

LAND FOR SALE

2.29+/- ACRE TRACT AVAILABLE FOR SALE

15219 Hwy 44 , Gonzales, LA 70737



PROPERTY OVERVIEW

Great tract for commercial or residential development. Pipeline crosses the front of property. Property measures 95x995 sf.

PROPERTY HIGHLIGHTS

- Mobile Allowed
- City Water and Sewer

SALE PRICE: \$179,000

AVAILABLE SF:

LOT SIZE: 2.29 Acres

ZONING: MU

PRICE / SF: \$1.79

KW COMMERCIAL
8686 Bluebonnet Boulevard,
Suite A
Baton Rouge, LA 70810

DAVID VERCHER
Director
0: 225.405.3257
yourccim@kw.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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Louisiana Flood Map 15000 Hwy 44 Gonzales LA 70737



Visible Layers

Effective FIRM

Bing Hybrid

Point Coordinates

Point #	Lat., Long.
1	30.288, -90.9223

Flood information in this table is from the: **Effective FIRM**

Point	Panel ID	Flood Zone	BFE	Ground Elevation	Wind Speed*
1	22005C0045E 8/16/2007	X PROTECTED BY LEVEE	out	17.4	128 mph

1. **Ground Elevation** is provided by USGS's elevation web service which provides the best available data for the specified point. If unable to find elevation at the specified point, the service returns an extremely large, negative value (-1.79769313486231E+308).
2. **LRC (Louisiana Residential Code) Wind Speed** as of February 1, 2018 is provided by Applied Technology Council's Wind Speed Service. This "Ultimate Design Wind Speed" must be used with the 2015 and later versions of the International Residential Code. See wind speed maps (<http://maps.lsuagcenter.com/windspeed/>) for earlier standards and applicable code versions.

Floodplain data that is shown on this map is the same data that your flood plain administrator uses. This web product is not considered an official FEMA Digital Flood Insurance Rate Map (DFIRM). It is provided for information purposes only, and it is not intended for insurance rating purposes. Please contact your local floodplain administrator for more information or to view an official copy of the FIRM or DFIRM.

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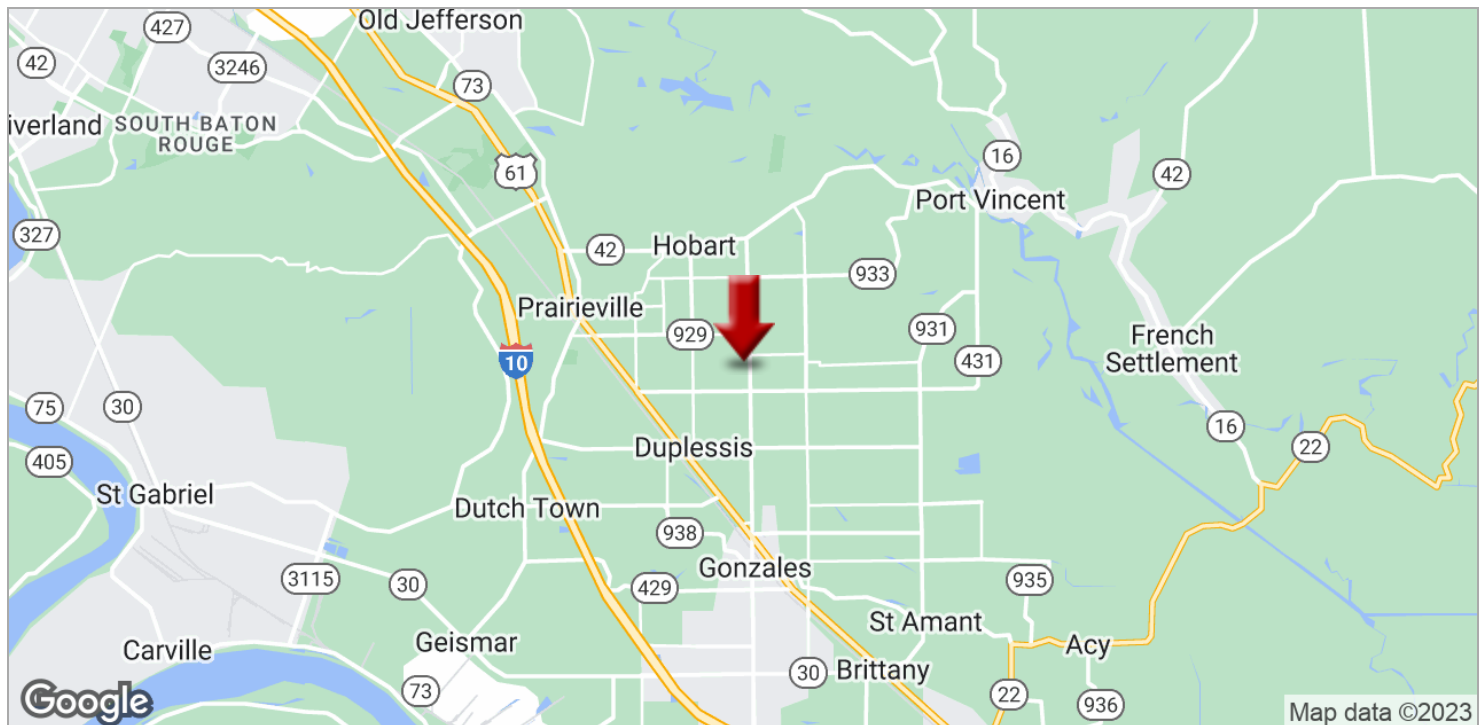
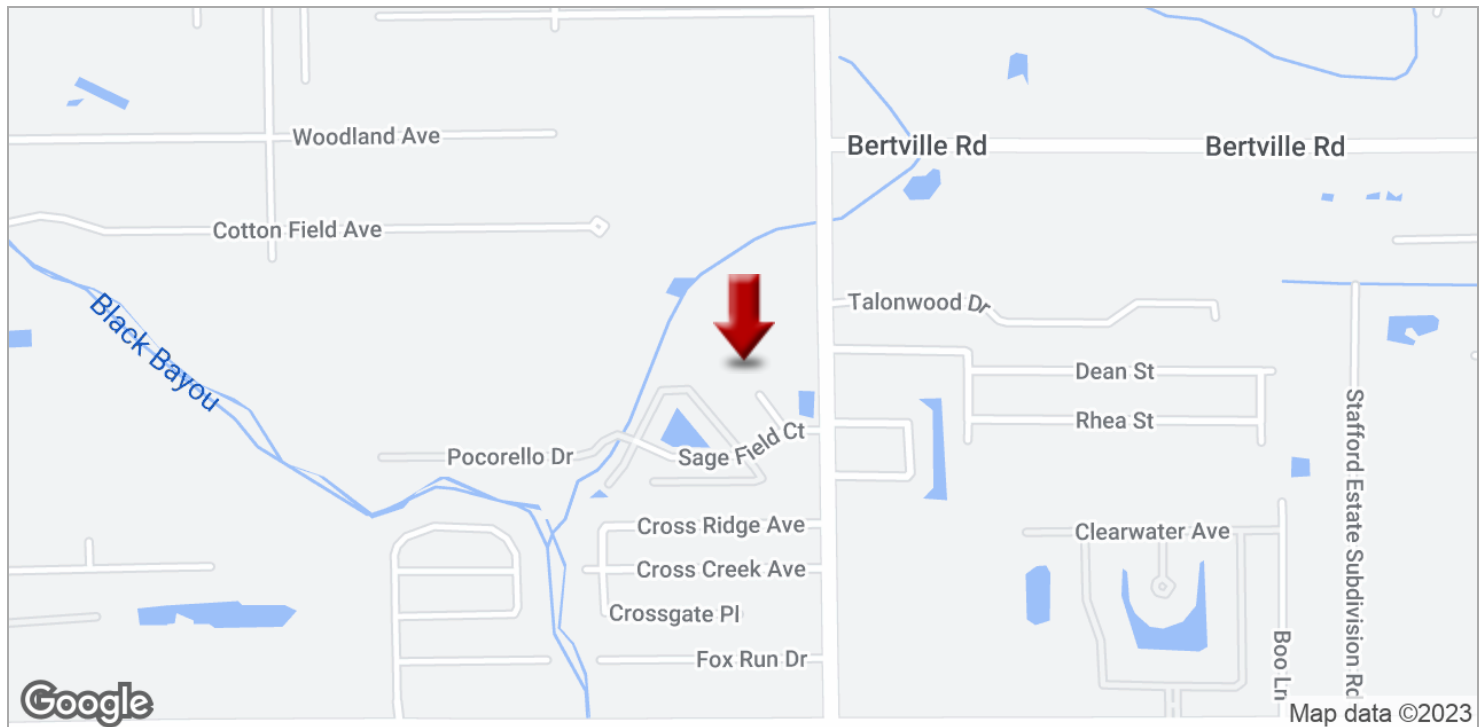
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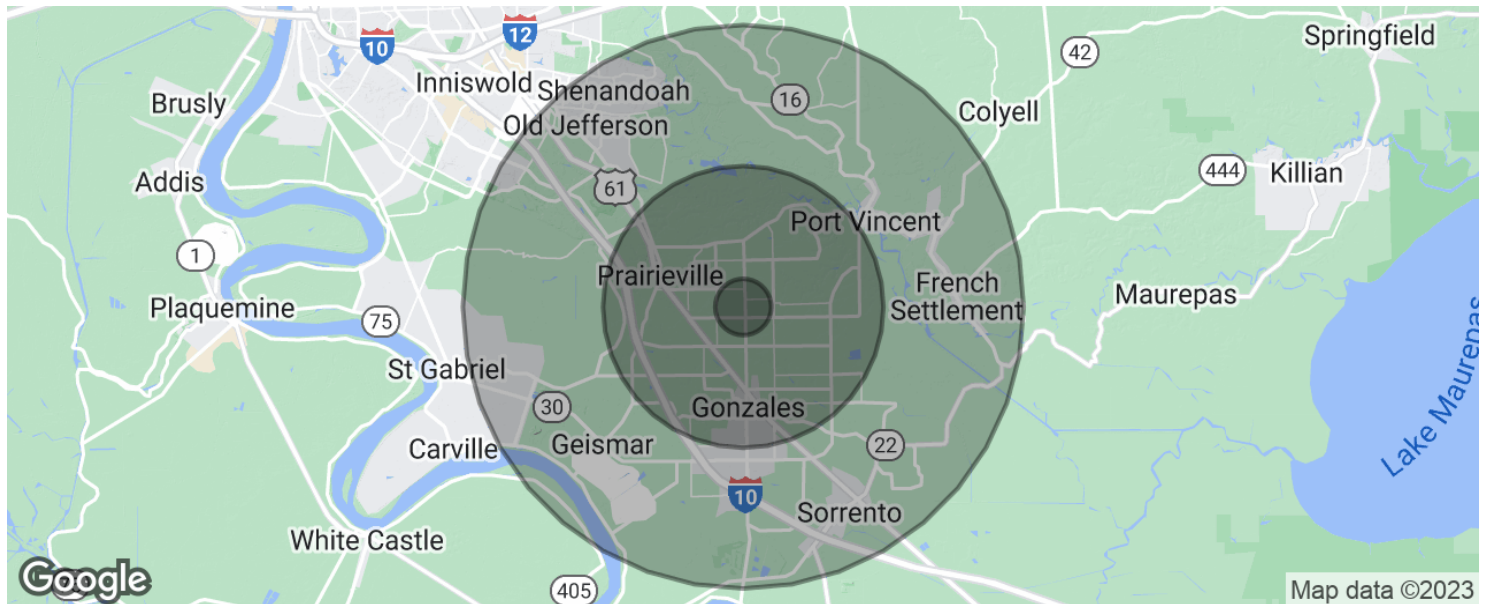
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	2,732	66,794	138,871
Median age	36.0	34.0	34.9
Median age (Male)	32.8	32.4	33.2
Median age (Female)	36.7	35.7	36.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,012	23,640	49,329
# of persons per HH	2.7	2.8	2.8
Average HH income	\$68,322	\$78,256	\$83,217
Average house value	\$184,776	\$166,834	\$208,632

* Demographic data derived from 2020 ACS - US Census

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