



# COMMERCIAL LOT AT ST AMANT SIGNALLED INTERSECTION

HWY 431 AT HWY 621, SAINT AMANT, LA 70774



## OFFERED FOR SALE

# SALE PRICE: \$495,000 (\$5.80/SF)

## ±1.96 ACRES

- Located on Hard Corner of Hwy 431 and Hwy 621
- Zoned CC – Allows retail, medical, residential, office use
- With the exception of Sewer, utilities are available at the site
- Less than 500 ft away from The Venue Shopping Center

#### CONTACT:

GABRIELLE ZIA WILL CHADWICK, MBA  
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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 age are approximate. Interested parties must verify the information and bears all risk for any inaccuracies.



# OFFERING SUMMARY



## PROPERTY SUMMARY

- This property is located on the hard corner of Hwy 431, Hwy 621, and Harry Savoy Rd., which has a daily traffic count of  $\pm 14,201$ .
- The property is zoned CC which allows the potential of retail, medical, residential, or office use.
- With the exception of Sewer, utilities are available at the site.
- The property is located less than 500 ft away from The Venue Shopping Center.
- This property easily accessible to both Gonzales and Prarieville.
- The property is located minutes from Lake Elementary, Ascension Christian High School, Central Middle School, and St. Amant High School. It is also only 8 minutes away from the new retail development being constructed on the corner of Airline Hwy and Hwy 44 as well as 13 minutes from I-10.

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# PROPERTY INFORMATION



## LOCATION INFORMATION

|                     |                                  |
|---------------------|----------------------------------|
| Street Address      | Hwy 431 at Hwy 621               |
| City, State, Zip    | Saint Amant, LA 70774            |
| County              | Ascension                        |
| Cross-Streets       | Hwy 431 / Harry Savoy Rd         |
| Township            | 9S                               |
| Range               | 3E                               |
| Section             | 12                               |
| Side Of The Street  | East                             |
| Signal Intersection | Yes                              |
| Road Type           | Paved                            |
| Nearest Highway     | Hwy 431                          |
| Nearest Airport     | Baton Rouge Metropolitan Airport |

## PROPERTY INFORMATION

|                 |                |
|-----------------|----------------|
| Property Type   | Land           |
| Zoning          | CC             |
| Lot Size        | ±1.96 Acres    |
| APN #           | 8399200        |
| Lot Frontage    | ±306 ft        |
| Lot Depth       | ±278.6 ft      |
| Corner Property | Yes            |
| Traffic Count   | ±14,201        |
| Utilities       | All but Sewage |

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# INTERIOR PHOTOS



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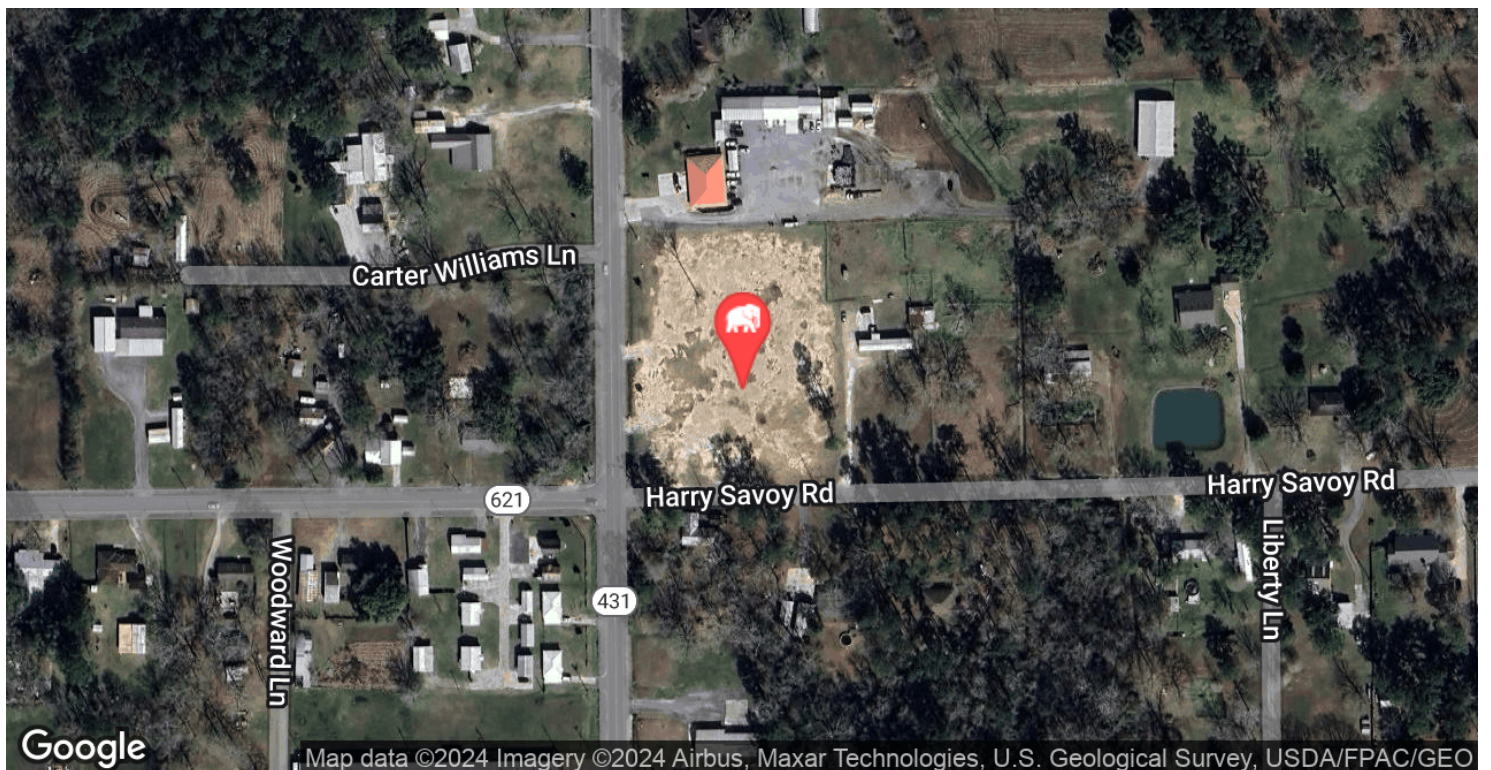
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# LOCATION MAP

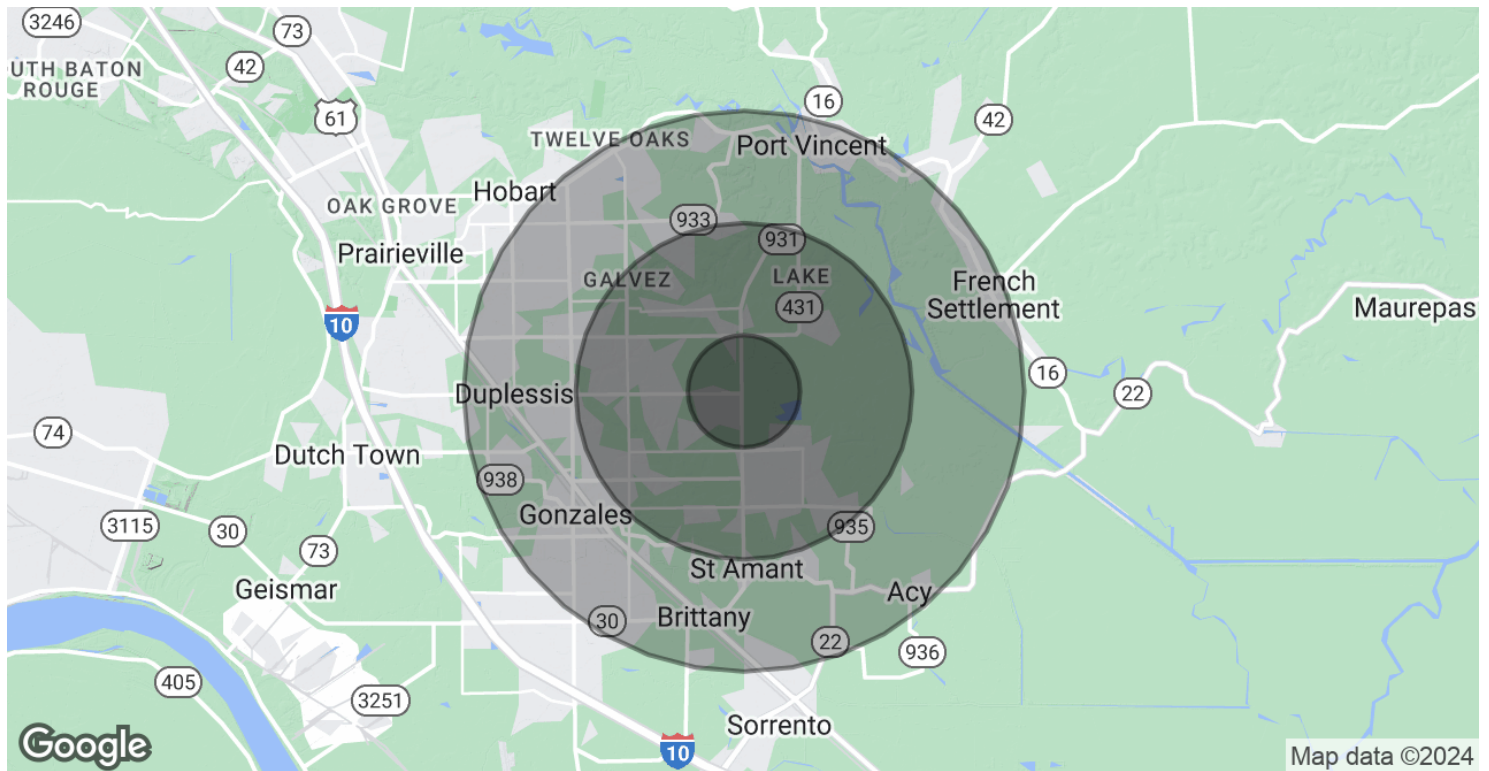


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# DEMOGRAPHICS MAP & REPORT



## POPULATION

|                      | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 1,647  | 19,542  | 52,906  |
| Average Age          | 42.3   | 35.0    | 36.6    |
| Average Age (Male)   | 42.0   | 34.0    | 35.3    |
| Average Age (Female) | 41.3   | 34.7    | 37.1    |

## HOUSEHOLDS & INCOME

|                     | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 779       | 7,661     | 21,919    |
| # of Persons per HH | 2.1       | 2.6       | 2.4       |
| Average HH Income   | \$86,933  | \$84,443  | \$81,184  |
| Average House Value | \$202,996 | \$206,270 | \$209,072 |

\* Demographic data derived from 2020 ACS - US Census

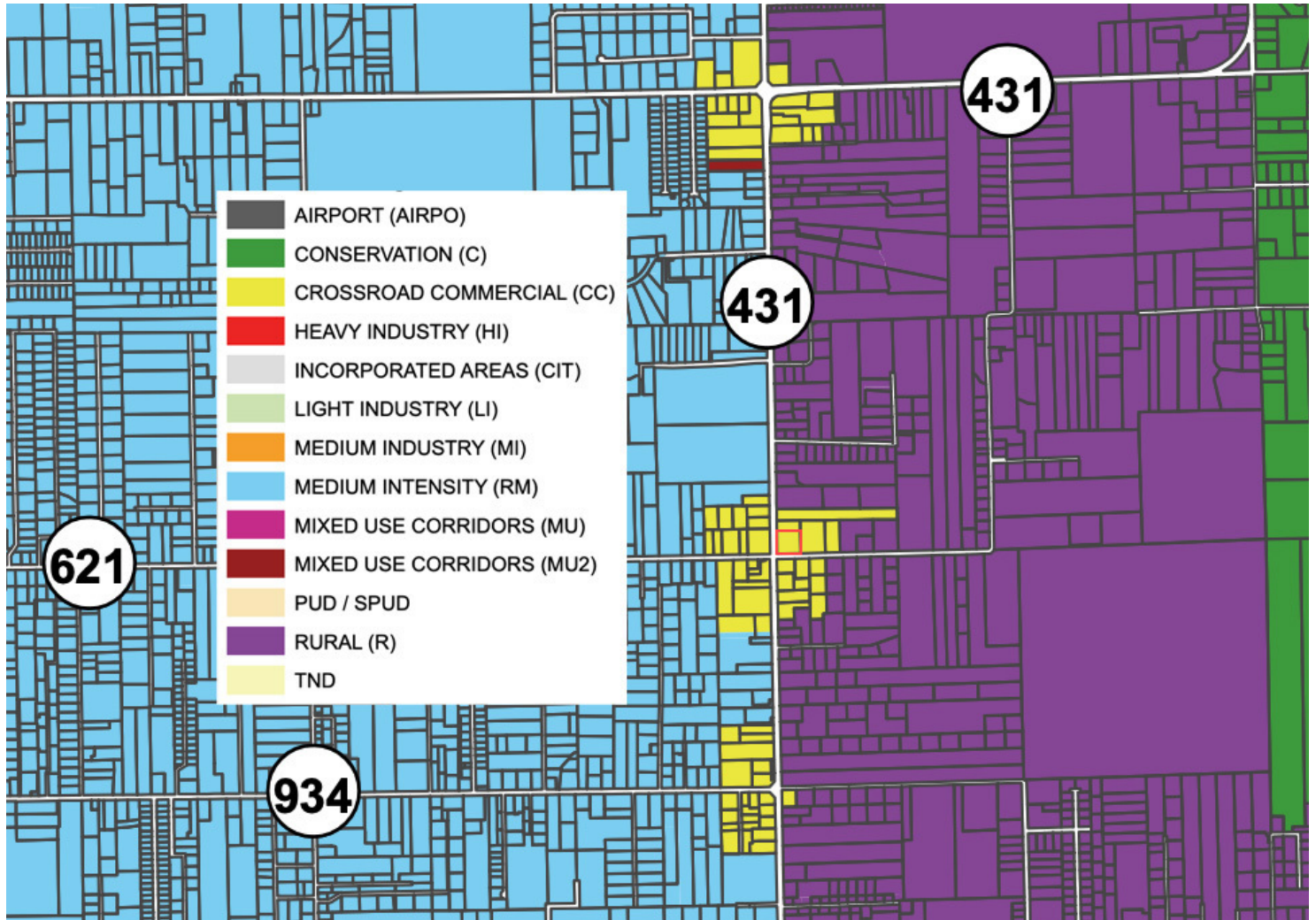
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# ZONING MAP



**CC - CROSSROAD COMMERCIAL**

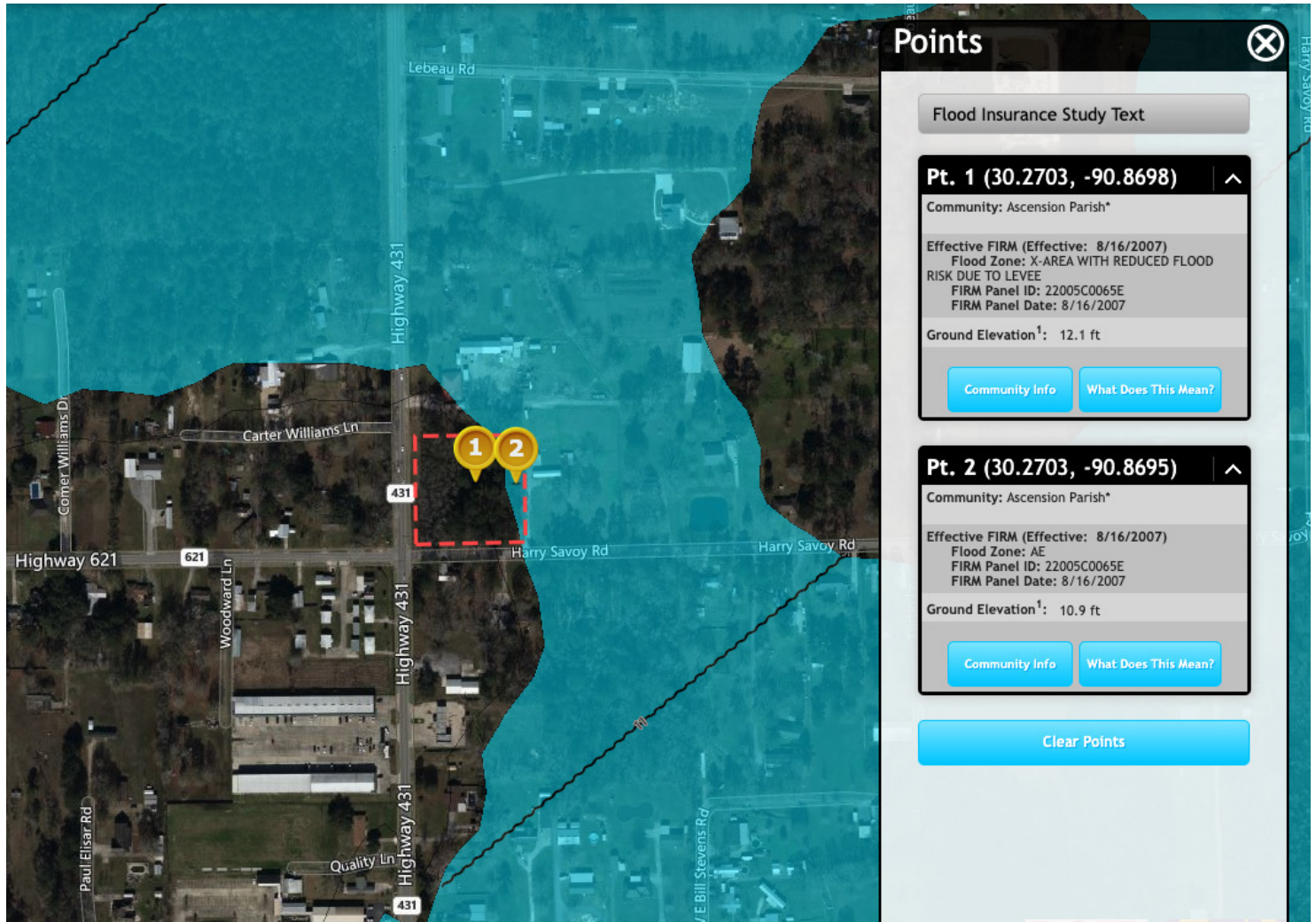
Source: The municipality in which the property is located

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# FLOOD ZONE MAP



## FLOOD ZONE X, AE

Source: [maps.lsuagcenter.com/floodmaps](https://maps.lsuagcenter.com/floodmaps)

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