



FOR SALE

30 Acres- Industrial Zoned Land

Ashland Road , Gonzales, LA 70737



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ASHLAND ROAD - GONZALES, LA 70737

Executive Summary



PROPERTY SUMMARY

Sale Price:	\$1,650,000
Sale Price (PSF):	\$1.26 PSF
Land Area:	30 +/- Acres
Zoning:	Light Industrial (LI) & Medium Industrial (MI)
Market:	Baton Rouge MSA
Cross Streets:	Ashland Road and Hwy 30

PROPERTY OVERVIEW

30 +/- acres of vacant land available for sale located just off Hwy 30, with frontage on both Ashland Road & St. Landry Road in Gonzales, Louisiana. The site possesses both light industrial (LI) and medium industrial (MI) zoning which allows for a wide variety of potential industrial applications. The property is completely wooded and has been undeveloped. The property has excellent access with approximately 575 linear feet of road frontage along Ashland Road, 375 linear feet of road frontage on St. Landry Road, and is located approximately 1 mile from the Interstate 10 ramp. The property is located adjacent to the Lamar Dixon Expo Center. The whole site is in Flood Zone X.

PROPERTY HIGHLIGHTS

- Zoned Light Industrial (LI) & Medium Industrial (MI)
- Flood Zone X
- 575' frontage on Ashland Road
- 375' frontage on St. Landry Road
- Excellent location
- Quick interstate access
- Located between New Orleans & Baton Rouge
- Growing and expanding industrial corridor
- Additional tracts available for sale
- Land Splits Available



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Aerial Photo



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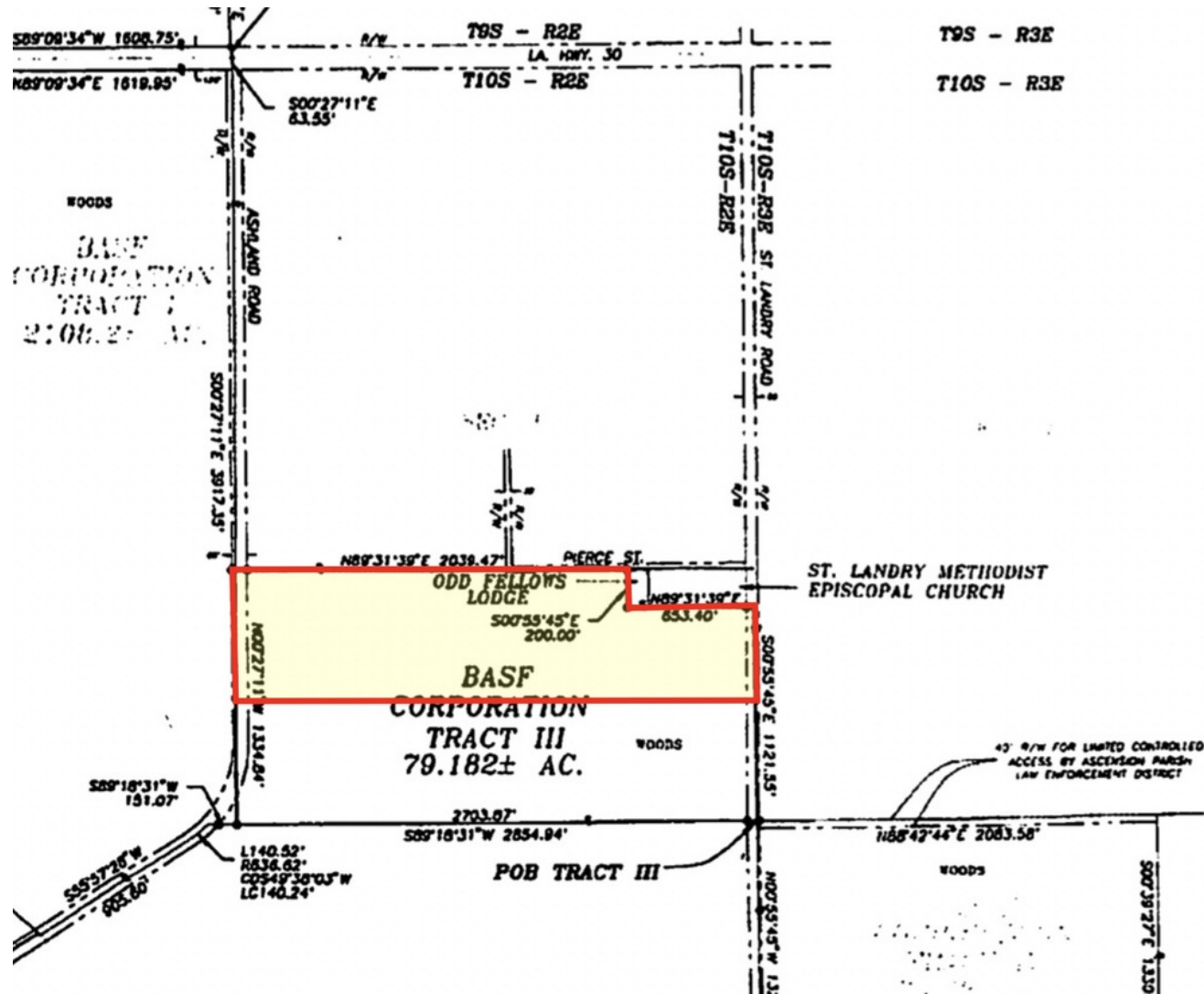
Additional Photos





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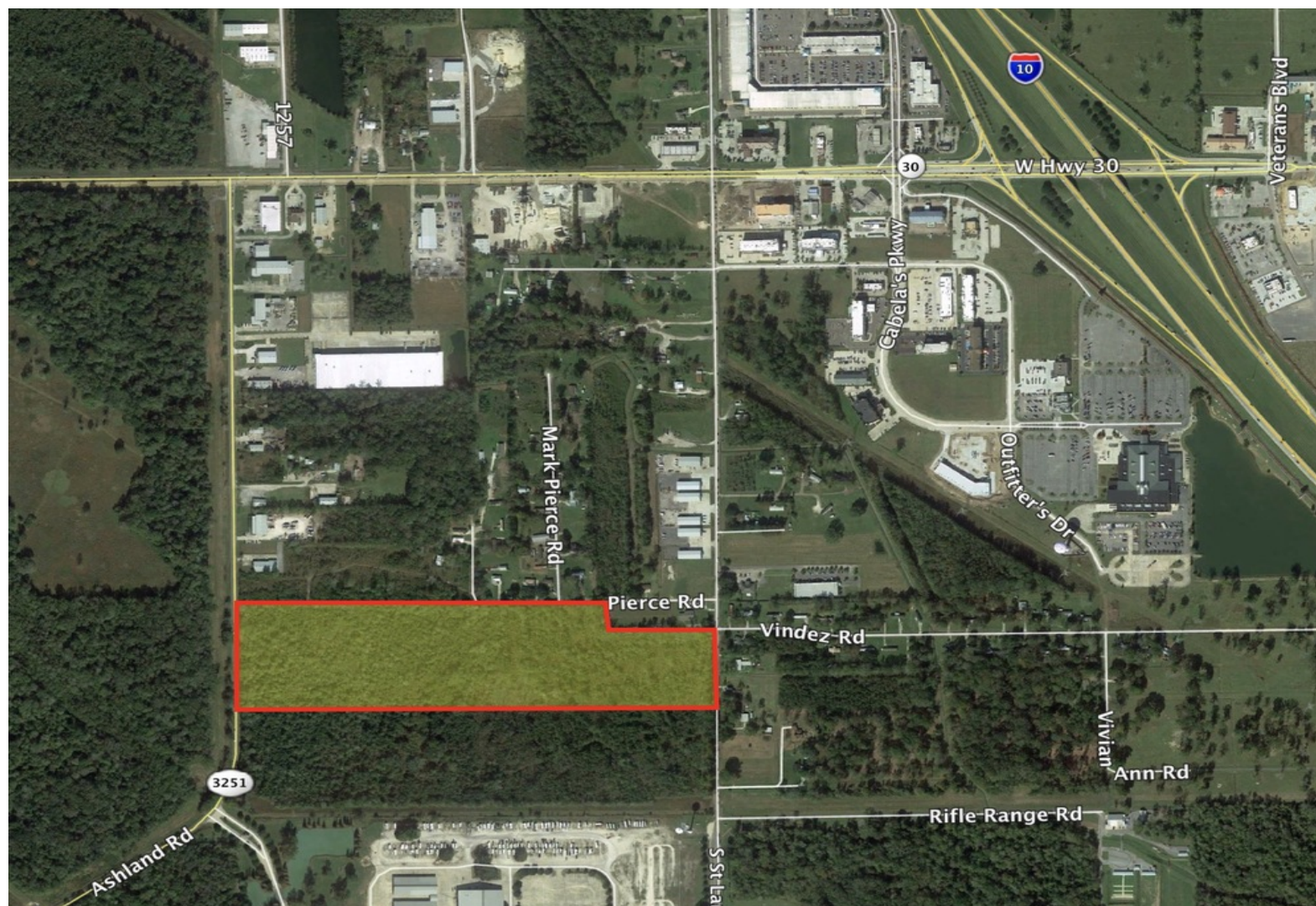
Site Survey





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Aerial Map

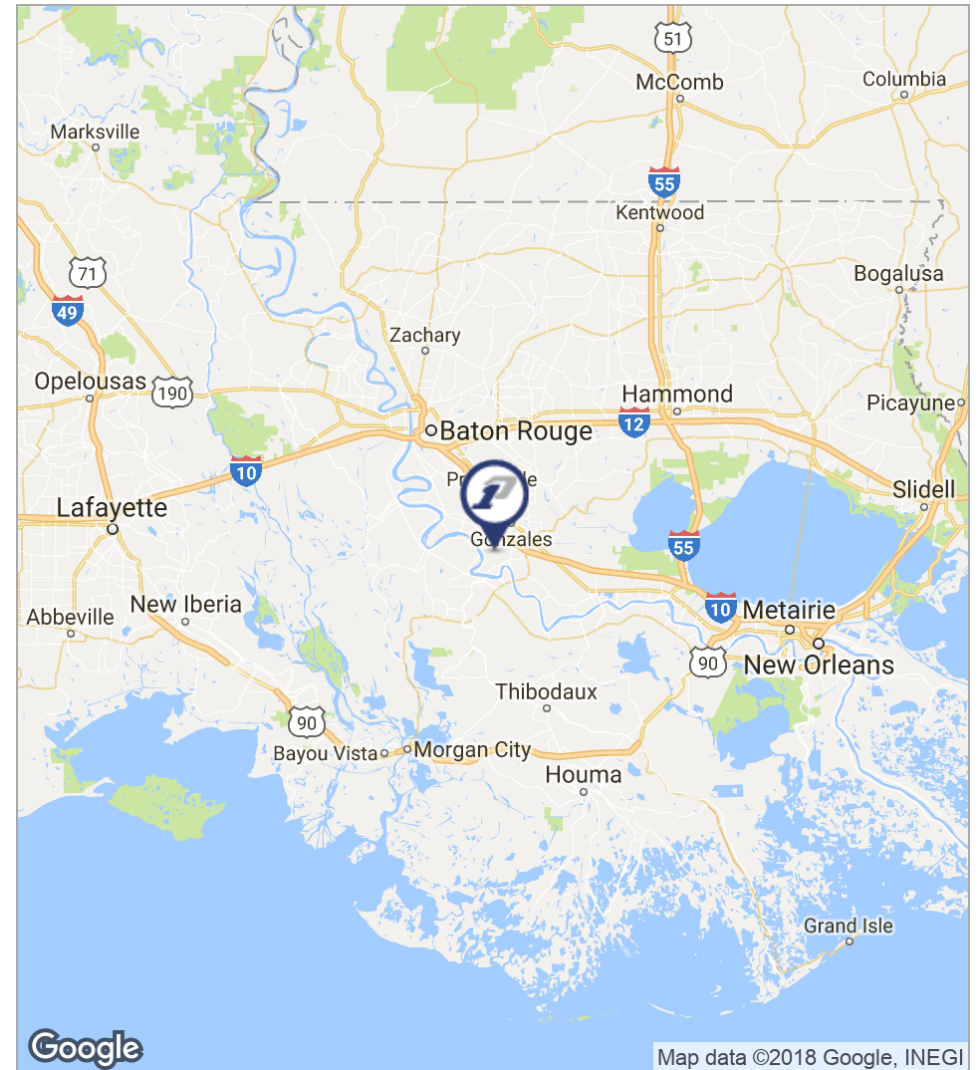




PROPERTY ONE

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Location Maps

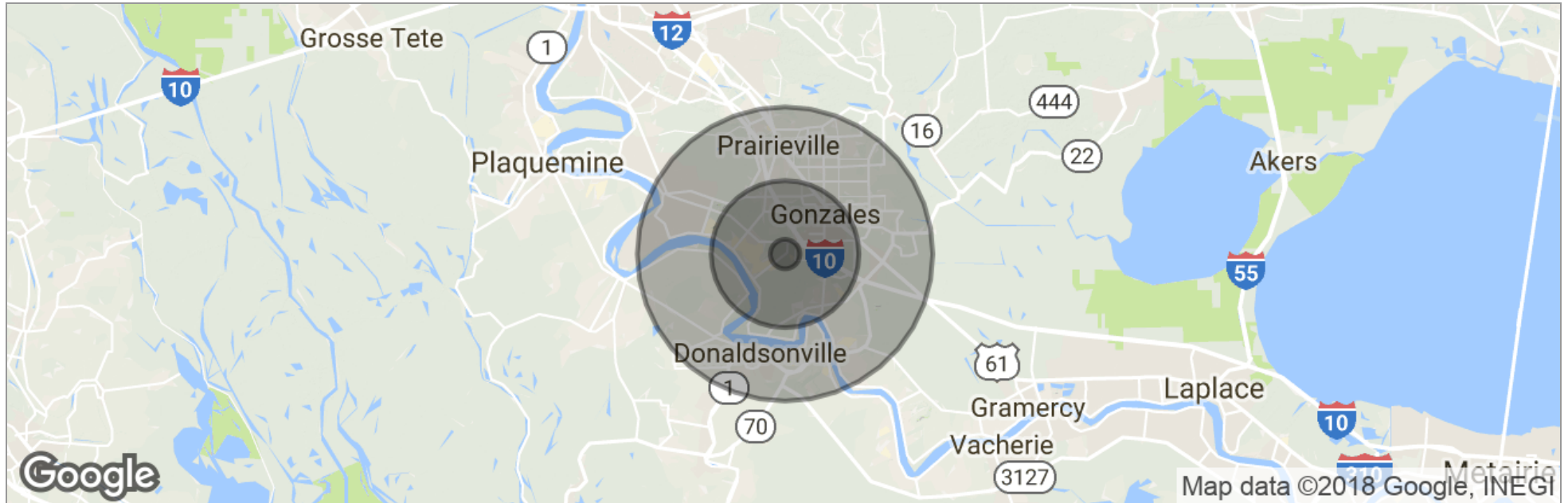


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Demographics Map



	1 Mile	5 Miles	10 Miles
Total Population	553	30,446	106,918
Population Density	176	388	340
Median Age	34.0	33.3	34.2
Median Age (Male)	33.8	31.9	33.3
Median Age (Female)	34.2	35.4	35.2
Total Households	195	10,732	36,645
# of Persons Per HH	2.8	2.8	2.9
Average HH Income	\$71,822	\$74,137	\$76,233
Average House Value	\$139,140	\$151,319	\$161,480

* Demographic data derived from 2010 US Census