

LAND FOR SALE  
JULY 2025

**12469  
LOUISIANA 44**

GONZALES, LA

**stirling**





### PROPERTY DESCRIPTION

Now offered for sale, 12469 LA-44 presents a versatile commercial opportunity in a high-traffic, high-growth area of Gonzales. The property is well-positioned for a wide range of users, including retail, office, or light industrial operations. With frontage on a major artery and easy access to regional highways, this site is ideal for owner-occupants or investors looking for long-term value in one of Louisiana’s strongest suburban markets. Its flexible layout, favorable zoning, and strategic location make it a standout option for commercial development or immediate occupancy.

### PROPERTY HIGHLIGHTS

- Excellent access to both Airline Highway (US-61) and I-10
- Ideal for office, retail, medical, or light industrial use
- Located in the fast-growing Ascension Parish market
- Surrounded by residential communities and commercial businesses
- Perfect for owner-users or investors seeking value and visibility

### LOCATION DESCRIPTION

12469 Louisiana Highway 44 is ideally located in the heart of Gonzales, LA—one of the fastest-growing cities in Ascension Parish. Positioned just minutes from Airline Highway (US-61) and Interstate 10, this property offers excellent connectivity throughout the Baton Rouge–New Orleans corridor. The site benefits from high daily traffic counts, a strong surrounding residential base, and proximity to major retailers, industrial employers, and community services. With a balance of small-town charm and robust commercial growth, this corridor has become a prime destination for businesses looking to capitalize on Gonzales’ continued expansion.

### OFFERING SUMMARY

<b>Sale Price:</b>	\$880,000
<b>Lot Size:</b>	3.63 Acres
<b>Flood Zone:</b>	X
<b>Zoning:</b>	MU

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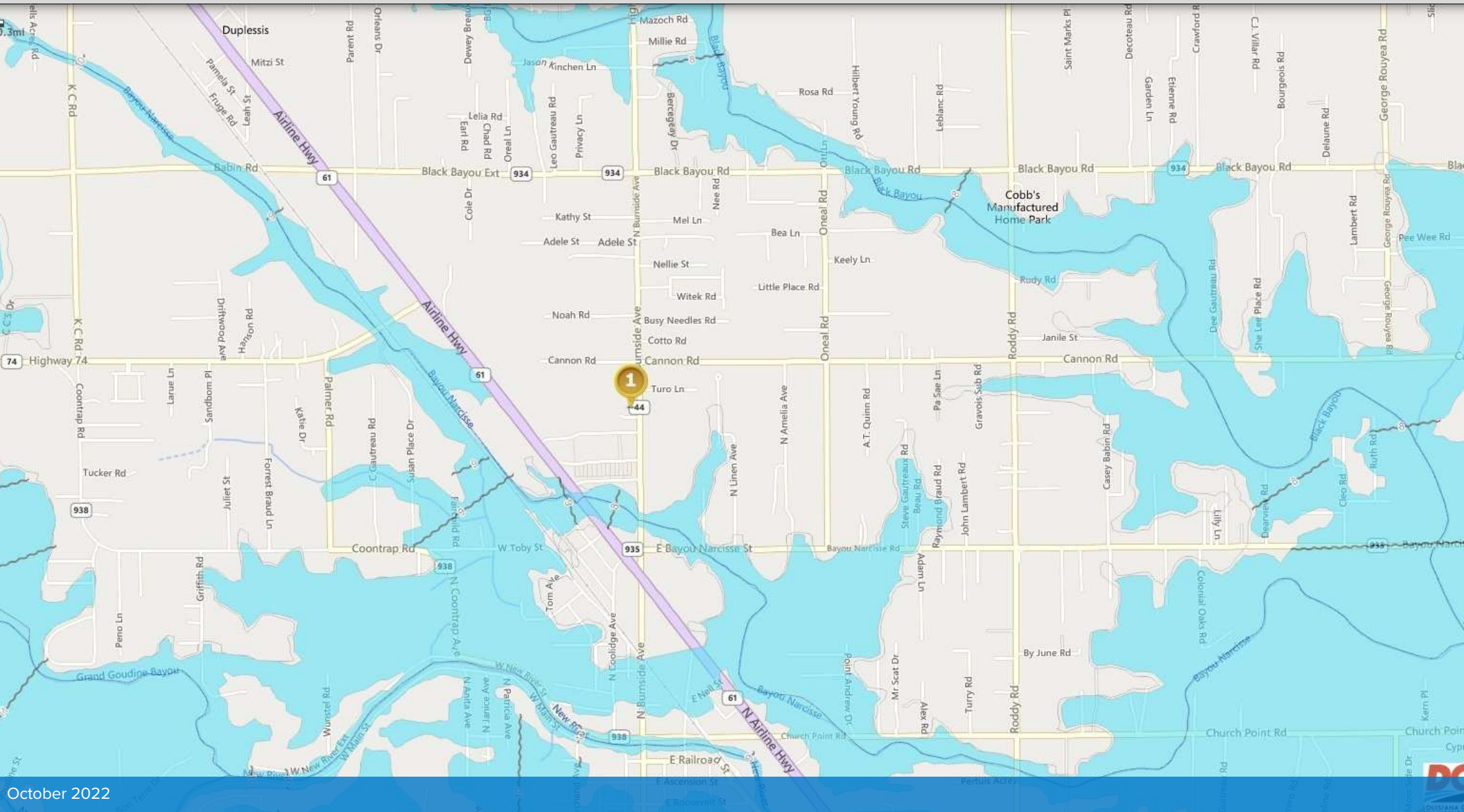
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October 2022

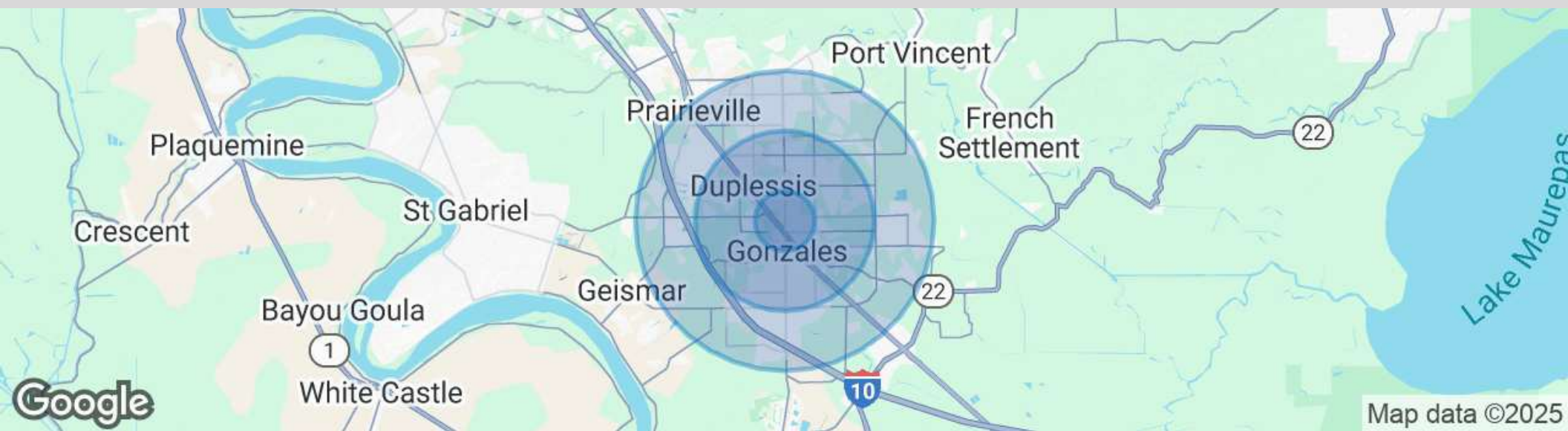
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### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	3,443	37,759	84,291
Average Age	39	38	37
Average Age (Male)	38	37	36
Average Age (Female)	39	39	38

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,384	14,363	30,837
# of Persons per HH	2.5	2.6	2.7
Average HH Income	\$78,683	\$88,845	\$105,156
Average House Value	\$213,487	\$237,807	\$268,619

Demographics data derived from AlphaMap

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