



BUILD TO SUIT AT MASTER PLANNED COMMUNITY CONWAY

100 LAKEHAVEN DR GONZALES, LA 70737



FOR LEASE

LEASE RATE: \$25.00 - 30.00 SF/YR (NNN)

BUILD TO SUIT | MULTIPLE POSSIBLE USES | 1,200 SF - 20,000 SF

- Potential uses include high-end retail, office, or medical
- Located at entrance to The Reserve at Conway
- Property fronts highly visible Hwy 44, main corridor to I-10
- Surrounded by several residential neighborhoods

CONTACT:

GABRIELLE ZIA
225.200.0302

800.895.9329 | <https://elifinrealty.com> | January 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 age are approximate. Interested parties must verify the information and bears all risk for any inaccuracies.

OFFERING SUMMARY



PROPERTY SUMMARY

- This property offers several potential uses including high-end retail, office space, or medical. Also available for a Built to Suit or Ground Lease.
- Availability can be divided into suites from as small as 1,200 SF or used as a contiguous 20,000 SF space.
- The property enjoys frontage on Hwy 44, the main corridor to I-10 which enjoys a daily traffic count of $\pm 53,277$.
- The property is surrounded by several residential neighborhoods. The property sits on the Conway development which has plans for 1,000 proposed houses and 300 proposed apartment units. Directly across is Oak Lakes, which contains ± 160 houses. The property is only 3 minutes away from the Pelican Point Golf & Country Club development.
- The property is only 3 minutes away from Heritage Crossing, an ± 100 acre master planned commercial / residential development.

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THE VILLAGE AT CONWAY



THE VILLAGE AT CONWAY

- A new mixed-use Traditional Neighborhood Development (TND) in the Gonzales area of Ascension Parish that incorporates miles of walking trails, 46 acres of lakes, commercial opportunities, and a town square for gathering and events.
- The 344-acre development includes over hundreds of already constructed homes, with homes ranging from \$250,000-600,000+.
- Less than a half-mile from Interstate-10, the development will also include hundreds of upscale apartments and townhomes.

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INTERIOR PHOTOS



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INTERIOR PHOTOS

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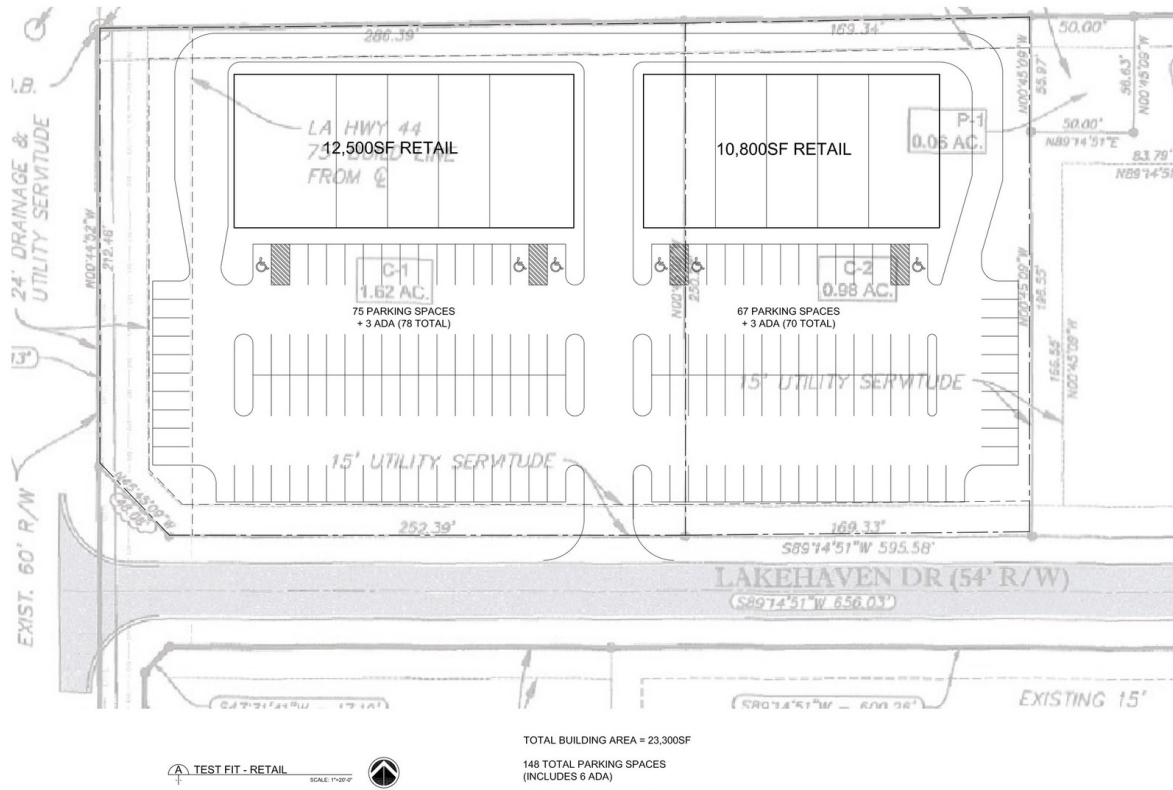
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POTENTIAL SITE CONFIGURATIONS



VICARI DEVELOPMENT CONCEPT FOR
CONWAY - 3 ACRE DEVELOPMENT
RESERVE AT CONWAY
LA HWY 44 AT LAKEHAVEN DR.
GONZALES, LA 70737

Revisions:
△ Date:
Description:
△ Date:
Description:
△ Date:
Description:
△ Date:
Description:

Project No.: 2021-007
Date: 02/16/2021

Sheet Title:
TEST FIT - RETAIL

Sheet Number:
SITE - A

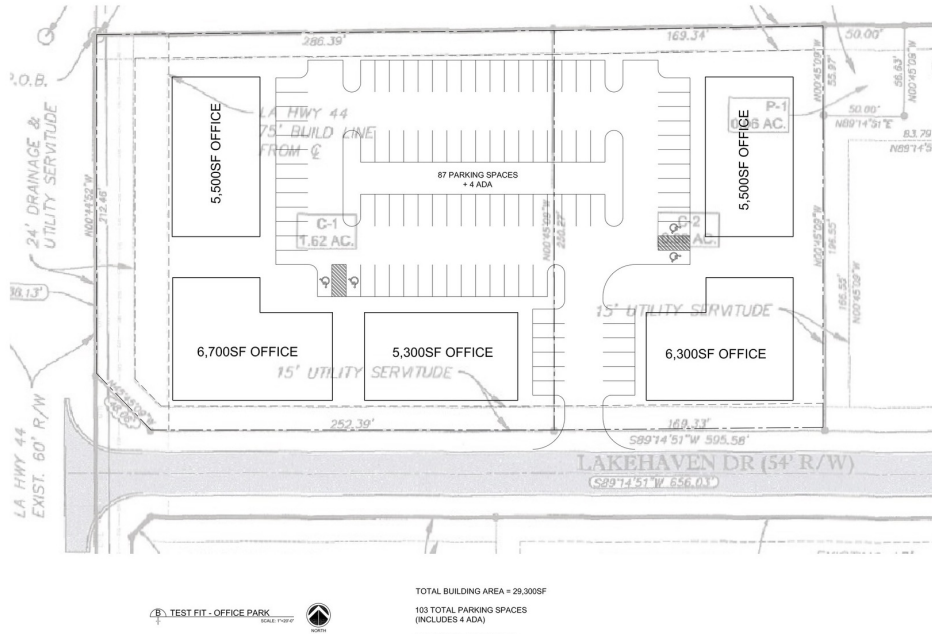
Retail

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POTENTIAL SITE CONFIGURATIONS (CONT.)



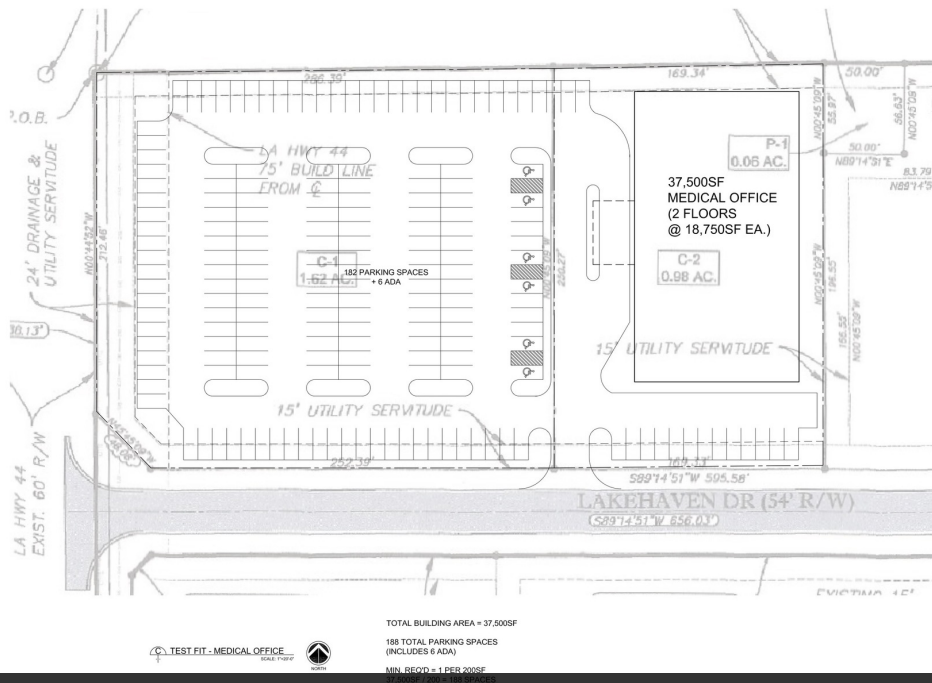
Office



VICARI DEVELOPMENT CONCEPT FOR
CONWAY - 3 ACRE DEVELOPMENT
RESERVE AT CONWAY
LA HWY 44 AT LAKEHAVEN DR
GONZALES, LA 70737

Project No.: 2024-007
Date: 02/10/2024
Sheet Title: TEST FIT - OFFICE PARK

SITE - B



Medical



VICARI DEVELOPMENT CONCEPT FOR
CONWAY - 3 ACRE DEVELOPMENT
RESERVE AT CONWAY
LA HWY 44 AT LAKEHAVEN DR
GONZALES, LA 70737

Project No.: 2024-007
Date: 02/10/2024
Sheet Title: TEST FIT - MEDICAL

SITE - C

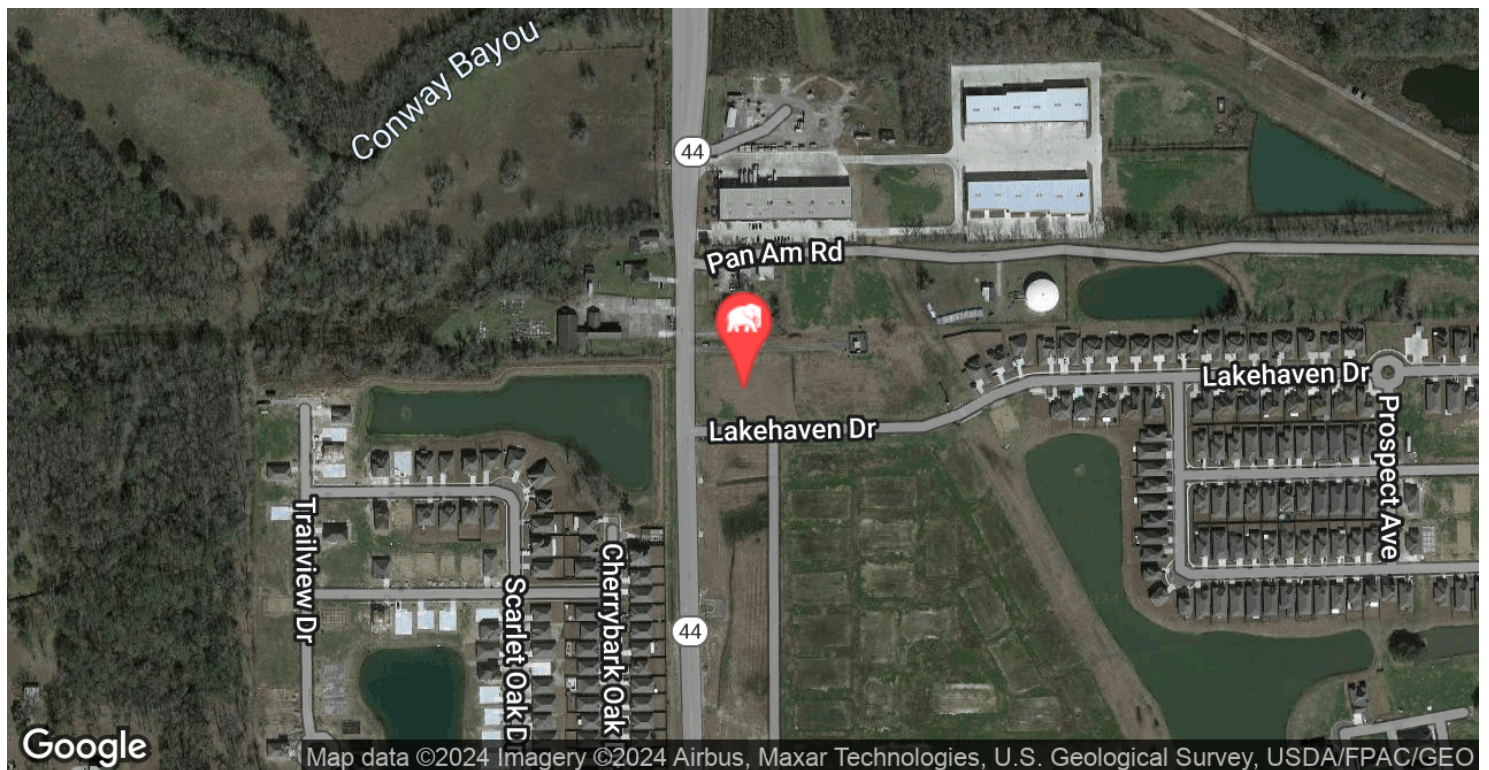
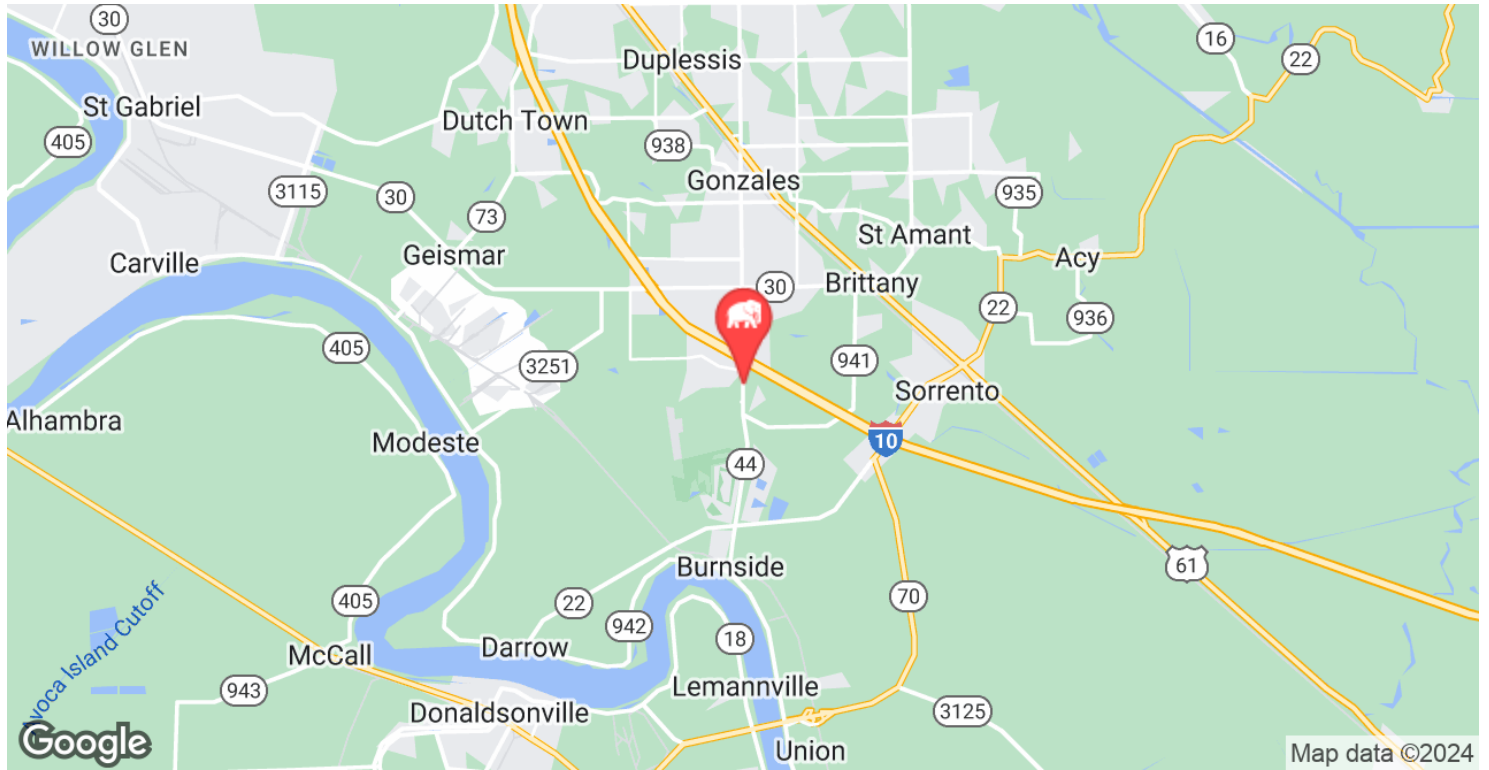
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LOCATION MAP



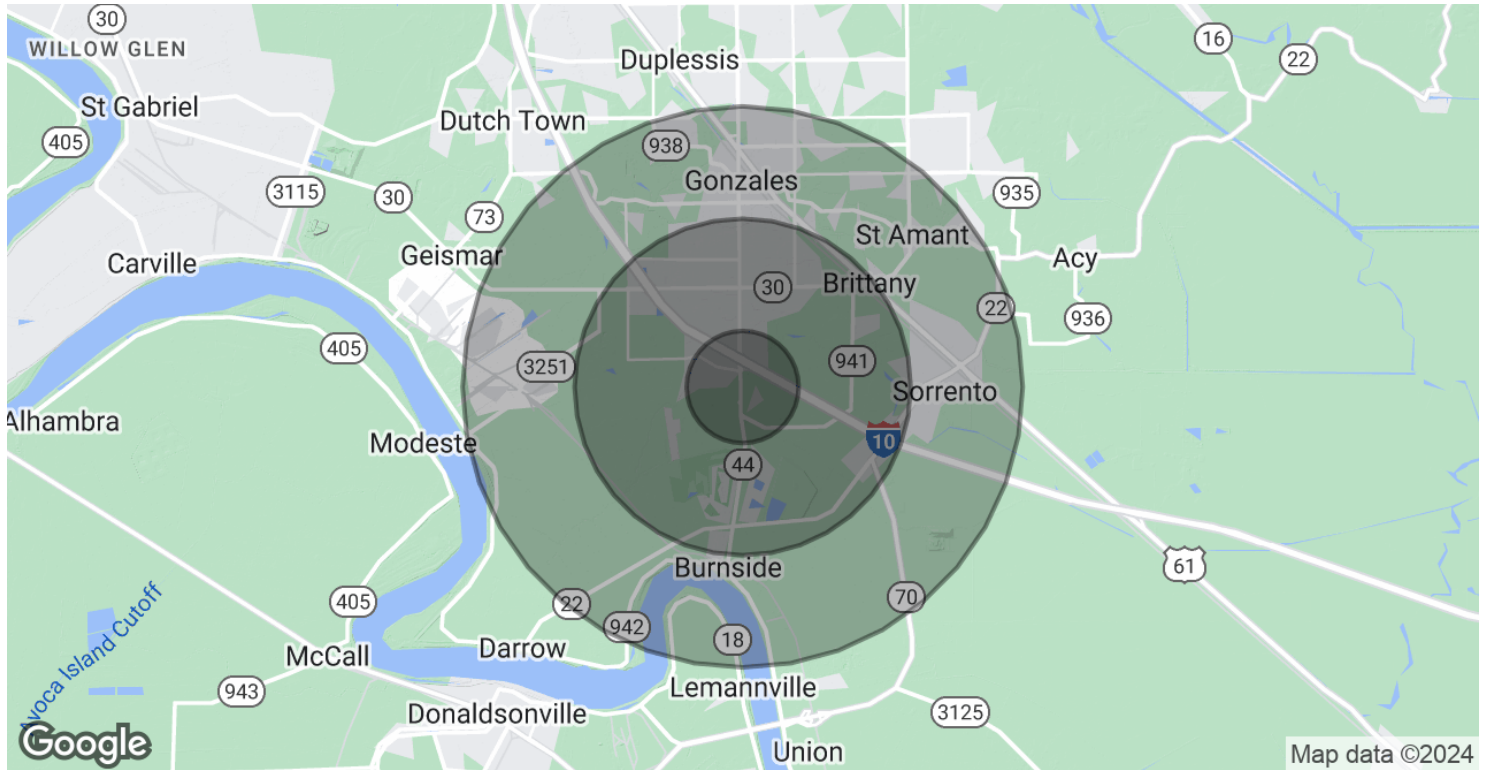
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	742	13,072	29,091
Average Age	42.9	36.4	38.3
Average Age (Male)	28.1	31.4	36.1
Average Age (Female)	50.6	40.1	40.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	229	4,757	11,720
# of Persons per HH	3.2	2.7	2.5
Average HH Income	\$78,622	\$77,987	\$72,381
Average House Value	\$145,928	\$195,710	\$201,387

* Demographic data derived from 2020 ACS - US Census

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