



# HWY 30 FRONTAGE LOT IN I-10 RETAIL CORRIDOR

HWY 30 GONZALES, LA 70737



## OFFERED: FOR SALE

# SALE PRICE: \$1,175,000

## ±1.53 ACRES

- ±250' frontage on Hwy 30
- 24,091 daily traffic
- 0.95 miles from Interstate 10 (79,141 VPD)
- Near Cabela's, Tanger Outlets, Lamar Dixon Expo Center

### CONTACT:

MARK SEGALLA WILL CHADWICK, MBA  
225.505.4349 225.368.7667

800.895.9329 | <https://elifinrealty.com> | March 2024  
640 Main St, Suite A, Baton Rouge, LA 70801  
Broker of Record, Mathew Laborde; Licensed by the Louisiana, Mississippi, and Ohio Real Estate Commissions. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or acre are approximate. Interested parties must verify the information and bears all risk for any inaccuracies.



# OFFERING SUMMARY



## PROPERTY SUMMARY

- This ±1.53 acre tract of vacant land is located on Hwy 30 east of Interstate 10. It has ±250 feet of frontage on Hwy 30 (24,091 VPD) and is bordered by S Roth Ave and Our Lady of the Lake Ascension Blvd.
- This area along Hwy 30 is a heavily trafficked corridor for residents and travelers. The Hwy 30 exit off of Interstate 10 features many large retail developments including Cabela's, Tanger Outlets, and the Lamar Dixon Expo Center. Many other local and national retailers are congregated around this exit to take advantage of the 79,141 vehicles traveling I-10 per day.
- The property is ±0.95 miles from Interstate 10 and adjacent to the Our Lady of the Lake Ascension Hospital.
- It is the only remaining tract that borders OLOL Campus and has frontage on Hwy 30.
- The lot is cleared and ready for development.

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# OVERHEAD



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# AERIAL FACING WEST



## CONTACT:

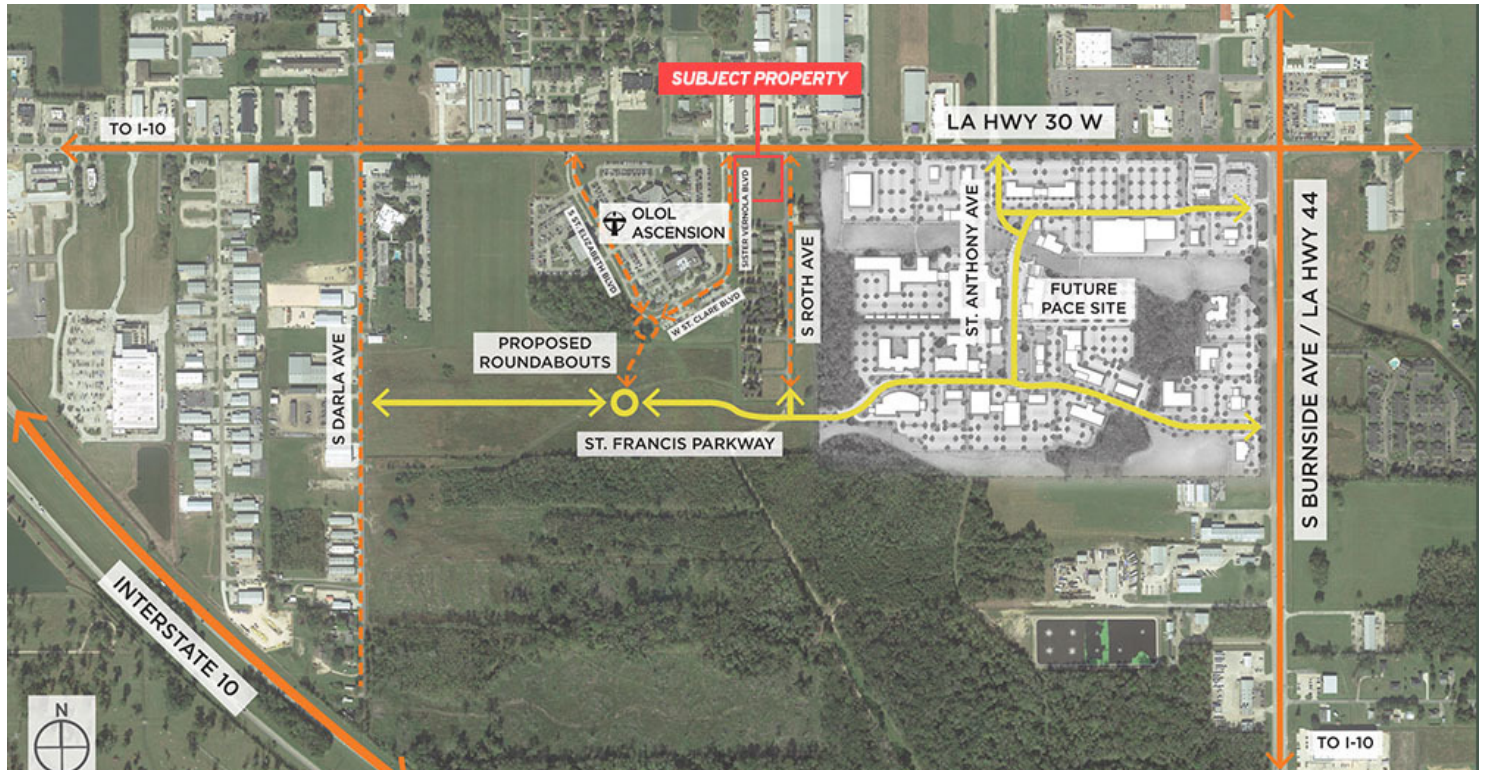
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# HERITAGE CROSSING DEVELOPMENT



## DEVELOPMENT SUMMARY

Heritage Crossing is a mixed-use development at the crossroads of Highway 30 and Highway 44 in Gonzales. We're providing a focal point for the entire region with a mixed-use profile designed to support a high-end, complete lifestyle experience unavailable anywhere else in the parish.

Residences, restaurants, retail, a hotel, offices, services and a conference center— adjacent to the region's premier medical center—are nestled among tree-lined walking trails, a lake, and a unifying public square. At once distinctive and yet connected to the larger community, Heritage Crossing is where Ascension Parish's rich past meets an inspiring horizon.

The area surrounding Heritage Crossing has seen recent exponential growth in residential developments. Due to its place at the heart of the petrochemical corridor, the surrounding parishes fuel South Louisiana's economy, and in turn, the population of Gonzales. Because of this rapid growth, Heritage Crossing is presented with a unique opportunity. Nestled between dense population areas of Ascension parish as well as the industrial district lining Highway 30, Heritage Crossing is perfectly positioned for growth along with the surrounding community.

Summary from: [heritage-crossing.com](https://heritage-crossing.com)

## BULLETS HEADLINE

- 103-Acre Development
- 26 Parcels to be Developed
- Residences, restaurants, retail, a hotel, offices, services and a conference center
- \$4,200,000 of Road Improvements

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# RETAILER MAP



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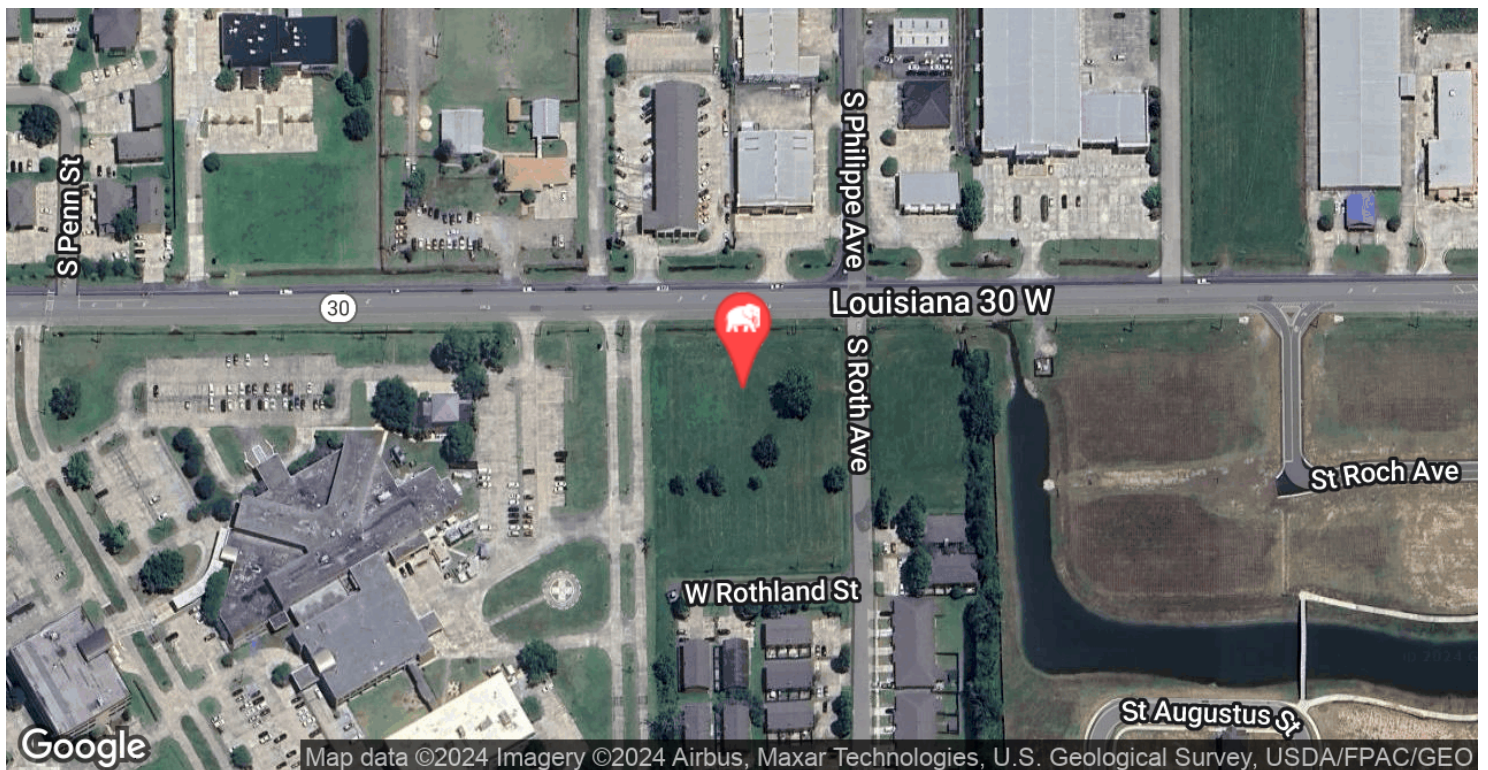
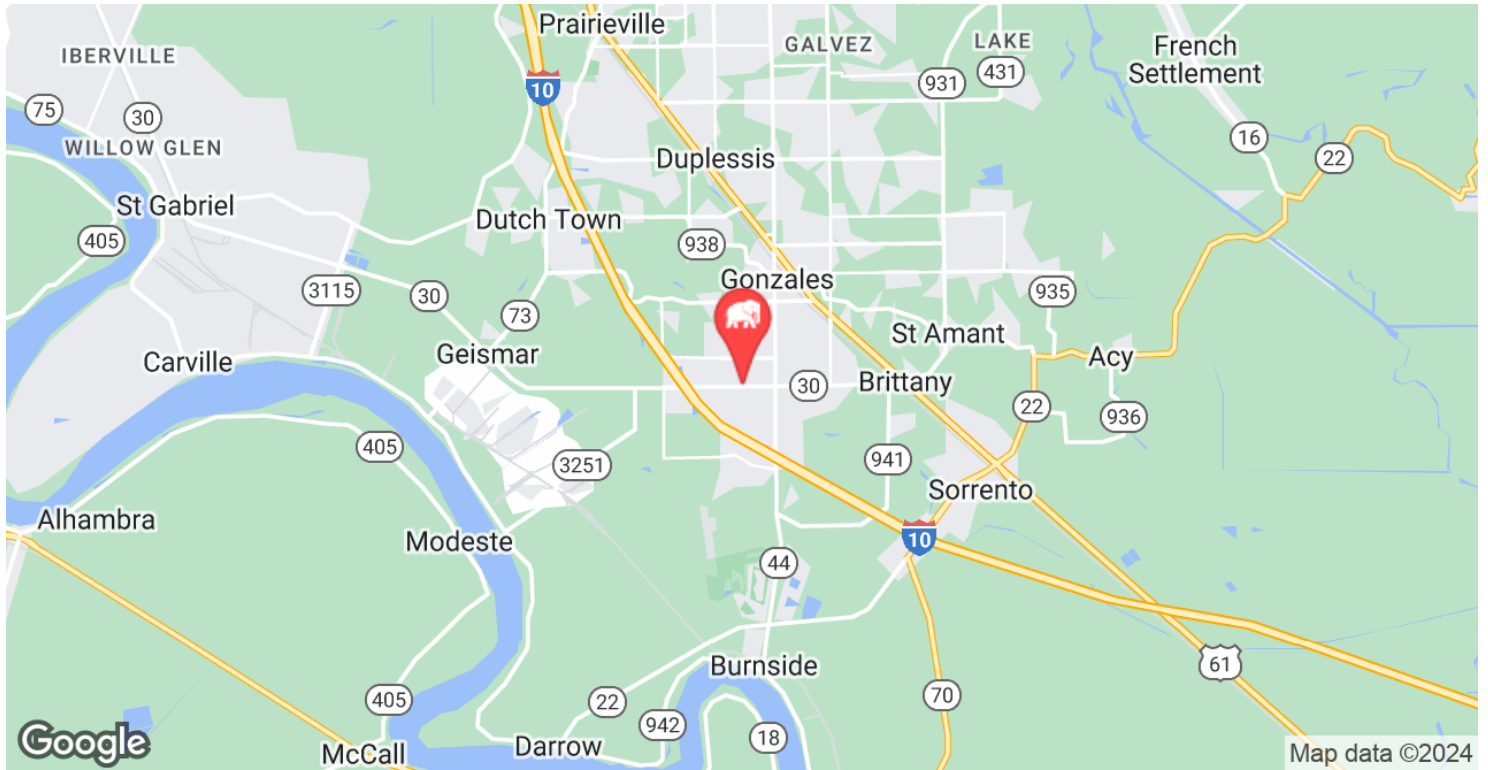
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# LOCATION MAPS

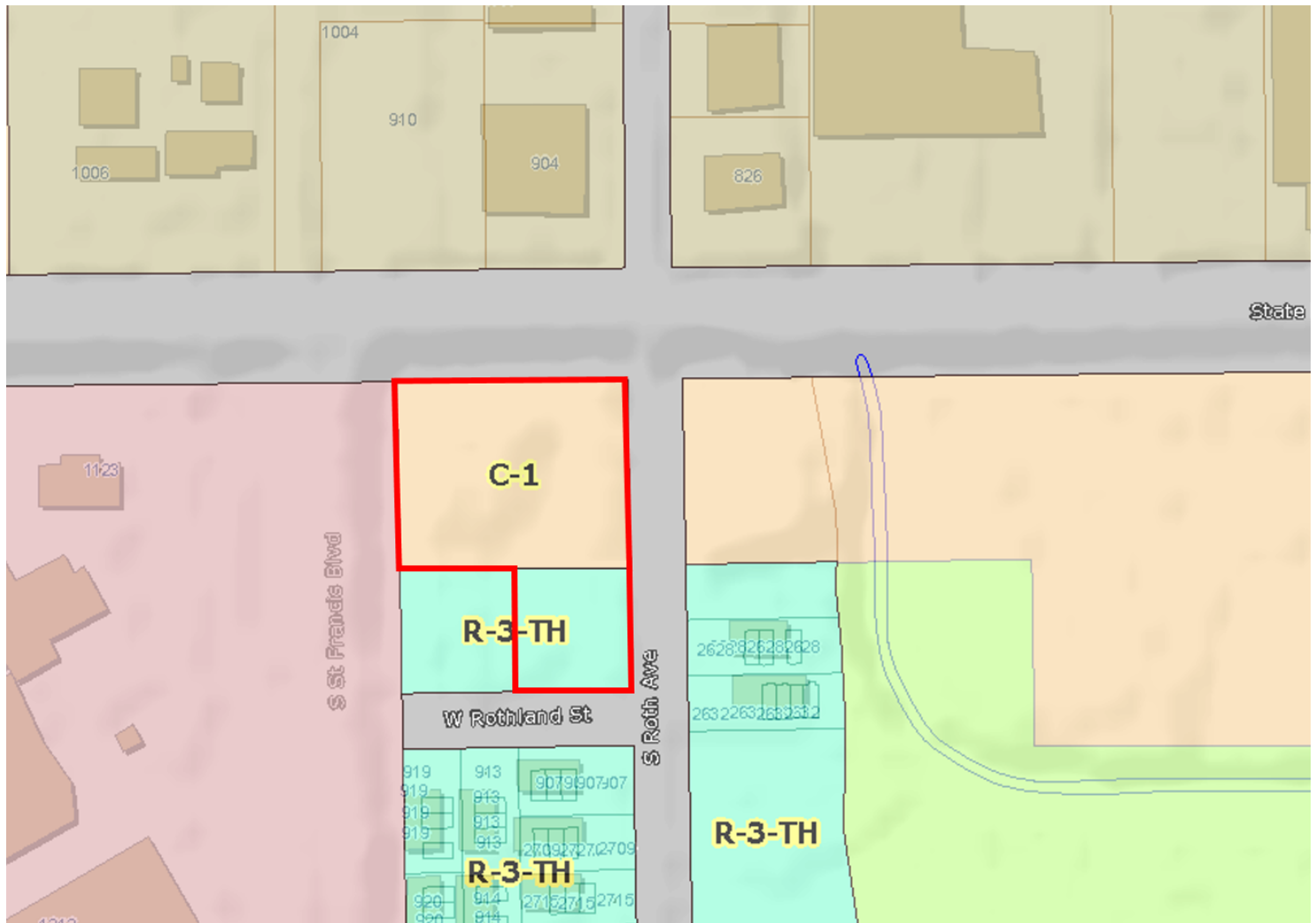


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# ZONING MAP



## C-1 – LIMITED COMMERCIAL / R-3-TH – RESIDENTIAL TOWNHOUSE

The commercial districts are intended to balance the need for safe, active, and pedestrian-scaled areas with the need for parking between the buildings and the street. While the commercial districts allow buildings to be built to the street edge, the district is intended to address auto-dominated corridors where it is infeasible or impractical to require buildings pulled up to the street. The primary distinction between the C-1 and C-2 districts are the intensity of commercial uses permitted.

The Residential Townhouse district is intended to provide for attached housing on individual lots. Townhouse zoning can serve as a transition between higher density residential or commercial development and lower density single family development.

Source: The municipality in which the property is located

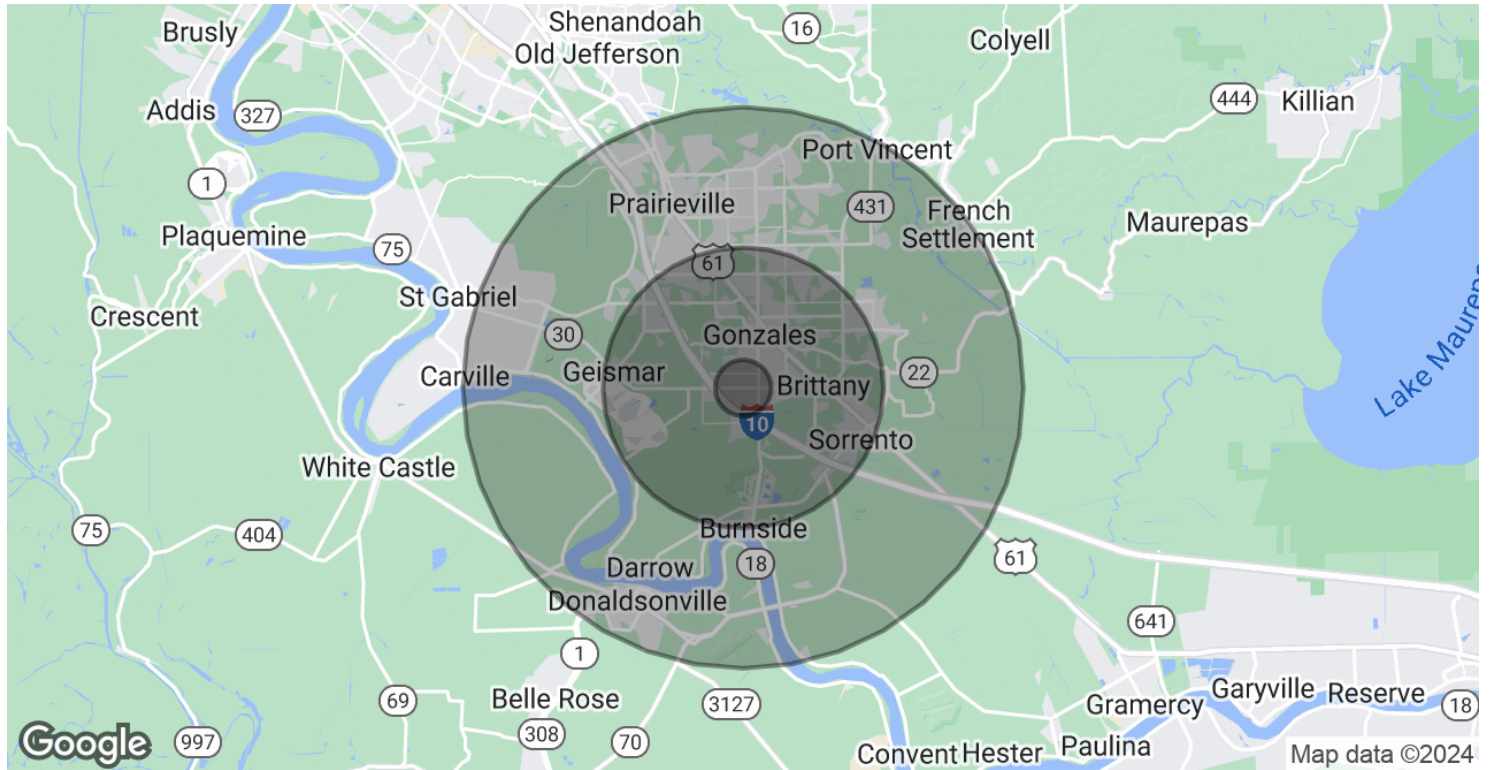
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# DEMOGRAPHICS MAP & REPORT



## POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	2,501	35,322	110,078
Average age	30.8	34.0	34.3
Average age (Male)	29.0	32.3	33.2
Average age (Female)	36.4	36.1	35.5

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	896	12,683	38,377
# of persons per HH	2.8	2.8	2.9
Average HH income	\$62,667	\$68,732	\$76,575
Average house value	\$152,434	\$157,355	\$156,805

\* Demographic data derived from 2020 ACS - US Census

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