



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

FOR SALE

1.539 ACRES ON CABELA'S PARKWAY

TBD CABELA'S PARKWAY, GONZALES, LA 70737

\$670,000

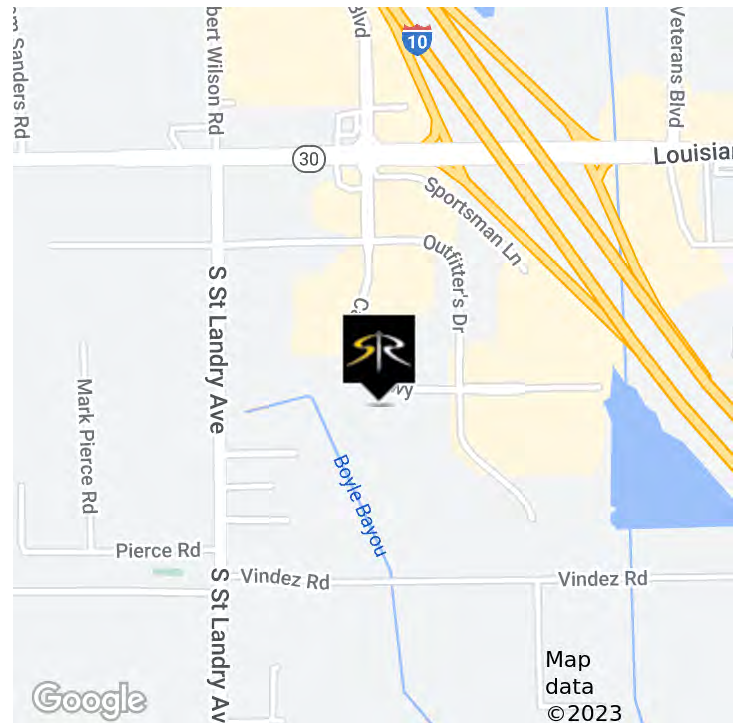


OFFERING SUMMARY

Sale Price:	\$670,000
Lot Size:	1.539 Acres

PROPERTY HIGHLIGHTS

- Commercial Land for Sale
- 250' Frontage along Cabela's Parkway
- 1.539 Acres Vacant Land
- Up to 15,000 SF Building
- Situated between Comfort Suites and Redfish Commons Shopping Center
- High Traffic Counts:
 - - 60,802 Cars per Day on I-10
 - - 8,042 Cars per Day on Hwy. 30
- Ideal for a Restaurant, QSR



LUKE GOMEZ

Commercial Sales and Leasing
(D)225.329.5498
luke@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC

5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com

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Google

Map data ©2023 Imagery ©2023, Airbus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GFO

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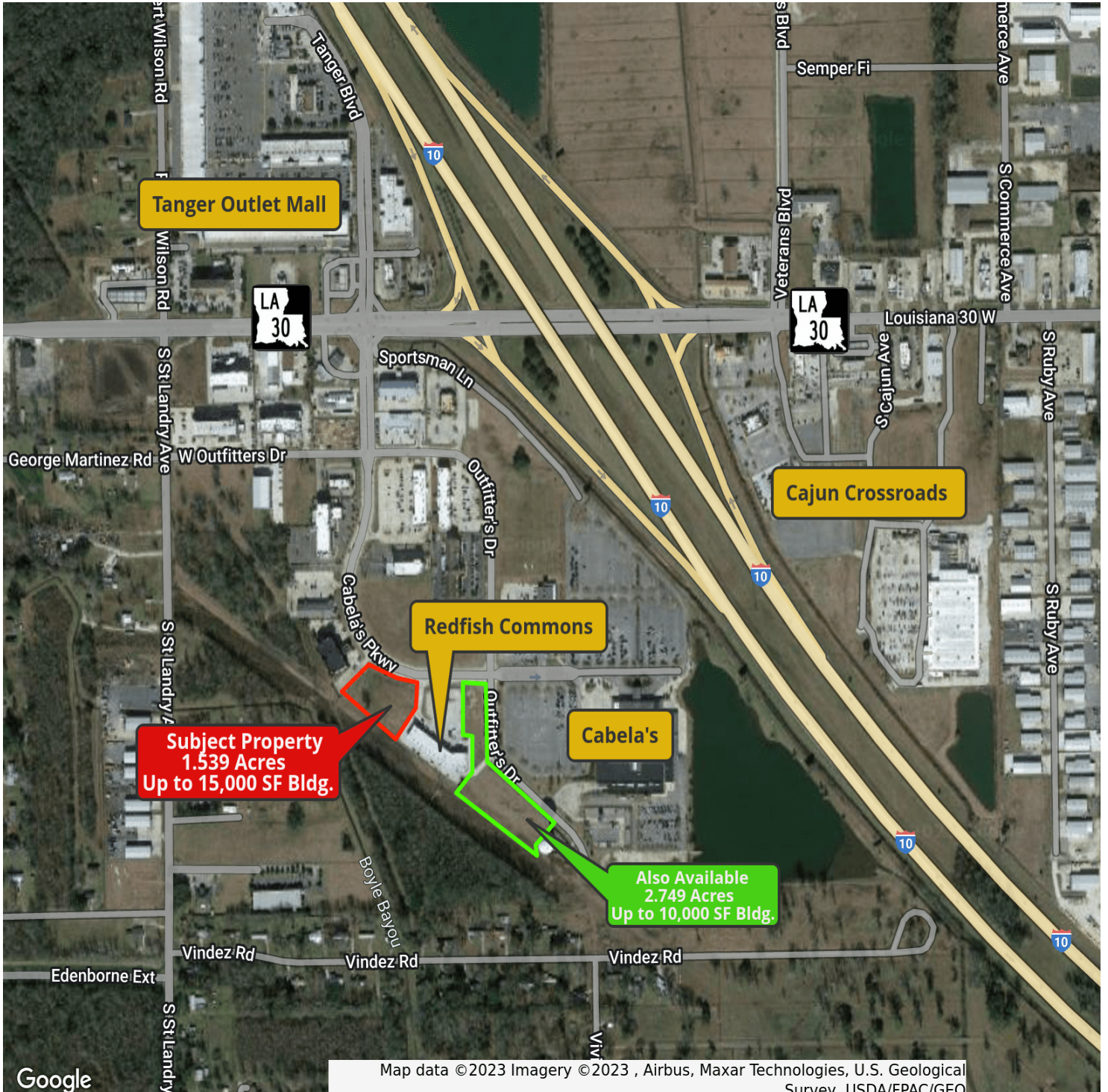
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SHOPPING CENTERS MAP

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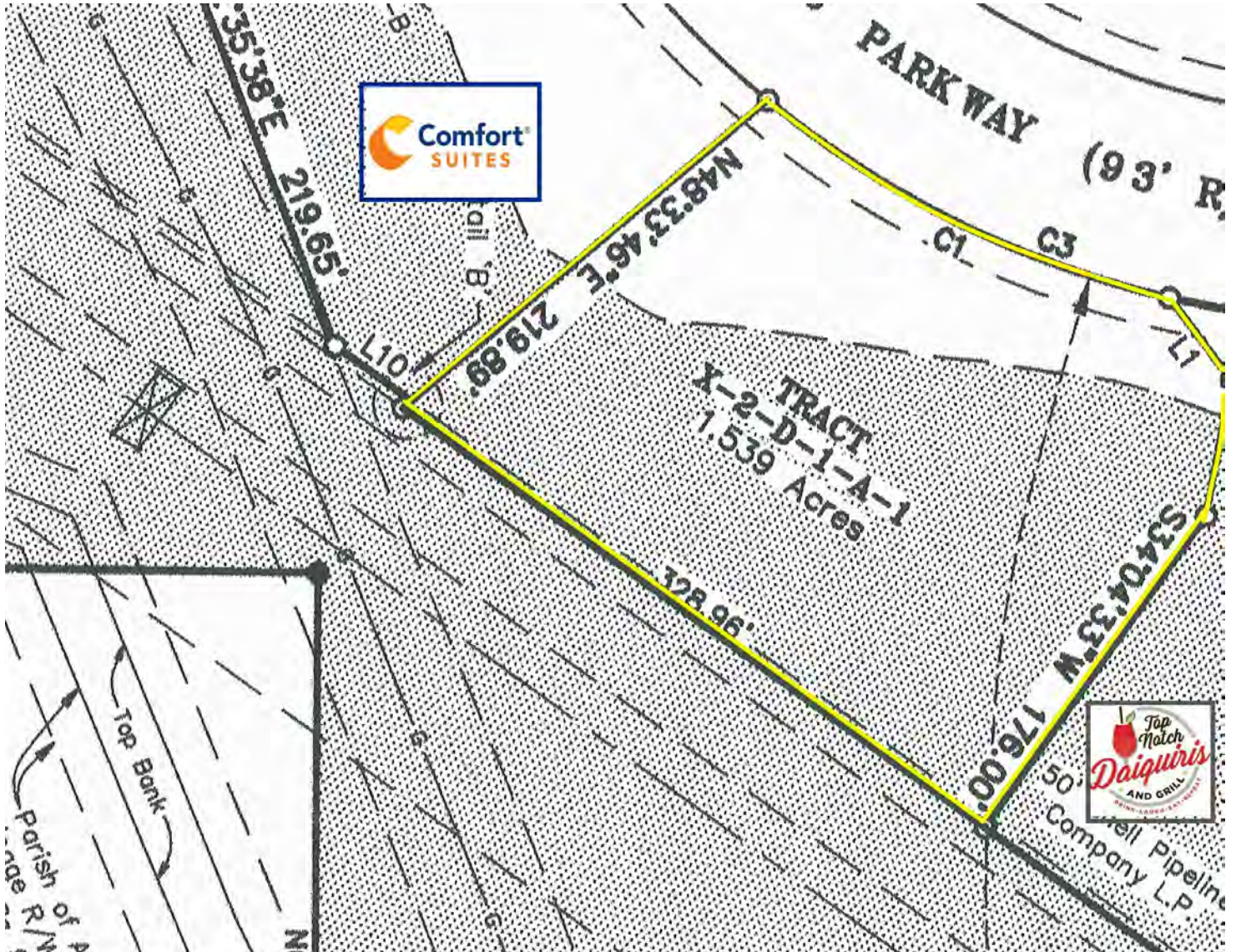
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SURVEY (CLOSE UP)

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TRAFFIC COUNT MAP

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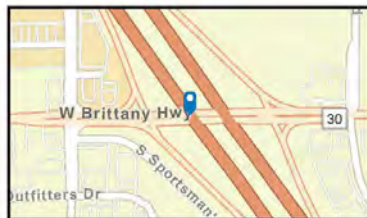
\$670,000



Traffic Count Map

LA-30 W & I-10 E, Gonzales, Louisiana, 70737
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 30.21073
Longitude: -90.94790



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2022 Kalibrate Technologies (Q3 2022).

June 13, 2023

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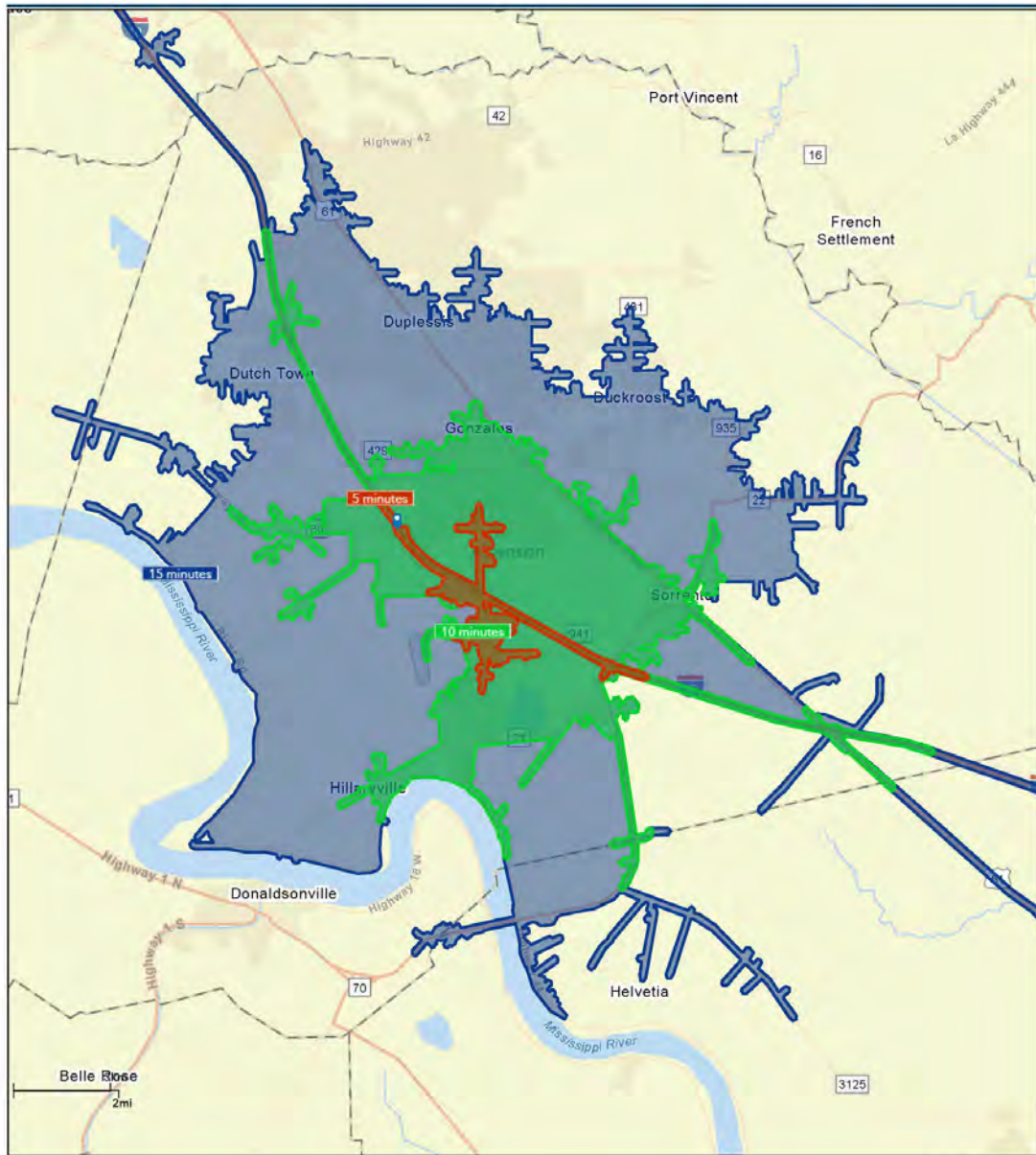
DRIVE TIME MAP: 5, 10, 15 MINUTES
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Drive Time Map: 5, 10, 15 Minutes

Hwy 30 W & I-10 E, Gonzales, LA 70737



June 12, 2023

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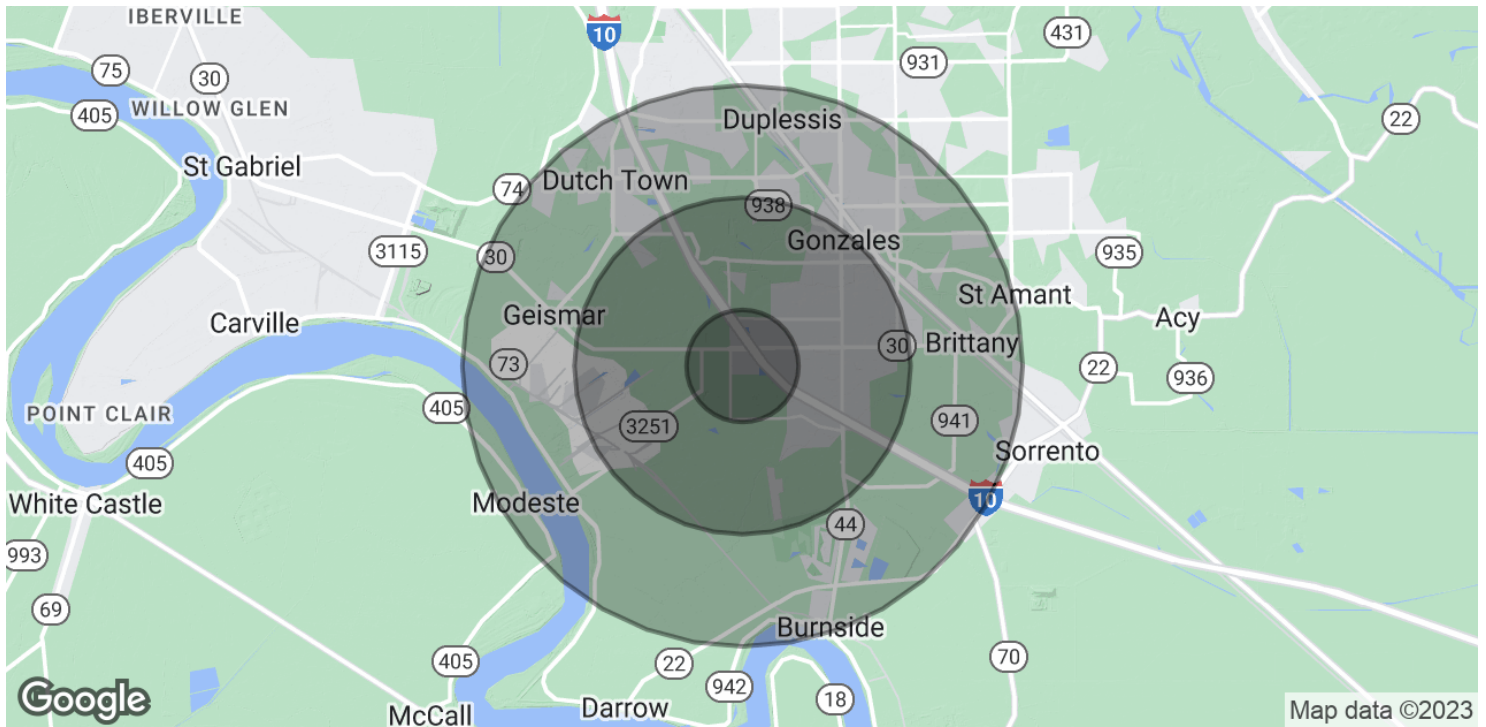


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,146	14,228	43,961
Average Age	37.6	38.1	38.0
Average Age (Male)	30.2	34.1	35.6
Average Age (Female)	44.7	40.6	40.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	420	5,746	17,005
# Of Persons Per HH	2.7	2.5	2.6
Average HH Income	\$75,568	\$63,264	\$89,372
Average House Value	\$162,573	\$179,855	\$230,536

* Demographic data derived from 2020 ACS - US Census

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