

2.02 Acres On Black Bayou Rd Ext Zoned Mixed Use

VACANT LAND FOR SALE

40195 Black Bayou Rd Ext Gonzales, LA 70737

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PROPERTY SUMMARY



Property Highlights

- 2.02 Acres On Black Bayou Rd Ext For Sale
- Adjacent +/- 0.55 Acre Parcel Available If Needed
- Located Between Airline Highway And Highway 44 In The Vastly Growing Ascension Parish
- Less Than 0.25 Miles From Airline Hwy
- Mixed Use Zoning Allows For A Variety Of Potential Uses
- 0.73 Acre Retention Pond On Adjacent Site
- Flood Zone X- No Flood Insurance Needed
- 103 Feet Of Frontage On Black Bayou Ext

Offering Summary

Sale Price:	\$350,000
Lot Size:	2.02 Acres

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EXECUTIVE SUMMARY



Offering Summary

Sale Price:	\$350,000
Lot Size:	2.02 Acres
Price PSF:	\$3.98 PSF
Frontage:	103 Feet
Traffic Count:	20,704 Vehicles Per Day
Zone:	Mixed Use (MU)
Flood Zone:	X- Reduced Flood Risk
Market:	Baton Rouge

Property Overview

40195 Black Bayou Rd Ext features 2.02 acres of vacant land for sale. The adjacent +/- 0.55 Acre parcel is also available per buyers needs. Located between Airline Hwy and Hwy 44 in the vastly growing Ascension Parish market. Situated less than 0.25 miles from Airline Hwy with strong average household incomes and an average traffic counts exceeding 20,000 vehicles per day. The Mixed Use Zoning District (MU) allows for a variety of potential uses and is intended to promote safe, active, and pedestrian scaled mixed use centers as part of a neighborhood.

Demographics

	1 Mile	5 Miles	10 Miles
Total Households	1,126	21,541	44,874
Total Population	3,144	60,970	127,235
Average HH Income	\$74,661	\$76,332	\$81,768

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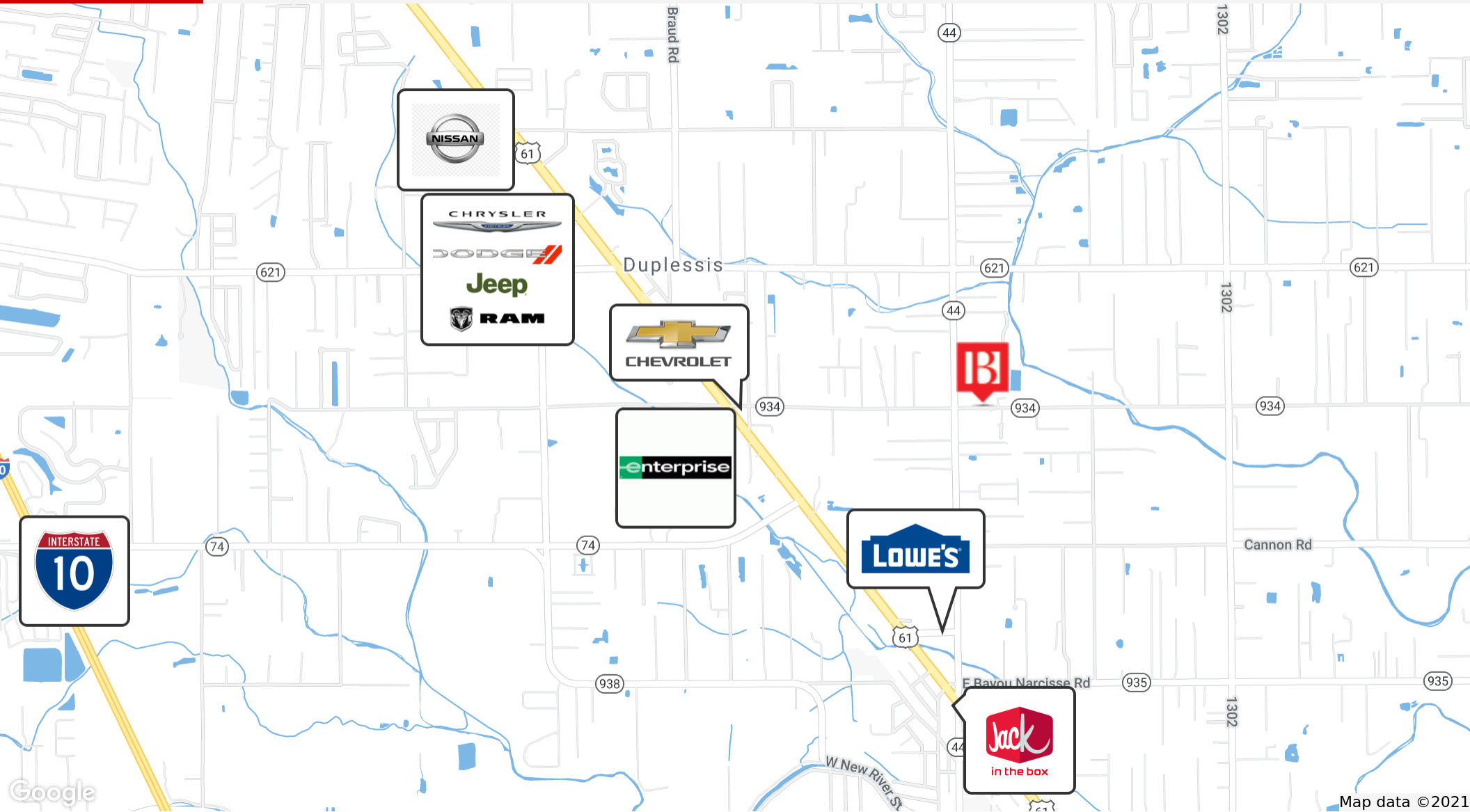
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RETAILER MAP



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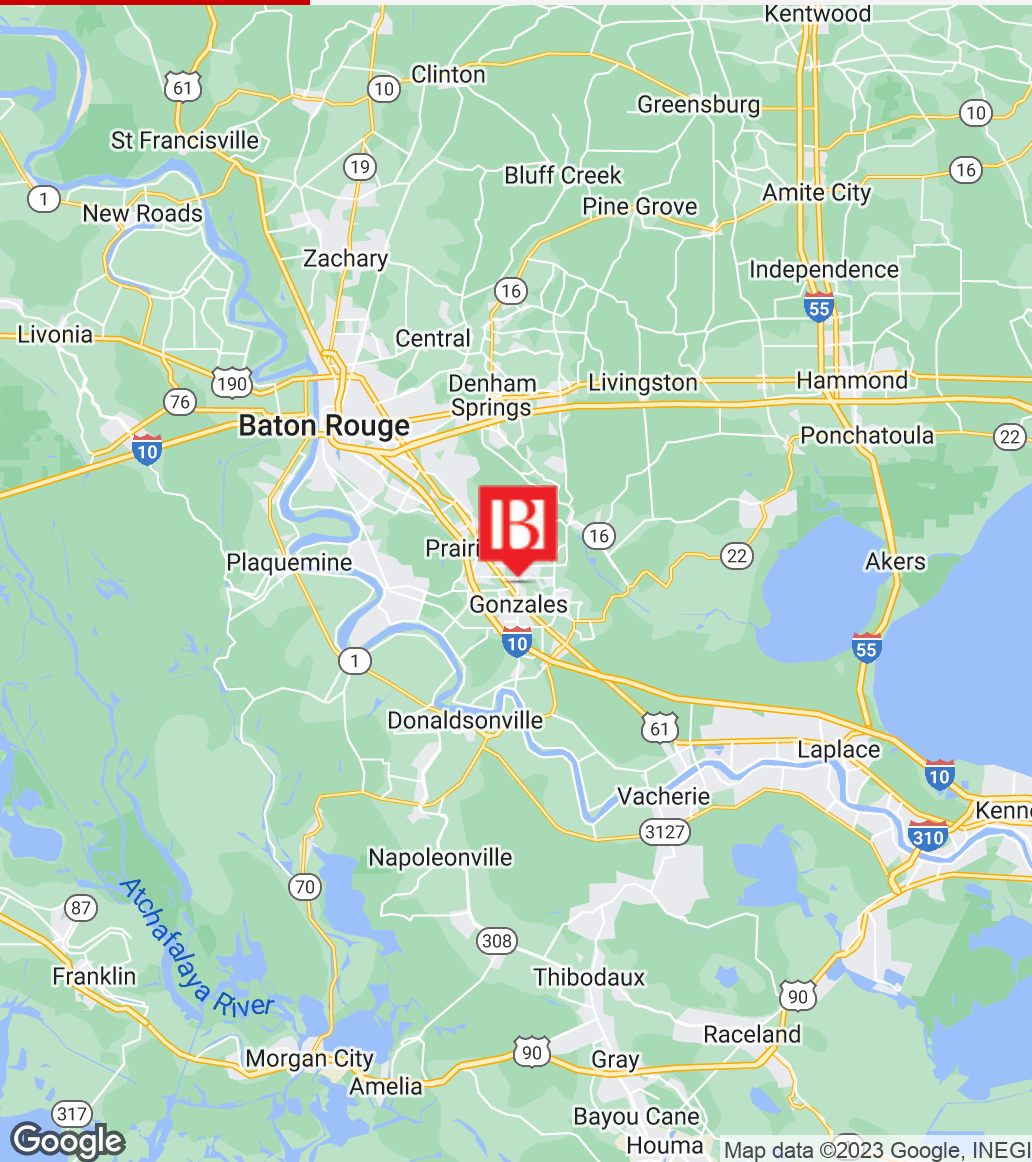
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LOCATION MAPS



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AERIAL



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AERIAL WITH LOT SIZES



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AERIAL WITH DIMENSIONS



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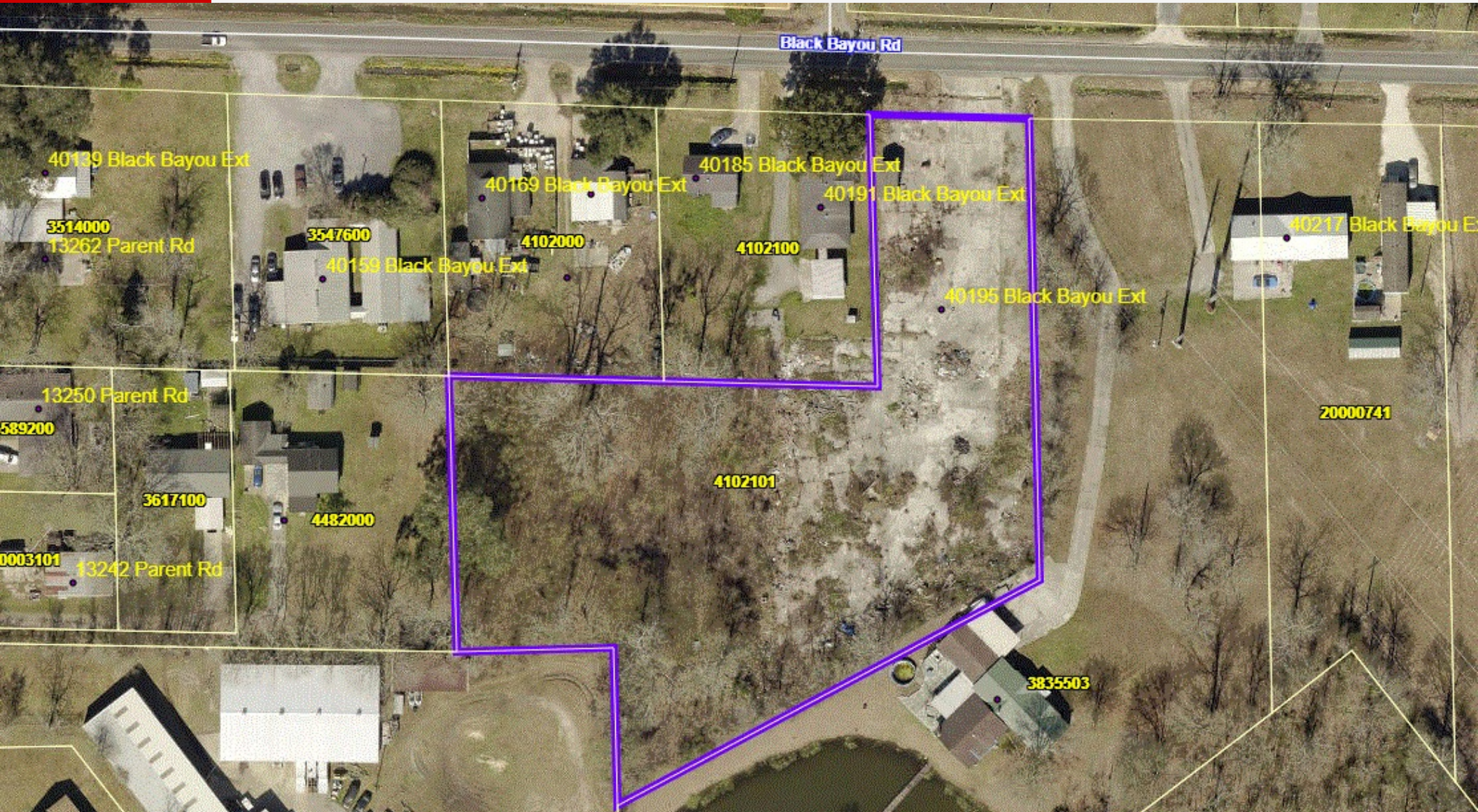
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ASSESSOR MAP



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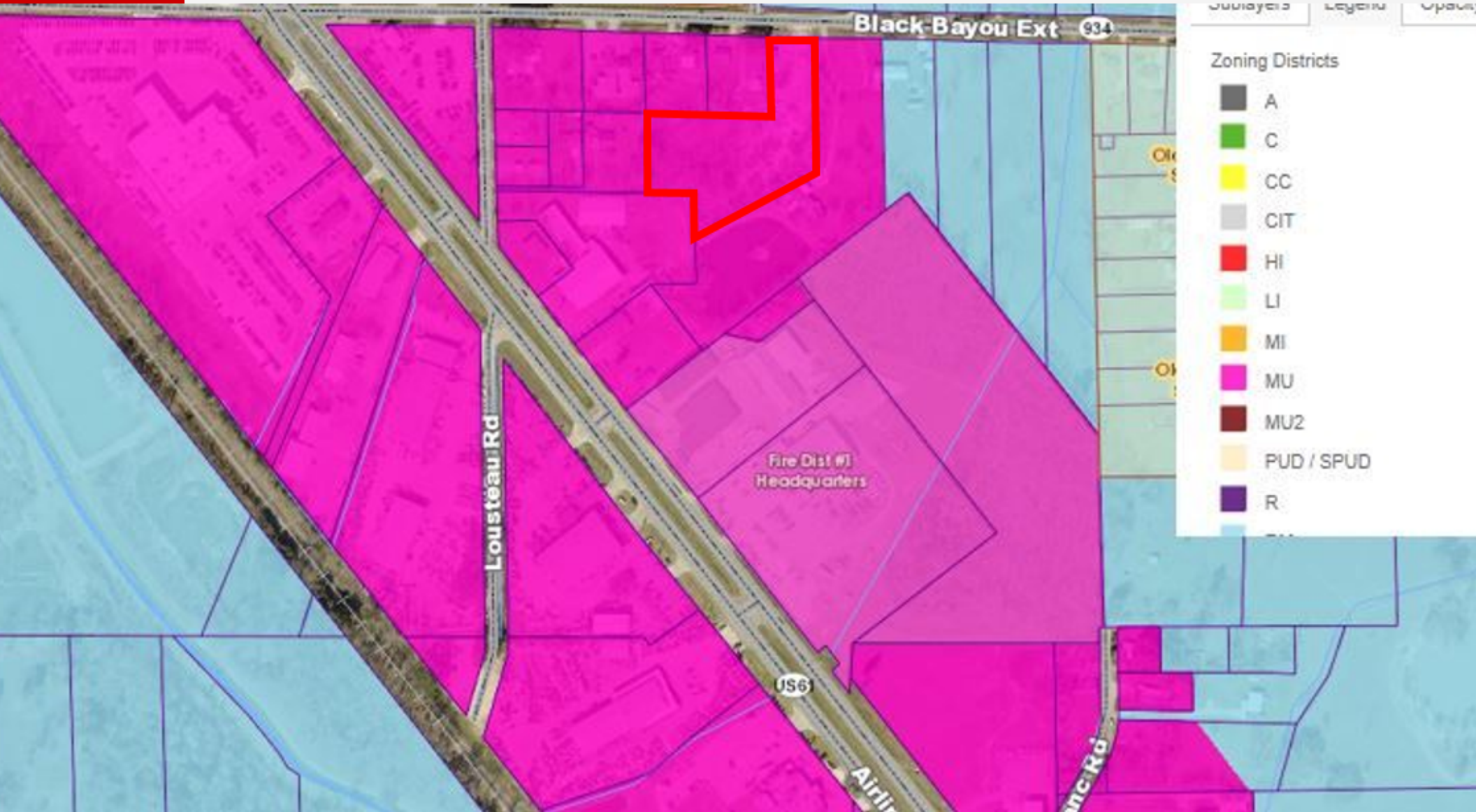
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ZONING MAP



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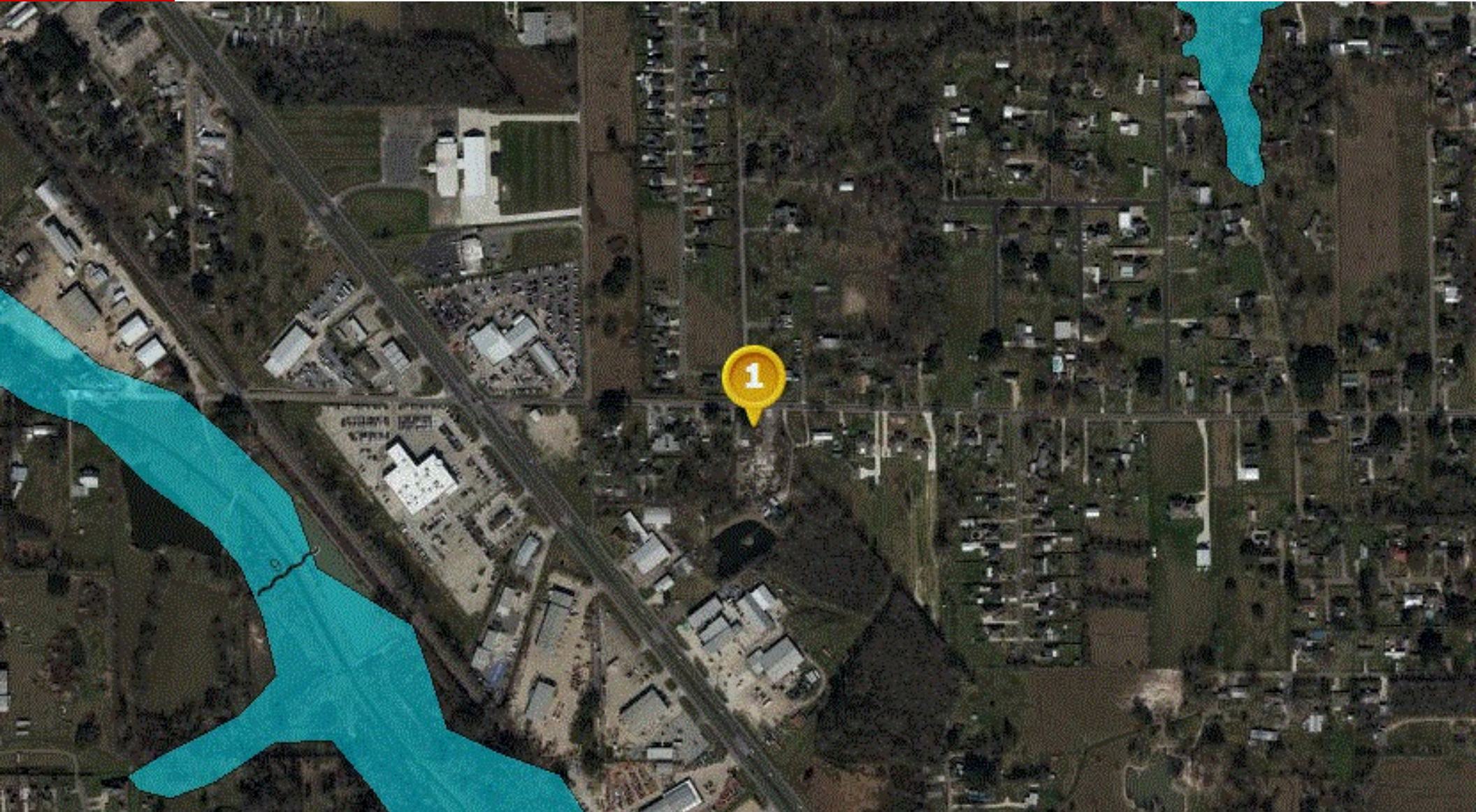
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FLOOD MAP



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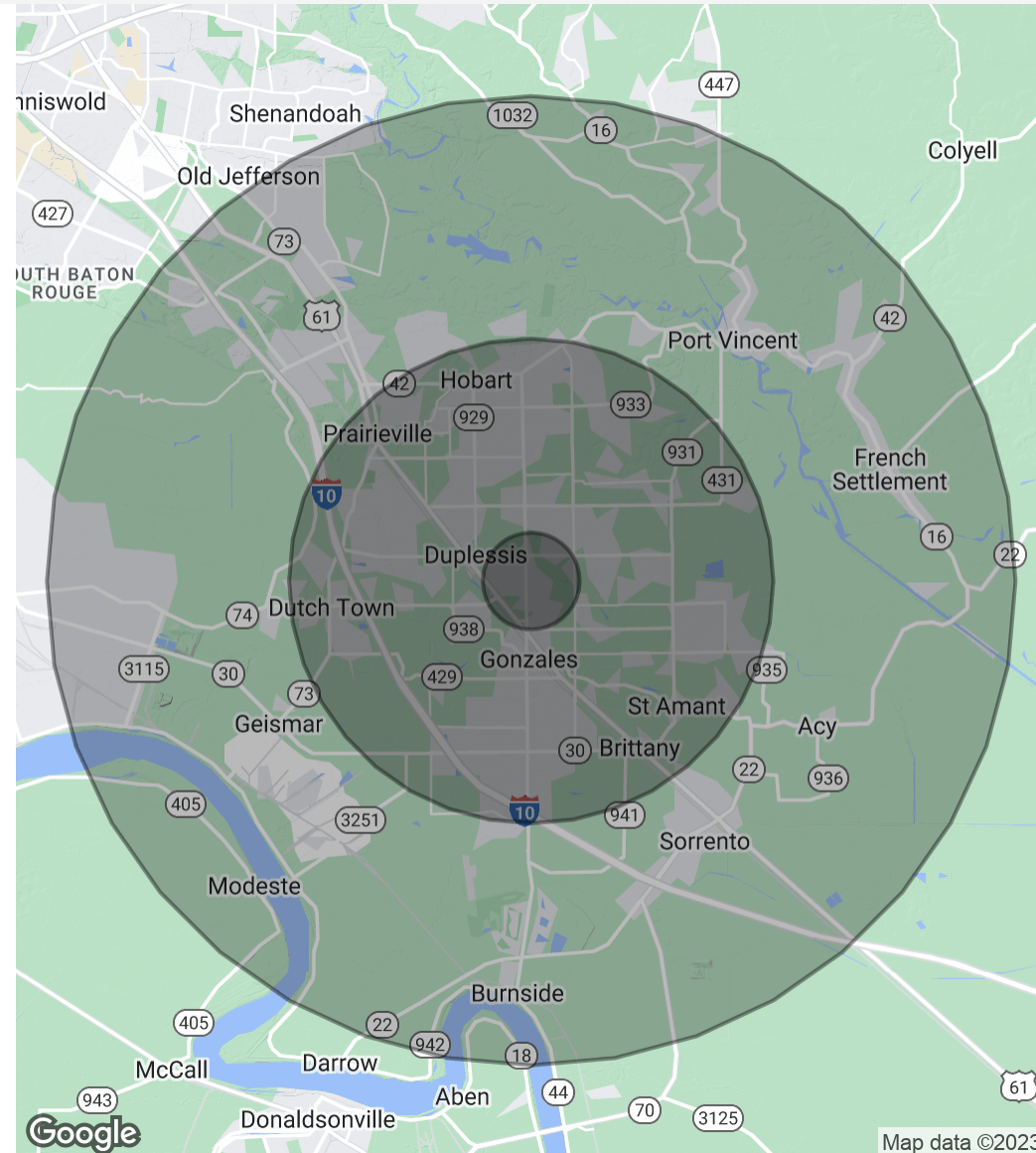
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DEMOGRAPHICS MAP & REPORT

Population	1 Mile	5 Miles	10 Miles
Total Population	3,144	60,970	127,235
Average Age	34.9	33.7	34.6
Average Age (Male)	32.4	32.1	33.0
Average Age (Female)	35.8	35.5	36.1

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	1,126	21,541	44,874
# Of Persons Per HH	2.8	2.8	2.8
Average HH Income	\$74,661	\$76,332	\$81,768
Average House Value	\$185,089	\$164,942	\$203,849

* Demographic data derived from 2020 ACS - US Census



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