person	Family	Owner	Renter	Vacant
1-Mile	2020	4,713	3,449	37.86 %	829	3,652	3,744	969	254
3-Mile	2020	21,949	16,076	34.76 %	3,635	17,351	18,137	3,812	623
5-Mile	2020	34,730	25,807	32.60 %	6,140	26,961	28,476	6,254	1,739
1-Mile	2023	4,541	3,449	32.64 %	800	3,517	3,745	796	737
3-Mile	2023	21,001	16,076	29.17 %	3,482	16,597	18,091	2,910	2,964
5-Mile	2023	33,250	25,807	27.06 %	5,883	25,803	28,403	4,847	5,486



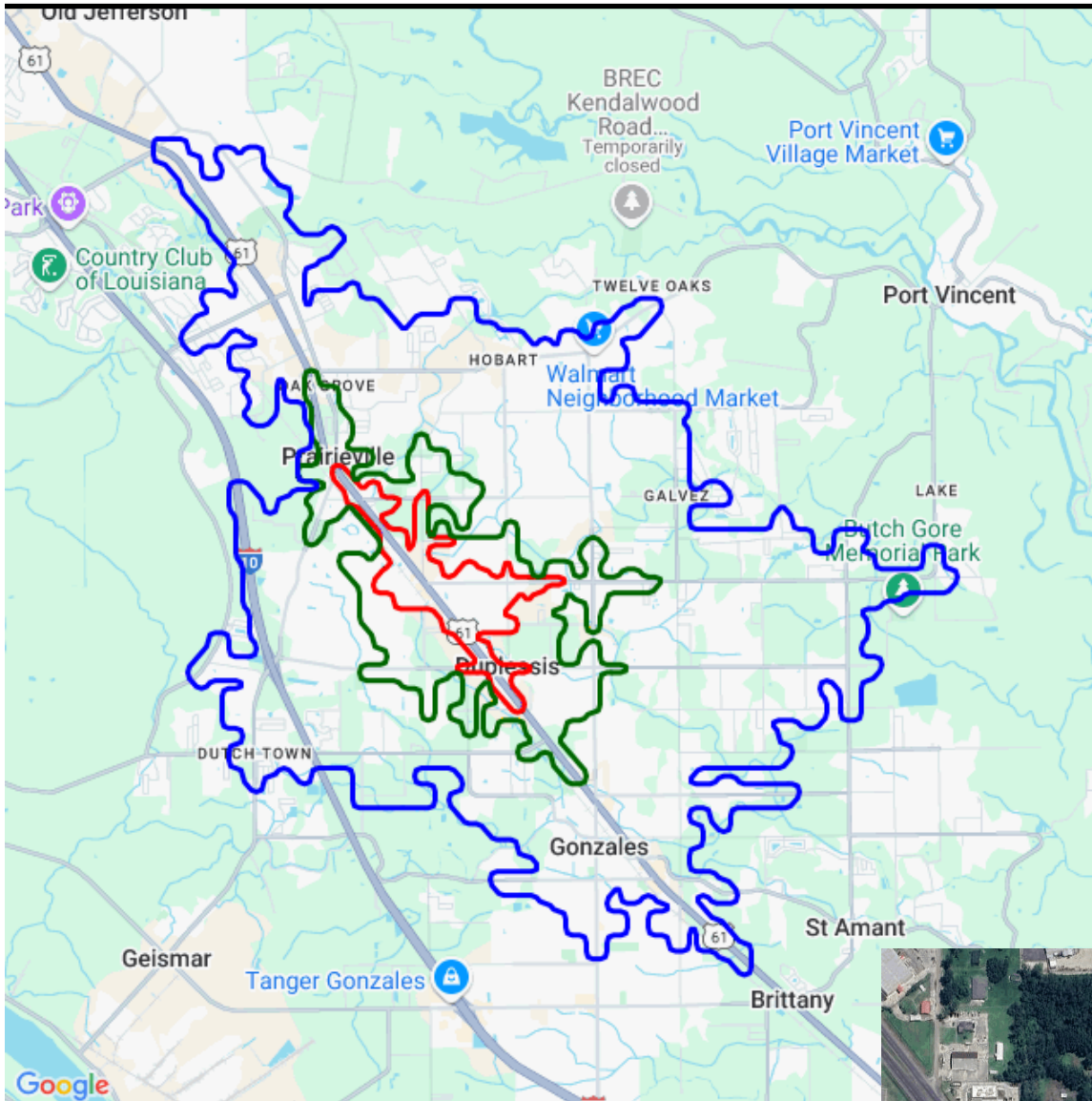
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## Demographic Report



## 14604 & 14636 Airline Hwy.

### Population

Distance	Male	Female	Total
3- Minute	3,153	3,137	6,290
5- Minute	7,839	7,838	15,677
10 Minute	37,049	37,844	74,893



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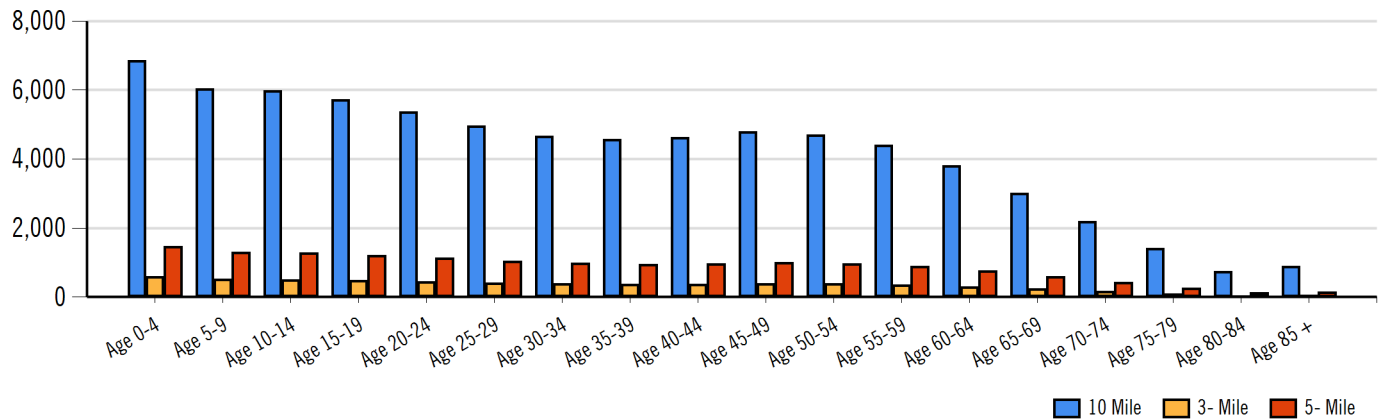
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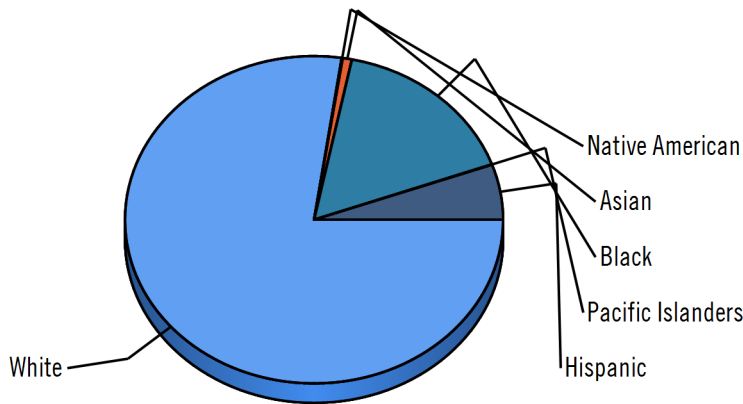
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## Population by Distance and Age (2020)



## Ethnicity within 5 Minute



White Native American Asian Black Pacific Islanders Hispanic

### Home Ownership 3 Minute



### Home Ownership 5 Minute



### Home Ownership 10 Minute



## Employment by Distance

Distance	Employed	Unemployed	Unemployment Rate
3-Minute	3,100	79	0.50 %
5-Minute	7,796	215	1.20 %
10-Minute	37,837	1,142	2.53 %



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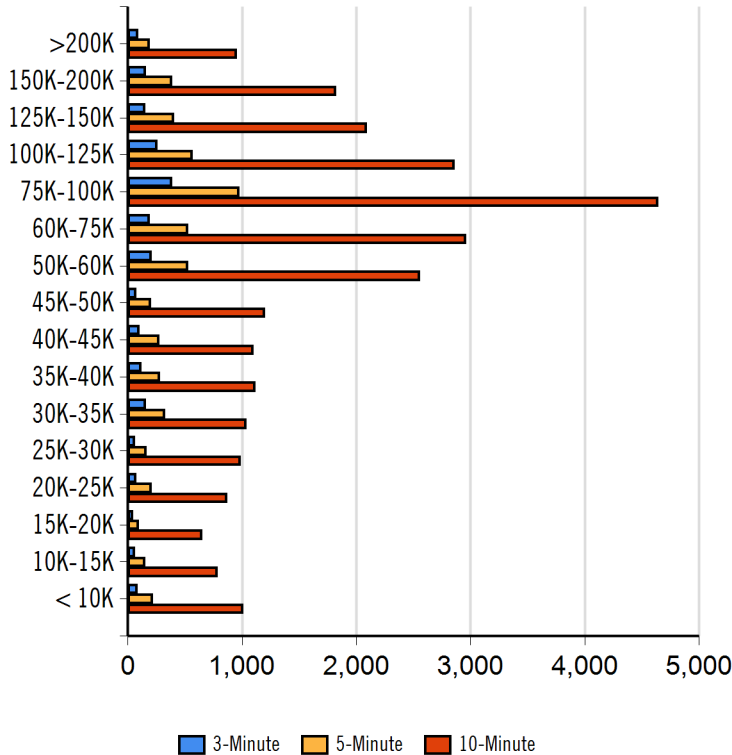
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## Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportaion	Information	Professional	Utility	Hospitality	Pub-Admin	Other
3-Minute	7	6	338	442	114	274	87	66	388	706	165	121	181
5-Minute	21	15	950	1,106	259	712	240	163	934	1,757	392	330	441
10-Minute	72	194	4,535	5,331	1,448	3,691	1,343	548	4,444	8,119	1,964	1,640	2,402

## Household Income



Radius	Median Household Income
5-Minute	\$70,494.67
10-Minute	\$71,969.00
3-Minute	\$75,019.43

Radius	Average Household Income
5-Minute	\$77,031.11
10-Minute	\$78,612.88
3-Minute	\$85,612.14

Radius	Aggregate Household Income
3-Minute	\$181,495,760.72
5-Minute	\$444,739,444.81
10-Minute	\$2,189,506,877.62

## Education

	3-Minute	5-Minute	10-Minute
Pop > 25	3,700	9,242	44,884
High School Grad	1,370	3,429	16,847
Some College	918	2,294	10,086
Associates	128	343	1,741
Bachelors	545	1,302	6,664
Masters	170	401	1,812
Prof. Degree	26	65	479
Doctorate	5	10	133

## Tapestry

	3-Minute	5-Minute	10-Minute
Vacant Ready For Rent	17 %	37 %	61 %
Teen's	25 %	53 %	86 %
Expensive Homes	0 %	0 %	0 %
Mobile Homes	68 %	141 %	206 %
New Homes	60 %	131 %	203 %
New Households	16 %	37 %	71 %
Military Households	0 %	0 %	9 %
Households with 4+ Cars	16 %	36 %	68 %
Public Transportation Users	0 %	2 %	1 %
Young Wealthy Households	41 %	60 %	37 %

This Tapestry information compares this selected market against the average. If a tapestry is over 100% it is above average for that statistic. If a tapestry is under 100% it is below average.



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## Expenditures

	3-Minute	%	5-Minute	%	10-Minute	%
<b>Total Expenditures</b>	115,290,127		284,897,049		1,392,763,031	
<b>Average annual household</b>	53,987		51,104		51,578	
<b>Food</b>	6,942	12.86 %	6,617	12.95 %	6,661	12.91 %
Food at home	4,424		4,276		4,293	
Cereals and bakery products	629		607		609	
Cereals and cereal products	223		216		216	
Bakery products	405		391		392	
Meats poultry fish and eggs	874		846		848	
Beef	202		196		196	
Pork	155		151		152	
Poultry	165		160		159	
Fish and seafood	143		138		138	
Eggs	70		68		69	
Dairy products	452		435		437	
Fruits and vegetables	900		865		872	
Fresh fruits	132		127		128	
Processed vegetables	170		165		166	
Sugar and other sweets	163		158		159	
Fats and oils	140		136		136	
Miscellaneous foods	833		807		811	
Nonalcoholic beverages	372		364		365	
Food away from home	2,517		2,341		2,367	
Alcoholic beverages	404		375		382	
<b>Housing</b>	19,080	35.34 %	18,243	35.70 %	18,364	35.60 %
Shelter	11,575		11,043		11,101	
Owned dwellings	7,139		6,676		6,772	
Mortgage interest and charges	3,677		3,428		3,486	
Property taxes	2,406		2,246		2,267	
Maintenance repairs	1,055		1,002		1,018	
Rented dwellings	3,418		3,438		3,406	
Other lodging	1,017		927		922	
Utilities fuels	4,345		4,212		4,245	
Natural gas	416		400		401	
Electricity	1,707		1,669		1,677	
Fuel oil	169		161		162	
Telephone services	1,360		1,314		1,328	
Water and other public services	692		667		673	
<b>Household operations</b>	1,347	2.50 %	1,265	2.48 %	1,281	2.48 %
Personal services	410		380		387	
Other household expenses	937		885		893	
Housekeeping supplies	639		615		614	
Laundry and cleaning supplies	171		168		167	
Other household products	376		360		360	
Postage and stationery	91		87		86	
Household furnishings	1,172		1,106		1,122	
Household textiles	85		81		83	
Furniture	276		255		254	
Floor coverings	31		28		28	
Major appliances	143		136		140	
Small appliances	97		91		90	
Miscellaneous	537		512		524	
<b>Apparel and services</b>	1,451	2.69 %	1,391	2.72 %	1,398	2.71 %
Men and boys	296		281		281	
Men 16 and over	248		236		236	
Boys 2 to 15	47		45		44	
Women and girls	512		488		488	



**Dana M Patureau**  
danamarietatureau@gmail.com  
225-405-9994

**MOODY'S**  
ANALYTICS

Catylist

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# 14604 & 14636 Airline Hwy.

**MOODY'S**

Chateau To Geaux Real Estate Group

11420 Airline Hwy # 120 Baton Rouge, LA 70816 | 225-291-3262

Women 16 and over	436	413	412
Girls 2 to 15	75	75	76
Children under 2	95	94	92

## Expenditures (Continued)

	3-Minute	%	5-Minute	%	10-Minute	%
<b>Total Expenditures</b>	115,290,127		284,897,049		1,392,763,031	
<b>Average annual household</b>	53,987		51,104		51,578	
<b>Transportation</b>	7,322	13.56 %	6,938	13.58 %	7,051	13.67 %
Vehicle purchases	1,770		1,654		1,685	
Cars and trucks new	913		836		849	
Cars and trucks used	810		772		790	
Gasoline and motor oil	2,253		2,173		2,202	
Other vehicle expenses	2,744		2,604		2,653	
Vehicle finance charges	192		182		186	
Maintenance and repairs	960		909		923	
Vehicle insurance	1,236		1,179		1,204	
Vehicle rental leases	355		334		339	
Public transportation	553		505		510	
<b>Health care</b>	4,026	7.46 %	3,841	7.52 %	3,903	7.57 %
Health insurance	2,619		2,511		2,541	
Medical services	869		818		837	
Drugs	404		384		395	
Medical supplies	134		126		127	
<b>Entertainment</b>	3,189	5.91 %	3,021	5.91 %	3,080	5.97 %
Fees and admissions	661		601		609	
Television radios	1,083		1,051		1,064	
Pets toys	1,156		1,093		1,116	
Personal care products	700		664		670	
Reading	58		55		55	
Education	1,525		1,400		1,363	
Tobacco products	394		395		394	
<b>Miscellaneous</b>	884	1.64 %	826	1.62 %	826	1.60 %
<b>Cash contributions</b>	1,439		1,363		1,365	
<b>Personal insurance</b>	6,569		5,969		6,057	
Life and other personal insurance	186		173		180	
Pensions and Social Security	6,383		5,795		5,877	

Estimated Households					Housing Occupied By		Housing Occupancy		
Distance	Year	Projection	2018	Change	1 Person	Family	Owner	Renter	Vacant
3-Minute	2020	2,497	1,832	54.76 %	438	1,938	1,982	515	107
5-Minute	2020	6,232	4,580	145.93 %	1,096	4,835	5,001	1,231	288
10-Minute	2020	30,063	22,773	725.87 %	5,550	22,981	24,030	6,033	1,545
3-Minute	2023	2,398	1,832	46.55 %	422	1,860	1,979	419	374
5-Minute	2023	5,979	4,580	123.43 %	1,053	4,638	4,992	988	951
10-Minute	2023	28,802	22,773	597.04 %	5,323	22,008	23,929	4,873	4,768



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# Location Facts & Demographics

Demographics are determined by a 10 minute drive from 14604 & 14636 Airline Hwy., Gonzales, LA 70737

CITY, STATE

Gonzales, LA

POPULATION

74,893

AVG. HHSIZE

2.74

MEDIAN HH INCOME

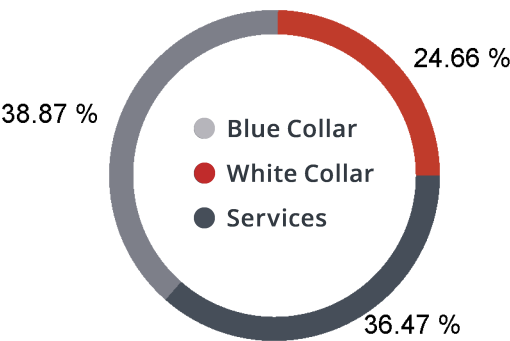
\$71,969

HOME OWNERSHIP

Renters: 4,741

Owners: 21,876

EMPLOYMENT



50.52 %

Employed

1.52 %

Unemployed

EDUCATION

High School Grad: 37.53 %

Some College: 22.47 %

Associates: 3.88 %

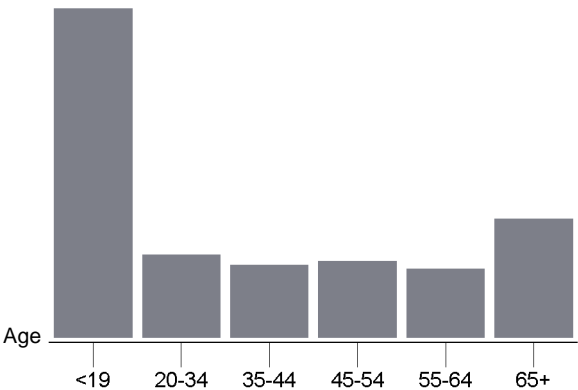
Bachelors: 23.22 %

GENDER & AGE

49.47 %



50.53 %



RACE & ETHNICITY

White: 72.70 %

Asian: 0.71 %

Native American: 0.11 %

Pacific Islanders: 0.04 %

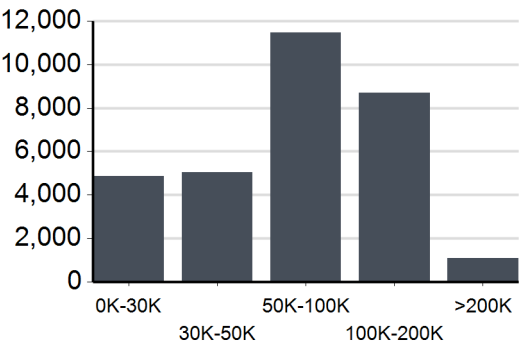
African-American: 16.75 %

Hispanic: 6.06 %

Two or More Races: 3.63 %



INCOME BY HOUSEHOLD



HH SPENDING



Housing

\$18,364



Grocery

\$6,661



Travel

\$7,051



Entertainment

\$3,080



Electricity

\$1,677



Apparel

\$1,398



Furniture

\$254



Gas

\$401

# 14604 & 14636 Airline Hwy.

**MOODY'S**

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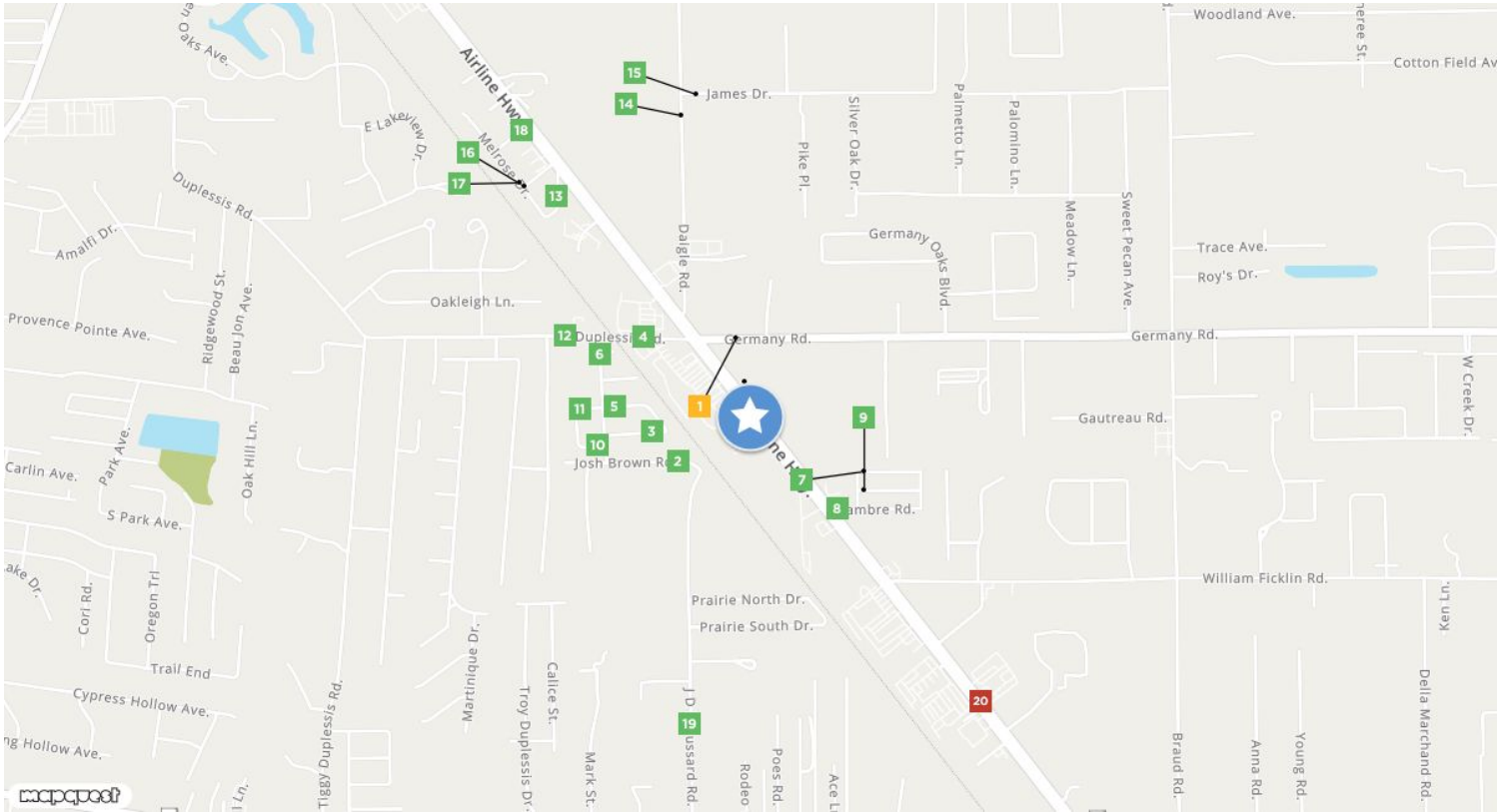
# 14604 & 14636 Airline Hwy.

**MOODY'S**

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## Traffic Counts



<b>Germany Road</b> <span>1</span> Virgil Duplessis Rd Year: 2022 5,437 Year: 2021 5,223 Year: 2020 4,832	<b>Josh Brown Road</b> <span>2</span> 130 Year: 2022 481 Year: 2021 462 Year: 2020 427	<b>Dogwood Street</b> <span>3</span> Cedar St Year: 2022 221 Year: 2021 212 Year: 2020 196	<b>Duplessis Road</b> <span>4</span> Daigle Rd Year: 2022 3,832 Year: 2021 3,681 Year: 2020 3,405	<b>Mulberry Street</b> <span>5</span> Bishop Woods Rd Year: 2022 251 Year: 2021 241 Year: 2020 223
<b>Bishop Woods Road</b> <span>6</span> Evergreen St Year: 2022 565 Year: 2021 543 Year: 2020 502	<b>Redbud Road</b> <span>7</span> Tulip Rd Year: 2022 23 Year: 2021 22 Year: 2020 20	<b>Cambre Road</b> <span>8</span> US Hwy 61 Year: 2022 122 Year: 2021 117 Year: 2020 108	<b>Walnut Road</b> <span>9</span> Tulip Rd Year: 2022 95 Year: 2021 91 Year: 2020 84	<b>Locust Street</b> <span>10</span> Bishop Woods Rd Year: 2022 172 Year: 2021 165 Year: 2020 153
<b>Hickory Street</b> <span>11</span> Black Locust St Year: 2022 171 Year: 2021 164 Year: 2020 152	<b>Duplessis Road</b> <span>12</span> Essen Terrace Dr Year: 2022 3,249 Year: 2021 3,121 Year: 2020 2,887	<b>Bonnieview Drive</b> <span>13</span> Melrose Dr Year: 2022 66 Year: 2021 63 Year: 2020 58	<b>Daigle Road</b> <span>14</span> James Dr Year: 2022 1,433 Year: 2021 1,377 Year: 2020 1,274	<b>James Drive</b> <span>15</span> Daigle Rd Year: 2022 623 Year: 2021 598 Year: 2020 553
<b>Lenwood Drive</b> <span>16</span> Melrose Dr Year: 2022 199 Year: 2021 191 Year: 2020 177	<b>Melrose Drive</b> <span>17</span> Lenwood Dr Year: 2022 191 Year: 2021 183 Year: 2020 177	<b>Dixie Drive</b> <span>18</span> Airline Hwy Year: 2022 120 Year: 2021 115 Year: 2020 106	<b>J D Broussard Road</b> <span>19</span> Doomey Ln Year: 2022 817 Year: 2021 785 Year: 2020 726	<b>Airline Highway</b> <span>20</span> Airline Plaza Pl Year: 2022 10,391 Year: 2021 9,982 Year: 2020 9,234

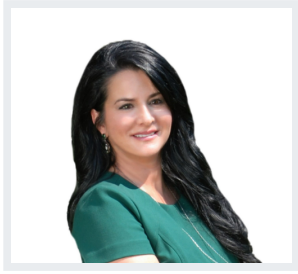


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## Dana M Patureau

### Contact

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danamariepatureau@gmail.com  
225-405-9994

### Company

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11420 Airline Hwy # 120  
Baton Rouge, LA 70816

### Biography

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Honesty, Integrity and Communication are my top priorities with all of my clients. I offer over 20 years of selling experience as a top producer in media, advertising and real estate sales. I am committed to making your home buying or selling experience a pleasurable one. I offer flexible rates and fast results with effective communication and marketing. If you choose me as your Broker, I promise that all of your real estate transactions however you geaux (buying or selling) will result in the best price possible with the best of conditions and the least inconvenience to you!

I specialize in luxury high end residential properties and pride myself in your confidentiality having worked with celebrities, pro athletes as well as business owners.

Doesn't matter the amount to me!

I sell from \$50,000 to \$50 million and beyond!

Our Brokerage also does commercial real estate and recently brokered two multi-million-dollar sales in the Hot & Growing area of Ascension Parish!

Dana co-owns with her family as well as Brokered, listed and sold 2 of the hottest corners in the parish on the corner of Germany rd. and Airline Hwy. (Take 5 car wash and McDonald's)

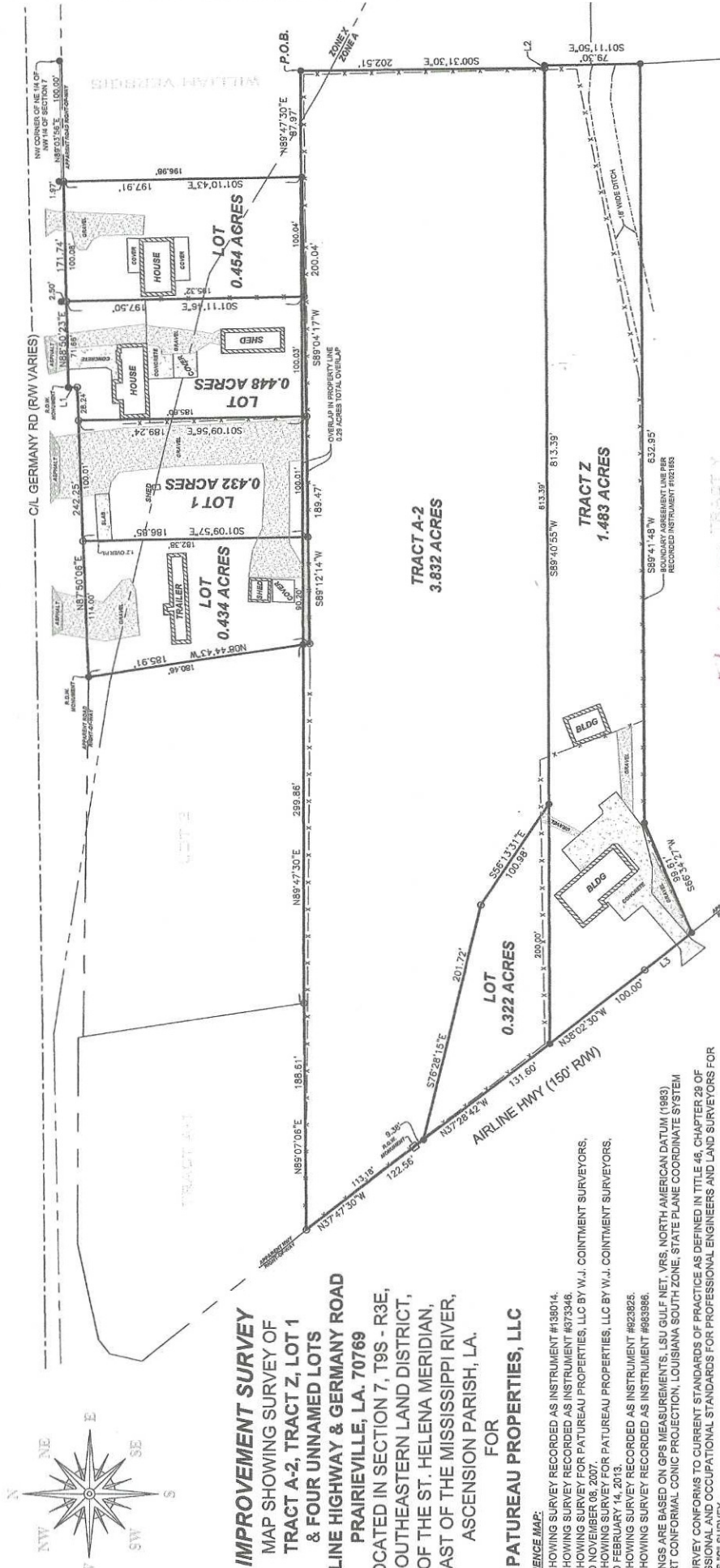
These sales increased the value of this growing area even more. We have listed on the market over 7 acres adjacent to Take 5 Car wash so please take a look at this prime spot for your business listing on our commercial listing page. (Also featured in an ad in June 2024 Business Report)

Don't get us confused with all those copy Catters using "Geaux" in their name trying to confuse you! We were the first to use Geaux & Chateau and There is only ONE Chateau to Geaux!

I want to earn your Business!

So, when you are ready to make a move just remember..... "However, you geaux, let Patureau handle your Chateau!"





**IMPROVEMENT SURVEY**  
 MAP SHOWING SURVEY OF  
 TRACT A-2, TRACT Z, LOT 1  
 & FOUR UNNAMED LOTS  
 AIRLINE HIGHWAY & GERMANY ROAD  
 PRAIRIEVILLE, LA. 70769  
 LOCATED IN SECTION 7, T9S - R3E,  
 SOUTHEASTERN LAND DISTRICT,  
 OF THE ST. HELENA MERIDIAN,  
 EAST OF THE MISSISSIPPI RIVER,  
 ASCENSION PARISH, LA.  
 FOR  
**PATREAU PROPERTIES, LLC**

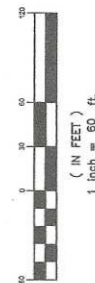
**REFERENCE MAP:**

- 1) MAP SHOWING SURVEY RECORDED AS INSTRUMENT #138014.
  - 2) MAP SHOWING SURVEY RECORDED AS INSTRUMENT #37346.
  - 3) MAP SHOWING SURVEY FOR PATREAU PROPERTIES, LLC BY W.J. COINTMENT SURVEYORS, DATED NOVEMBER 08, 2007.
  - 4) MAP SHOWING SURVEY FOR PATREAU PROPERTIES, LLC BY W.J. COINTMENT SURVEYORS, DATED FEBRUARY 14, 2013.
  - 5) MAP SHOWING SURVEY RECORDED AS INSTRUMENT #923825.
  - 6) MAP SHOWING SURVEY RECORDED AS INSTRUMENT #983986.
- \* BEARINGS ARE BASED ON GPS MEASUREMENTS, LSU GULF NET, VRS, NORTH AMERICAN DATUM (1983) LAMBERT CONFORMAL CONIC PROJECTION, LOUISIANA SOUTH ZONE, STATE PLANE COORDINATE SYSTEM
- THIS SURVEY CONFORMS TO CURRENT STANDARDS OF PRACTICE AS DEFINED IN TITLE 46, CHAPTER 28 OF PROFESSIONAL AND OCCUPATIONAL STANDARDS FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR A CLASS "C" SURVEY.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP NO. 22005C 0065 E FOR ASCENSION PARISH, MAP DATED AUGUST 16, 2007, THIS PROPERTY LIES IN FLOOD HAZARD ZONE = A & X

THIS PROPERTY IS ZONED = (M1) MIXED USE & (M12) MIXED USE 2  
 FRONT SETBACK = 15' FROM CENTERLINE OF HIGHWAY  
 SIDE SETBACK = 10' FROM CENTERLINE OF ROAD  
 REAR SETBACK = 15' FROM PROPERTY LINE

LINE	BEARING	DISTANCE
L1	N00°58'53"W	7.37'
L2	N89°40'55"E	2.28'
L3	N38°49'53"W	50.00'



DELINEATION OF JURISDICTIONAL WETLANDS HAS NOT BEEN REQUESTED NOR IS IT A PART OF THIS SURVEY. ANY TITLE OR INTEREST IN THIS PROPERTY WAS NOT WITHIN THE SCOPE OF THIS SURVEY. SETBACKS ARE SHOWN AS THOSE SHOWN ON THIS SURVEY OR OTHER ENCUMBRANCES OTHER THAN THOSE SHOWN ON THIS SURVEY MAY EXIST. THIS SURVEY DOES NOT GUARANTEE TITLE NOR OWNERSHIP. THE ORIGINAL DRAWING OF THIS WORK IS THE PROPERTY OF EARLES & ASSOC. L.L.C. REPRODUCTION IS PROHIBITED EXCEPT BY WRITTEN PERMISSION OF THIS FIRM.

23462.DWG

**LEGEND:**

- 1/2" IRON PIPE FOUND
- OR AS SHOWN
- 1/2" IRON ROD SET
- FENCELINE

DATE: 06/29/2023  
 DRAWN BY: ST  
 CHECKED BY: JWF

DRAWING No. 23462  
 JOB No. 23-462  
 REF. No. 15-066  
 20-1073.21-489.22-896

**EA**  
**EARLES AND ASSOCIATES, L.L.C.**  
 PROFESSIONAL LAND SURVEYORS  
 2102 S. SOUTHLAND AVE.  
 GENESEE, LOUISIANA 70737  
 TEL: 225-644-9788

TOWNSHIP **9S**  
 RANGE **3E**

SECTION **07**

\* THIS PLAT IS VOID UNLESS SIGNED AND STAMPED BY THE LICENSED PROFESSIONAL SHOWN BELOW \*

CERTIFY THAT IN JUNE 2023, EARLES AND ASSOC. L.L.C. PERFORMED A GROUND SURVEY OF THE PROPERTY SHOWN HEREON AND THAT THIS PLAT IS IN ACCORDANCE WITH THE FIELD NOTES OF SAID SURVEY. THIS PLAT CONFORMS TO LOUISIANA REVISED STATUTES 33:5591 ET SEQ. AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND.



JAMES W. FALGOUT  
 PROFESSIONAL LAND SURVEYOR  
 LOUISIANA REGISTRATION NO. 5017  
 DATE: 6/29/2023