

1425/1429 N Burnside Ave

LAND FOR SALE



1425/1429 N Burnside Ave Gonzales , LA 70737

Ashlyn Plaisance | 225.717.2790 | ashlynp@beaubox.com



PROPERTY SUMMARY



Property Description

Two lots totaling 0.31 acres For Sale on N Burnside Ave., positioned just 1/10 of a mile from the major intersection of N Burnside Ave and Airline Hwy, where daily traffic counts exceed 14k VPD. Located within the Gonzales city limits and zoned C1 (Commercial), this property offers excellent flexibility for a variety of retail, office, or service-based businesses. It is also situated in flood zone X, meaning no flood insurance is required. The property is located directly across from the newly developed AutoZone and the Galleries Gonzales Shopping Center, which is set to be anchored by Aldi—a strong traffic generator and national brand that will further boost visibility and consumer draw. Currently improved with a ±1,000 SF building that is leased to Taqueria Amiga.

Property Highlights

- Two-lots totaling 0.31 acres
- Zoned C1 – City of Gonzales commercial zoning
- Located in Flood Zone X – no flood insurance required

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Offering Summary

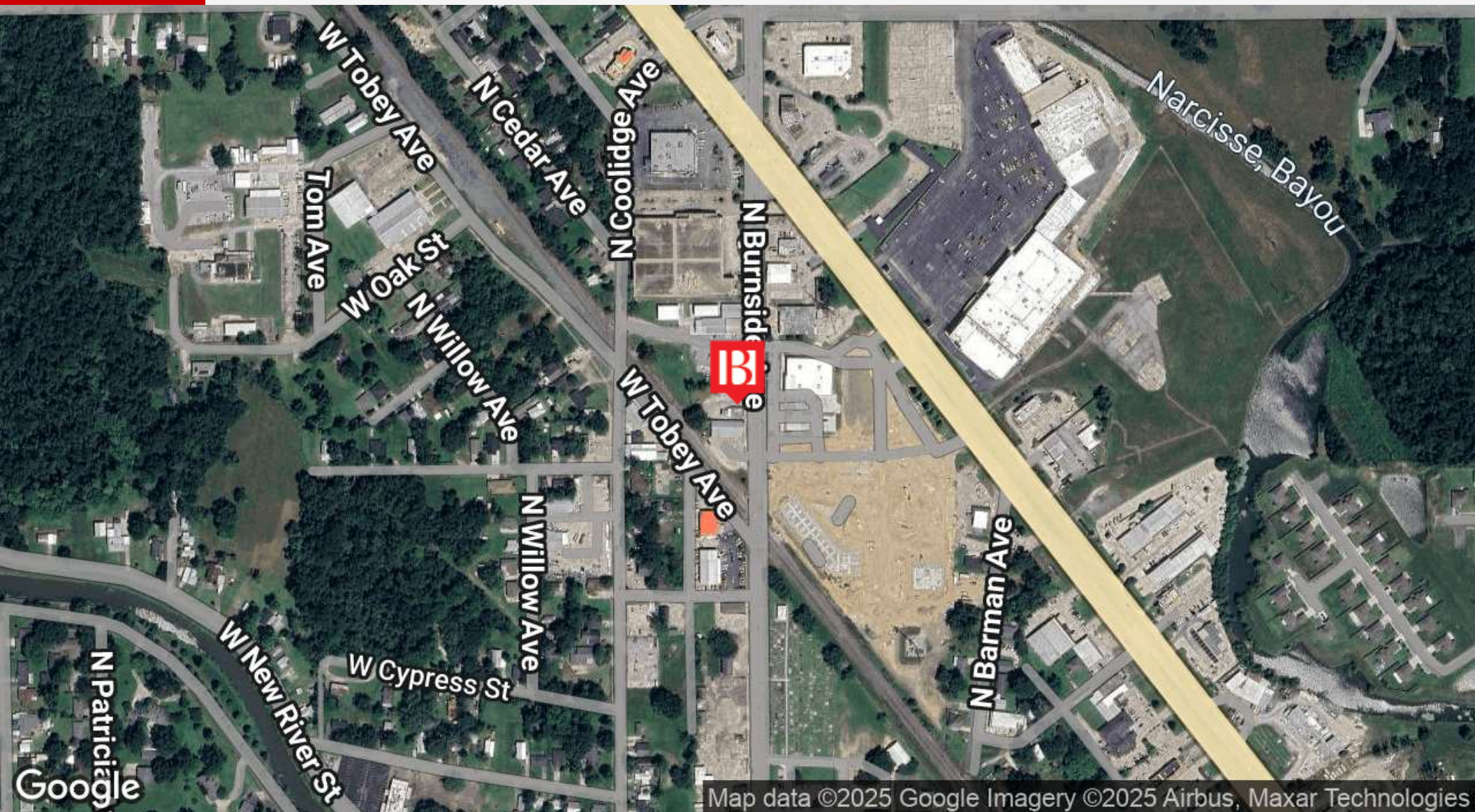
Sale Price:	\$300,000
Lot Size:	0.31 Acres
Zoning:	C-1

Demographics	1 Mile	3 Miles	5 Miles
Total Households	1,801	13,728	30,421
Total Population	4,570	35,471	83,109
Average HH Income	\$73,842	\$88,774	\$104,238



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LOCATION MAP



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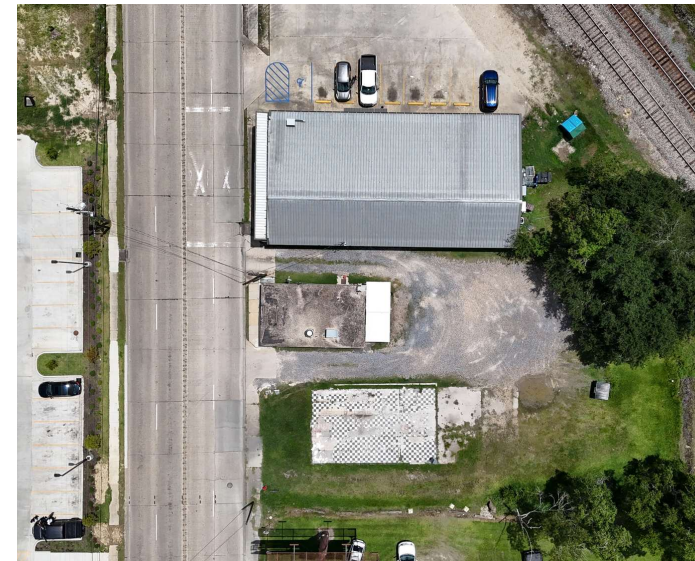
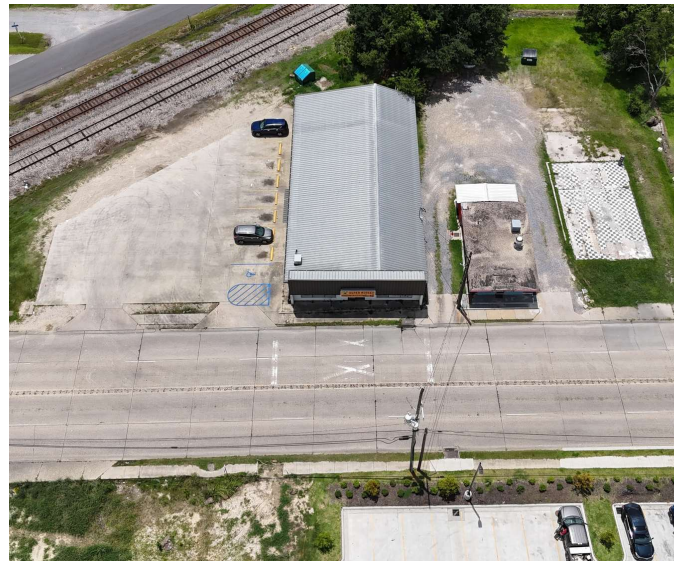
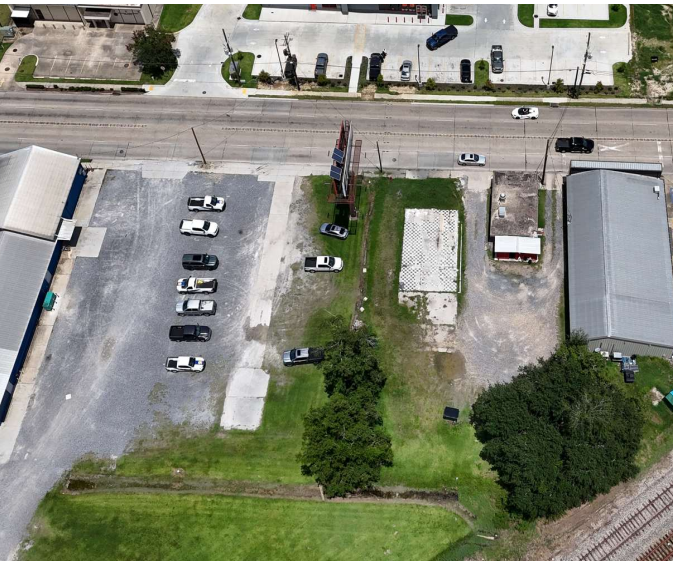
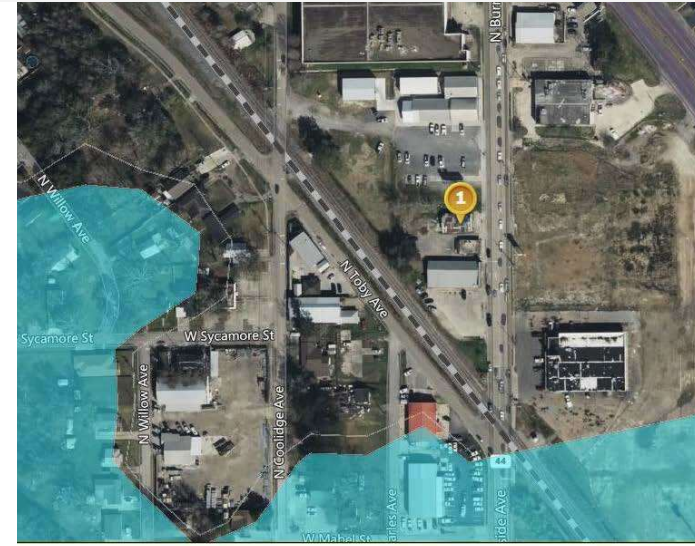
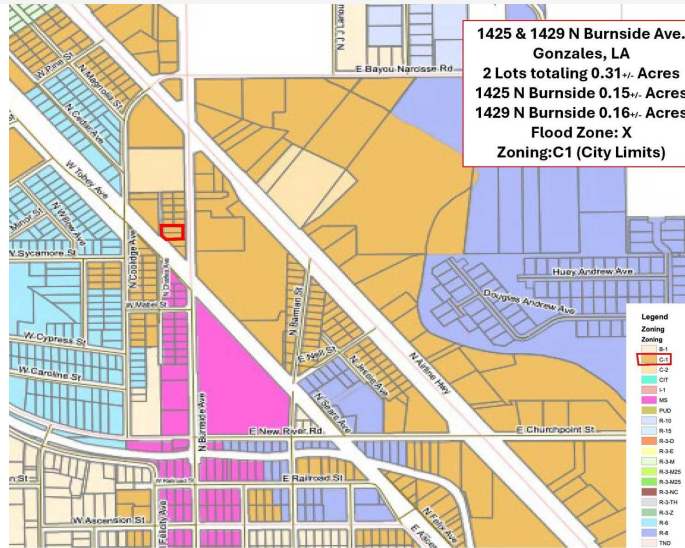
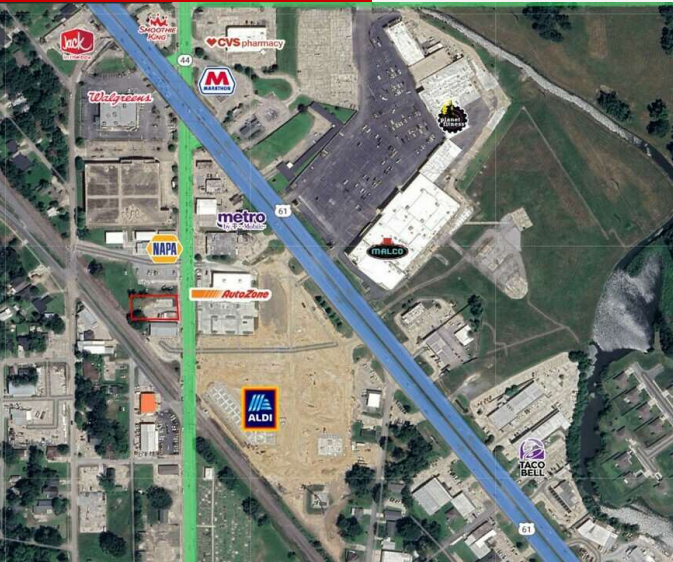
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ADDITIONAL PHOTOS



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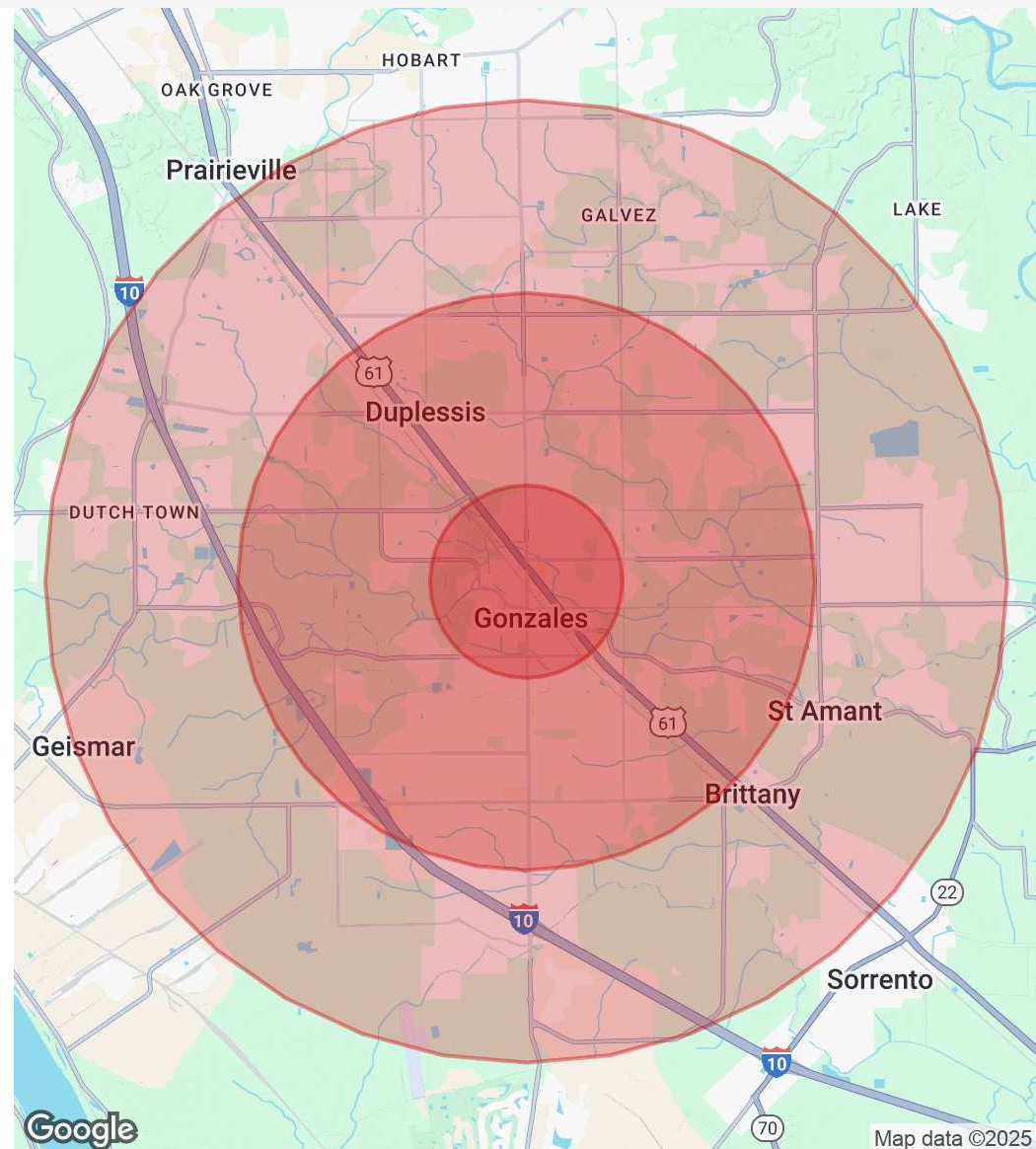
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DEMOGRAPHICS MAP & REPORT

Population	1 Mile	3 Miles	5 Miles
Total Population	4,570	35,471	83,109
Average Age	38	38	37
Average Age (Male)	37	37	36
Average Age (Female)	39	39	38

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,801	13,728	30,421
# Of Persons Per HH	2.5	2.6	2.7
Average HH Income	\$73,842	\$88,774	\$104,238
Average House Value	\$217,540	\$237,592	\$266,940

Demographics data derived from AlphaMap



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