



STRATEGIC ±1.15 ACRE DEVELOPMENT OPPORTUNITY ON S BURNSIDE AVE

1925 S BURNSIDE AVE GONZALES, LA 70737



SALE PRICE: \$425,000 (\$8.48/SF)

±1.15 ACRES | ±50,094 SF

- ±140' of frontage along highly-visible S Burnside Ave (±14,949 daily traffic)
- Just ±0.4 miles from E Hwy 30 and Heritage Crossing, a new 100-acre development
- Great proximity to Our Lake of the Lake Ascension hospital as well as major routes
- CIT zoning

CONTACT:

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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 acre are approximate. Interested parties must verify the information and bears all risk for any inaccuracies.

OFFERING SUMMARY



PROPERTY SUMMARY

- Now available for sale, this ± 1.15 acre lot is strategically located along S Burnside Ave and enjoys significant development potential with $\pm 140'$ of frontage and great daily visibility of $\pm 14,949$ vehicles.
- Situated just ± 0.4 mile north of E Hwy 30, the property has great proximity to Heritage Crossing, a 100-acre master-planned development that features an array of amenities and retailers such as Alexander's Market, Walgreens, and Crumbl Cookies, enhancing its appeal to potential developers. Approximately 75 homes, 17 townhomes, and 300 apartments are planned.
- Additionally, the proximity to Our Lady of the Lake Ascension hospital and direct access to major routes ensure constant traffic and accessibility, making it a strategic location for investment.
- The property benefits from CIT zoning, accommodating a broad range of uses.

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PROPERTY INFORMATION



LOCATION INFORMATION

Street Address	1925 S Burnside Ave
City, State, Zip	Gonzales, LA 70737
County	Ascension Parish
Market	LA - Baton Rouge MSA
Subdivision	7G VLC
Nearest Intersection	S Burnside Ave at W Orice Roth Rd
Location Description	Lot B1
Township	9S
Range	3E
Section	32
Side Of The Street	West
Road Type	Paved
Nearest Highway	Louisiana 30 W
Nearest Airport	Baton Rouge Metropolitan Airport (BTR)

PROPERTY INFORMATION

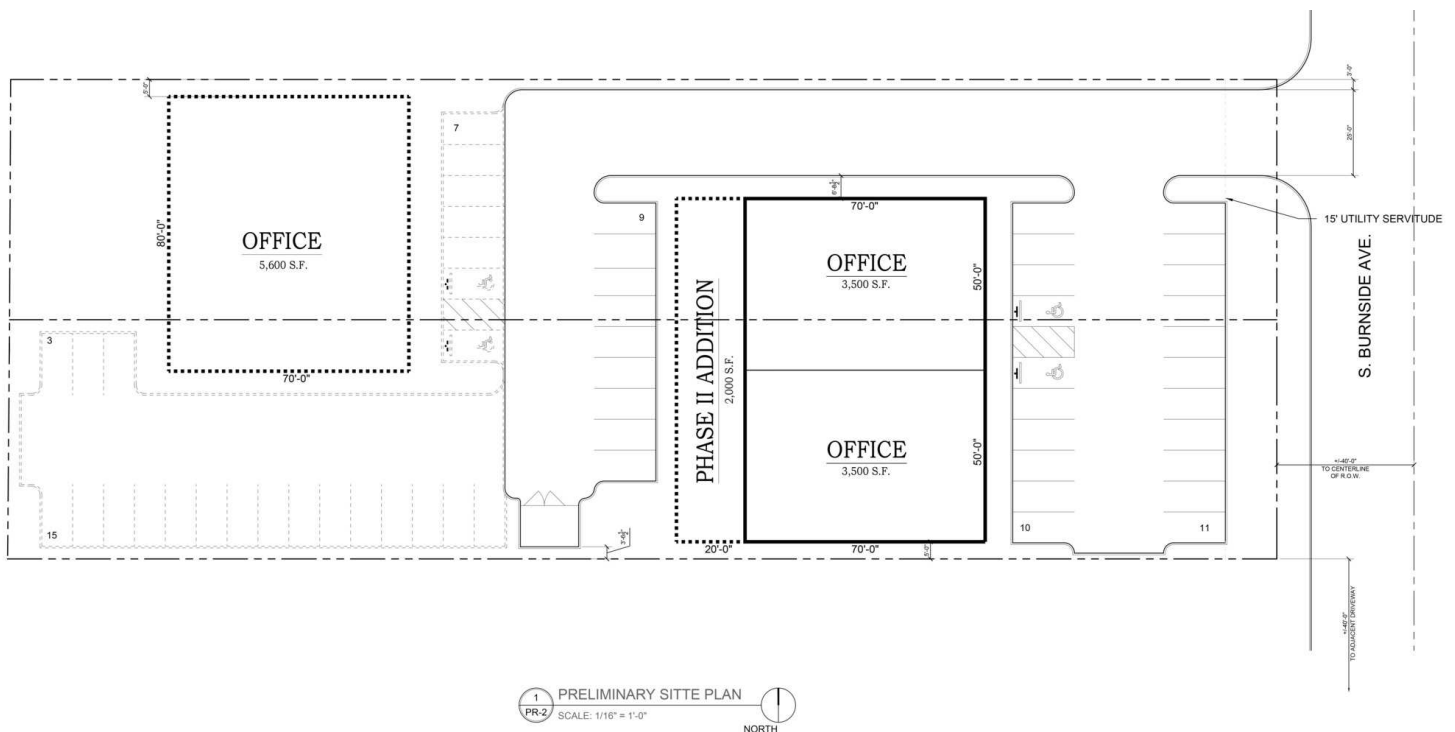
Property Type	Land
Zoning	CIT – Incorporated Areas
Lot Size	±1.15 Acres
APN #	2535200
Lot Frontage	±140 ft
Lot Depth	±365 ft
Traffic Count	±14,949

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POTENTIAL DEVELOPMENT PLANS



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ADDITIONAL PHOTOS

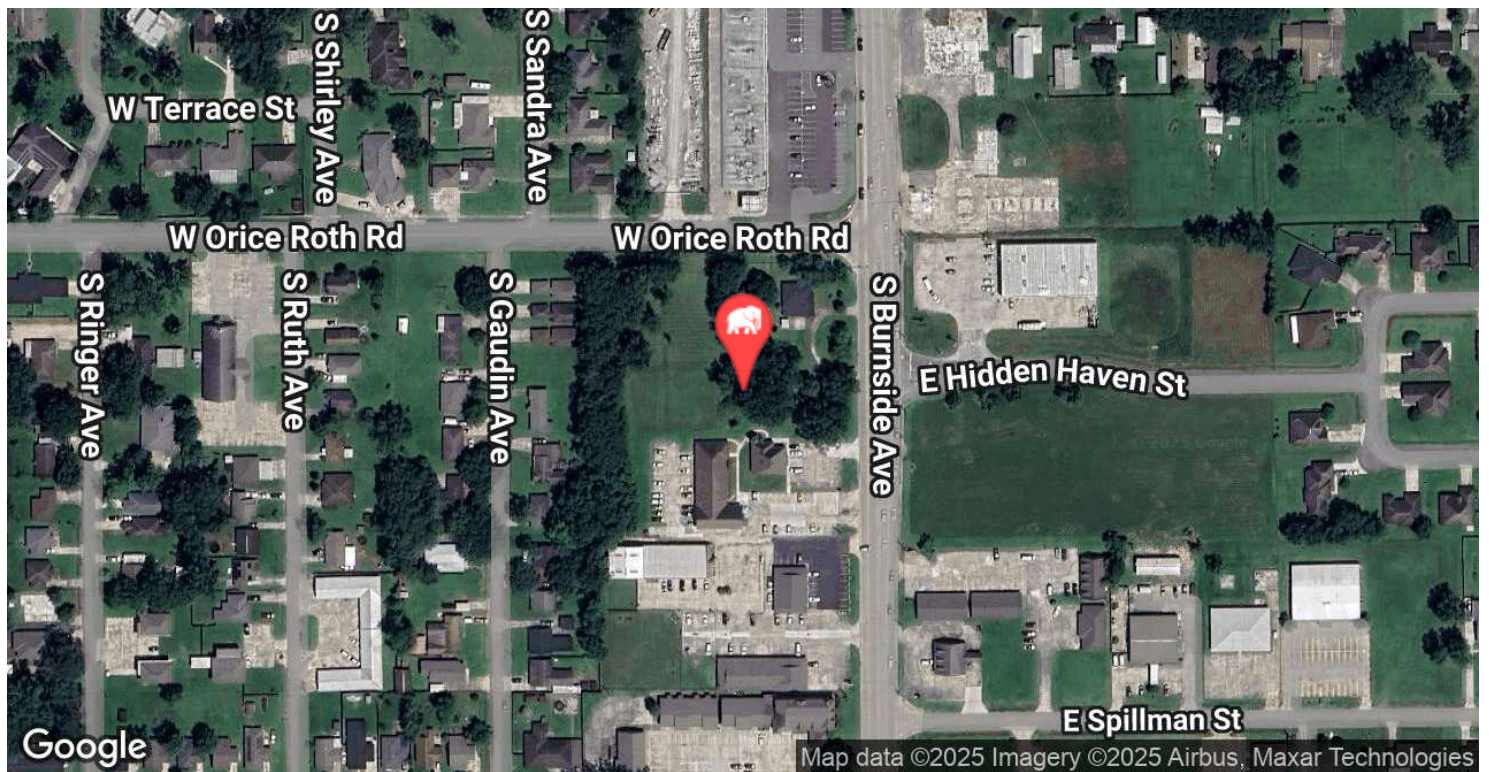
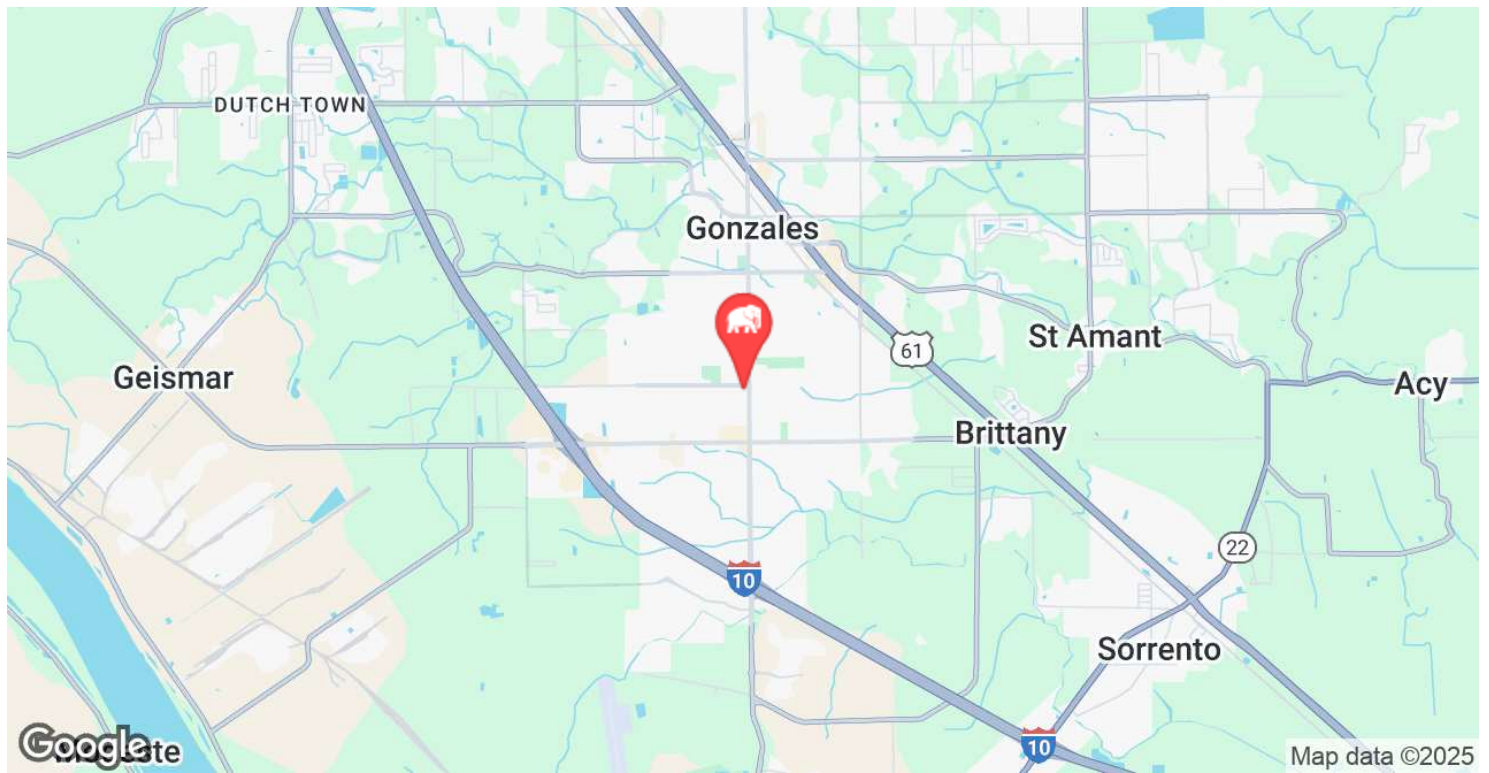
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LOCATION MAP

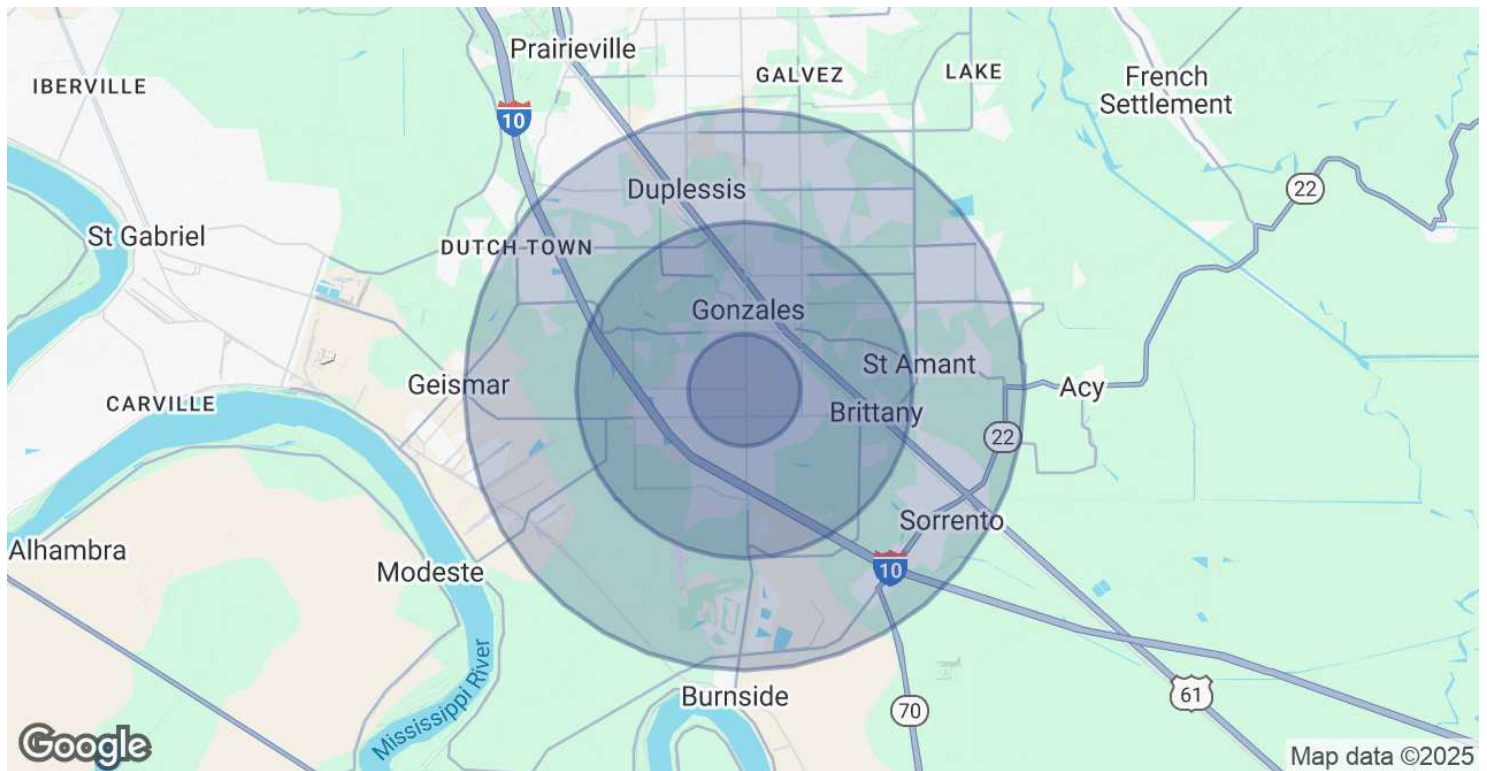
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,572	23,573	58,187
Average Age	39	39	38
Average Age (Male)	37	37	37
Average Age (Female)	41	40	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,468	9,174	21,900
# of Persons per HH	2.7	2.6	2.7
Average HH Income	\$79,286	\$83,676	\$97,998
Average House Value	\$199,915	\$226,156	\$257,867

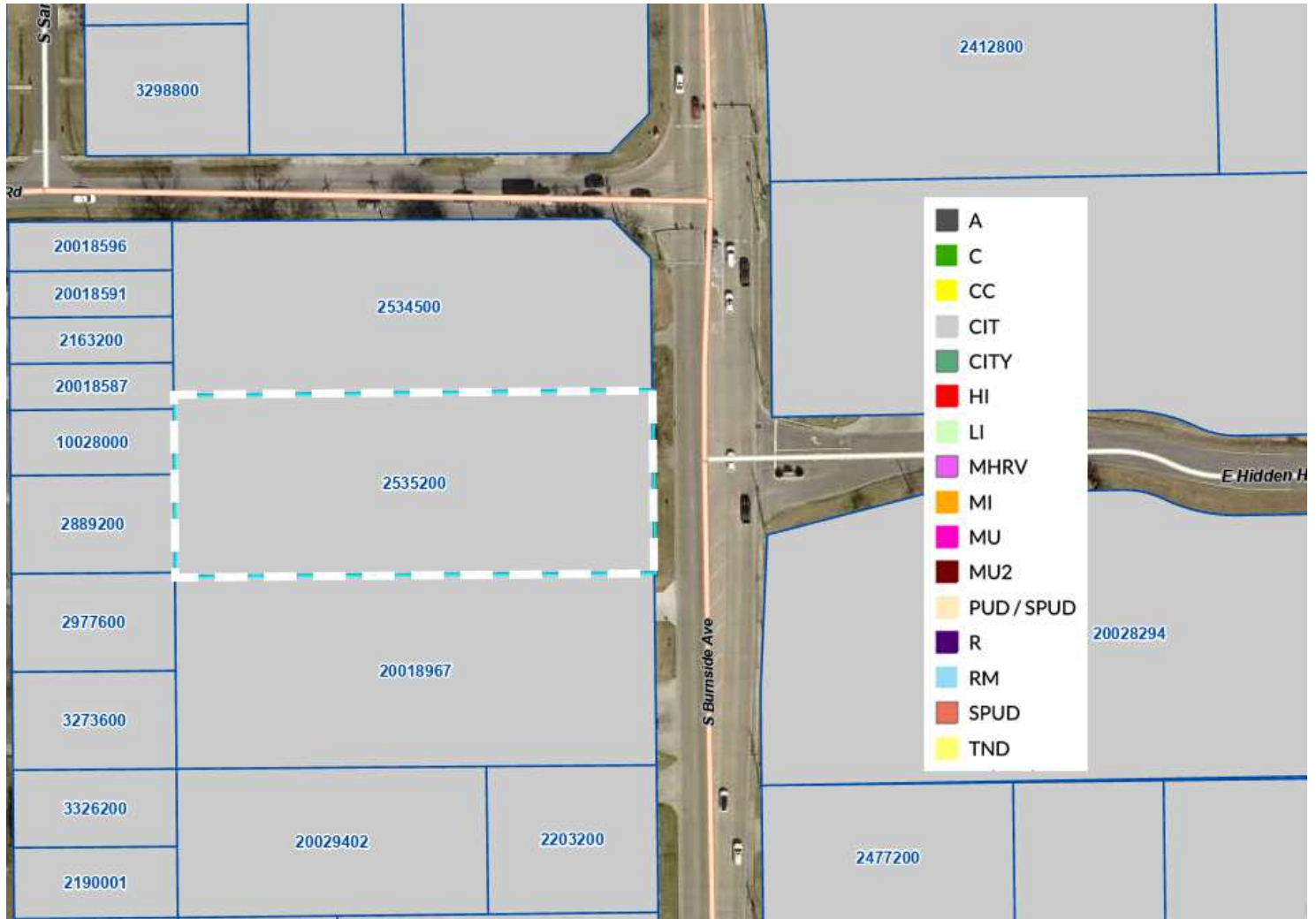
Demographics data derived from AlphaMap

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ZONING MAP



CIT – INCORPORATED AREAS

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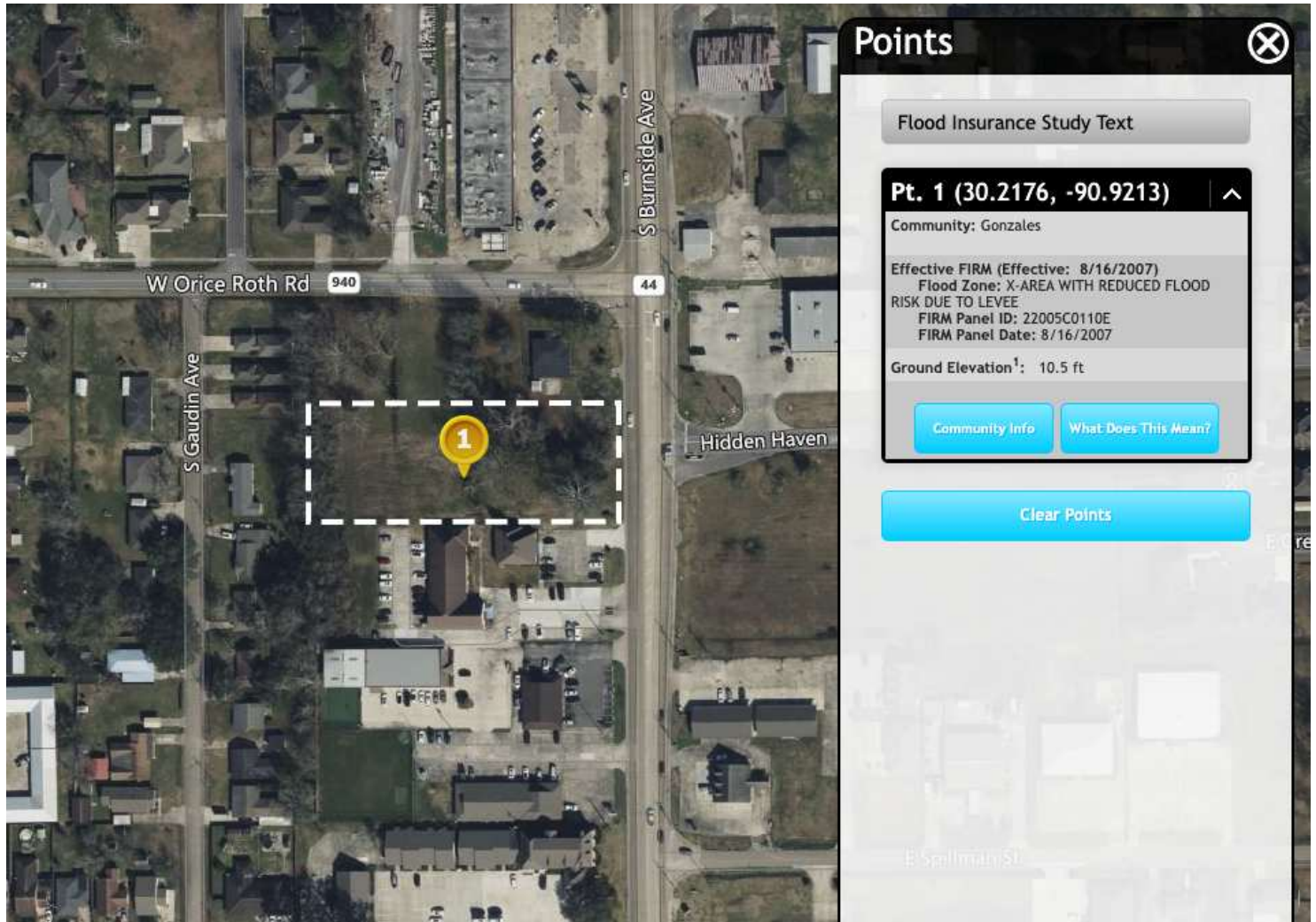
Source: The municipality in which the property is located

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FLOOD ZONE MAP



FLOOD ZONE X

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Source: maps.lsuagcenter.com/floodmaps

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