



PROPERTY ONE

FOR SALE

5 ACRE DEVELOPMENT TRACT DIRECTLY ACROSS FROM LAMAR DIXON

8440 S. St. Landry Avenue, Gonzales, LA 70737

Presented by:

WILL ADAMS, CCIM

225.412.3467

LA #73158

will.adams@propertyone.com

KELLY MORGAN

225.412.3464

LA #995703799

kelly.morgan@propertyone.com

PRICE REDUCED!!! | 5 ACRE DEVELOPMENT TRACT | DIRECTLY ACROSS FROM LAMAR DIXON

8440 S. St. Landry Avenue, Gonzales, LA 70737



SALE PRICE

\$975,000

OFFERING SUMMARY

Lot Size:	5 Acres
Price/ SF:	\$4.47
Price / Acre:	\$195,000
Frontage (St. Landry):	208.19'
Frontage (Edenborne):	1046.92'
Market:	Baton Rouge MSA

PROPERTY OVERVIEW

This 5-acre tract is conveniently located at the corner of St. Landry Avenue and Edenborne Parkway in the City of Gonzales, LA. The site is just west of the Edenborne Industrial Complex where River Parishes Community College, Emerson Service Center and the Alliance Safety Council have newly constructed buildings and just minutes from the new Conway mixed use development. Conway, when completed, will feature 950 single-family homes, 46 acres of lakes, jogging trails, a community clubhouse, apartments, retail and a town square.

The property is directly across the street from the Lamar Dixon Expo Center which is a 247-acre multi-purpose event facility that hosts festivals, equestrian and 4-H events, sports, tradeshow, concerts, conventions and more. Tanger Outlets Gonzales, Cabela's, and many other restaurants and hotels are less than 2 miles from the property on Hwy 30.

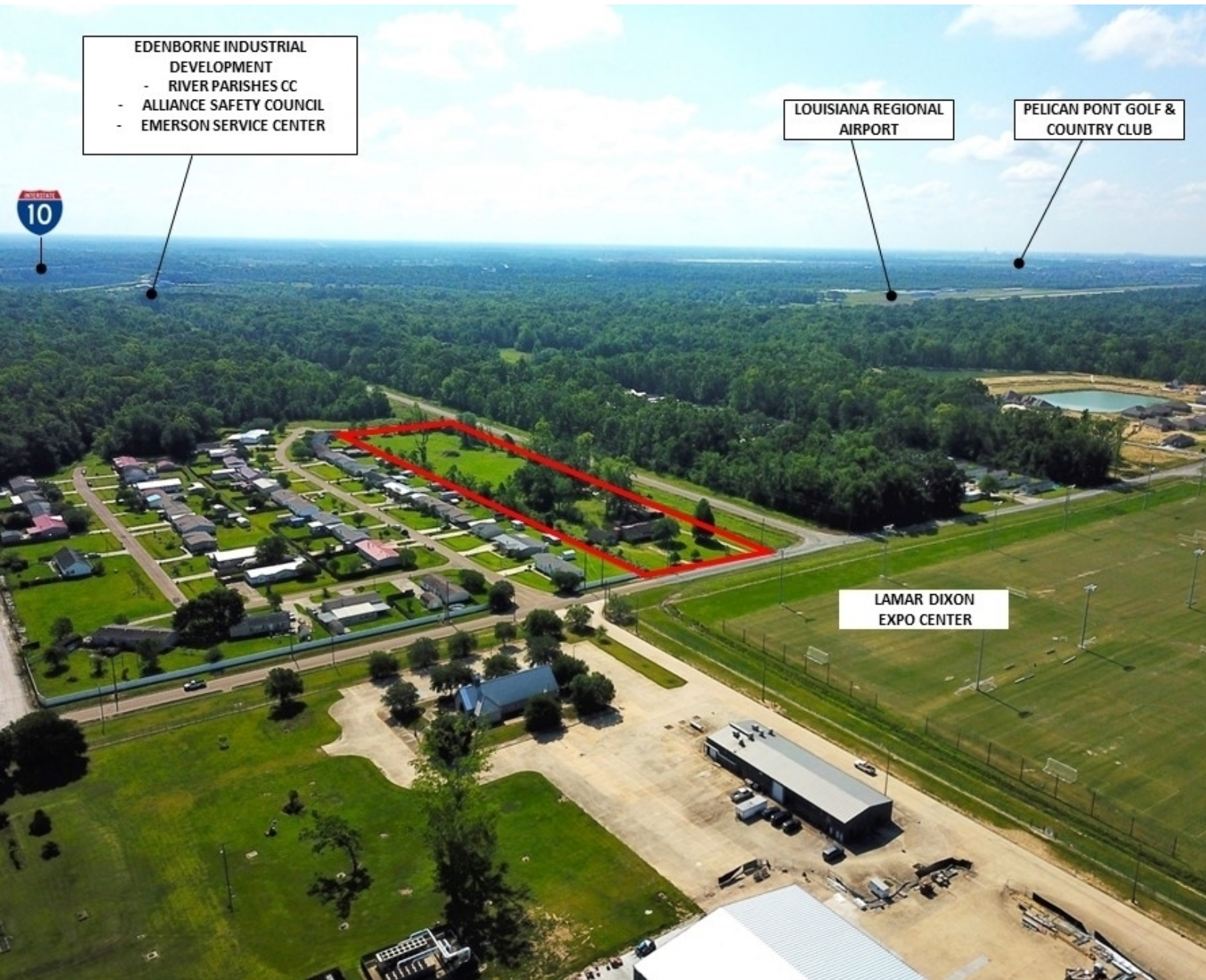


PROPERTY ONE

WILL ADAMS, CCIM • 225.412.3467 KELLY MORGAN • 225.412.3464

11/30/2023

8440 S. St. Landry Avenue, Gonzales, LA 70737



WILL ADAMS, CCIM • 225.412.3467 KELLY MORGAN • 225.412.3464

11/30/2023

PRICE REDUCED!!! | 5 ACRE DEVELOPMENT TRACT | DIRECTLY ACROSS FROM LAMAR DIXON

8440 S. St. Landry Avenue, Gonzales, LA 70737



WILL ADAMS, CCIM • 225.412.3467 KELLY MORGAN • 225.412.3464

11/30/2023

PRICE REDUCED!!! | 5 ACRE DEVELOPMENT TRACT | DIRECTLY ACROSS FROM LAMAR DIXON

8440 S. St. Landry Avenue, Gonzales, LA 70737



WILL ADAMS, CCIM • 225.412.3467 KELLY MORGAN • 225.412.3464

11/30/2023

PRICE REDUCED!!! | 5 ACRE DEVELOPMENT TRACT | DIRECTLY ACROSS FROM LAMAR DIXON

8440 S. St. Landry Avenue, Gonzales, LA 70737

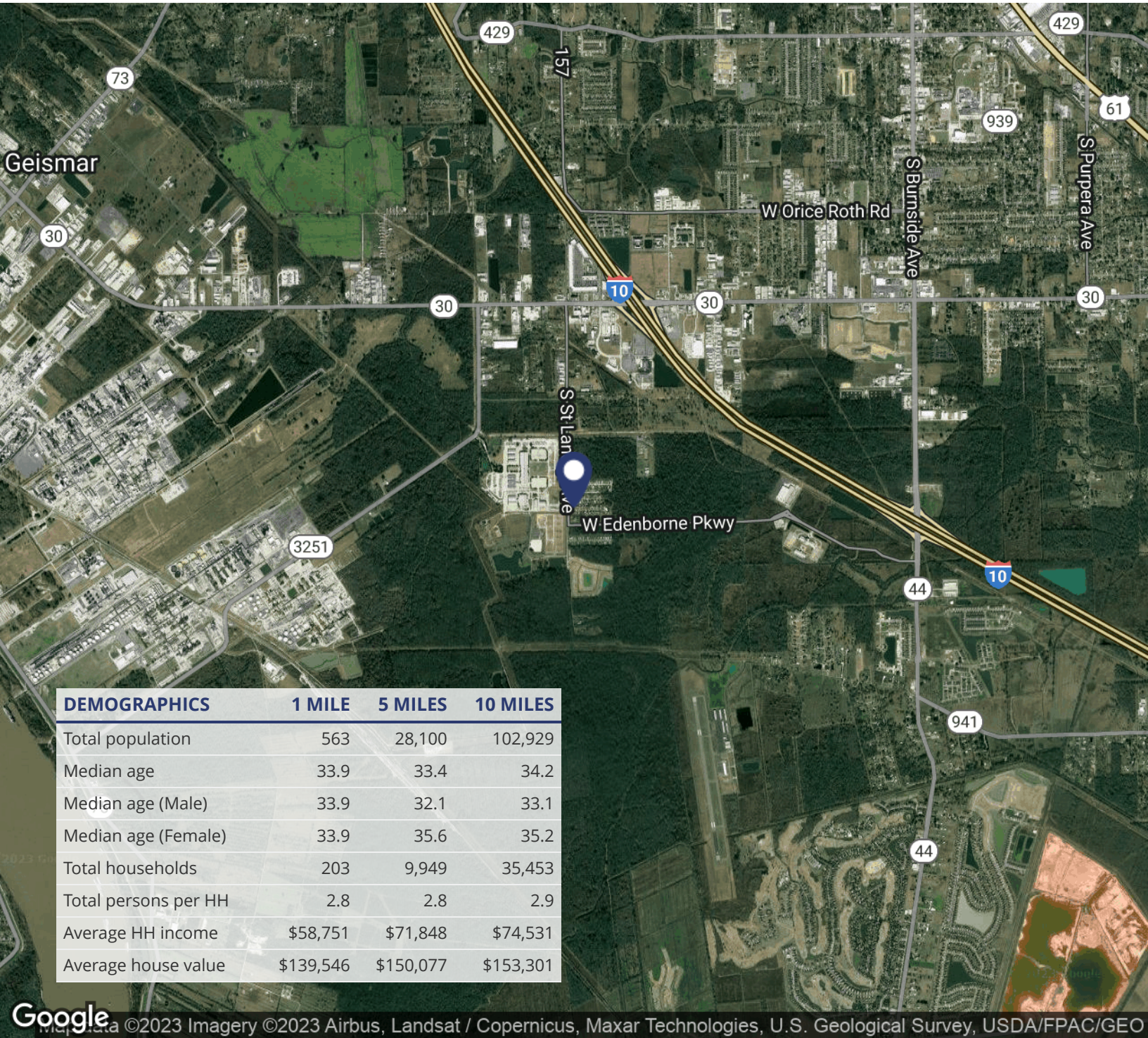


WILL ADAMS, CCIM • 225.412.3467 KELLY MORGAN • 225.412.3464

11/30/2023

PRICE REDUCED!!! | 5 ACRE DEVELOPMENT TRACT | DIRECTLY ACROSS FROM LAMAR DIXON

8440 S. St. Landry Avenue, Gonzales, LA 70737



WILL ADAMS, CCIM • 225.412.3467 KELLY MORGAN • 225.412.3464



Customer Information Form

What Customers Need to Know When Working with Real Estate Brokers or Licensees

This document describes the various types of agency relationships that can exist in real estate transactions.

AGENCY means a relationship in which a real estate broker or licensee represents a client by the client's consent, whether expressed or implied, in an immovable property transaction. An agency relationship is formed when a real estate licensee works for you in your best interest and represents you. Agency relationships can be formed with buyers/sellers and lessors/lessees.

DESIGNATED AGENCY means the agency relationship that shall be presumed to exist when a licensee engaged in any real estate transaction, except as otherwise provided in LA R.S. 9:3891, is working with a client, unless there is a written agreement providing for a different relationship.

- The law presumes that the real estate licensee you work with is your designated agent, unless you have a written agreement otherwise.
- No other licensees in the office work for you, unless disclosed and approved by you.
- You should confine your discussions of buying/selling to your designated agent or agents only.

DUAL AGENCY means an agency relationship in which a licensee is working with both buyer and seller or both landlord and tenant in the same transaction. Such a relationship shall not constitute dual agency if the licensee is the seller of property that he/she owns or if the property is owned by a real estate business of which the licensee is the sole proprietor and agent. A dual agency relationship shall not be construed to exist in a circumstance in which the licensee is working with both landlord and tenant as to a lease that does not exceed a term of three years and the licensee is the landlord. Dual agency is allowed only when informed consent is presumed to have been given by any client who signed the dual agency disclosure form prescribed by the Louisiana Real Estate Commission. Specific duties owed to both buyer/seller and lessor/lessee are:

- To treat all clients honestly.
- To provide factual information about the property.
- To disclose all latent material defects in the property that are known to them.
- To help the buyer compare financing options.
- To provide information about comparable properties that have sold, so that both clients may make educated buying/selling decisions.

- To disclose financial qualifications to the buyer/lessee to the seller/lessor.
- To explain real estate terms.
- To help buyers/lessees arrange for property inspections
- To explain closing costs and procedures.

CONFIDENTIAL INFORMATION means information obtained by a licensee from a client during the term of a brokerage agreement that was made confidential by the written request or written instruction of the client or is information the disclosure of which could materially harm the position of the client, unless at any time any of the following occur:

- The client permits the disclosure by word or conduct.
- The disclosure is required by law or would reveal serious defect.
- The information became public from a source other than the licensee.

By signing below, you acknowledge that you have read and understand this form and that you are authorized to sign this form in the capacity in which you have signed.

Buyer/Lessee:

By: _____

Title: _____

Date: _____

Licensee: _____

Date: _____

Seller/Lessor:

By: _____

Title: _____

Date: _____

Licensee: _____

Date: _____