



**SAURAGE ROTENBERG™**  
COMMERCIAL REAL ESTATE

# 2.749 ACRES ADJACENT TO CABELA'S

TBD OUTFITTERS DR, GONZALES, LA 70737

FOR SALE

**\$1,100,000**



## OFFERING SUMMARY

Sale Price:	\$1,100,000
Lot Size:	2.749 Acres

## PROPERTY HIGHLIGHTS

- Commercial Land for Sale
- 600' Frontage along Outfitters Drive and Cabela's Parkway
- 2.749 Acres Vacant Land/Corner Lot
- Up to 10,000 SF Building
- 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

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**2.749 Acres  
Up to 10,000 SF Bldg.**

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# PROPOSED SITE PLAN: UP TO 10,000 SF BUILDING 2.749 ACRES ADJACENT TO CABELA'S

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RESTAURANTS MAP

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**Subject Property**  
Up to 10,000 SF Bldg.  
2.749 Acres

**Also Available**

Google

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AREA HOTELS MAP

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AREA OVERVIEW

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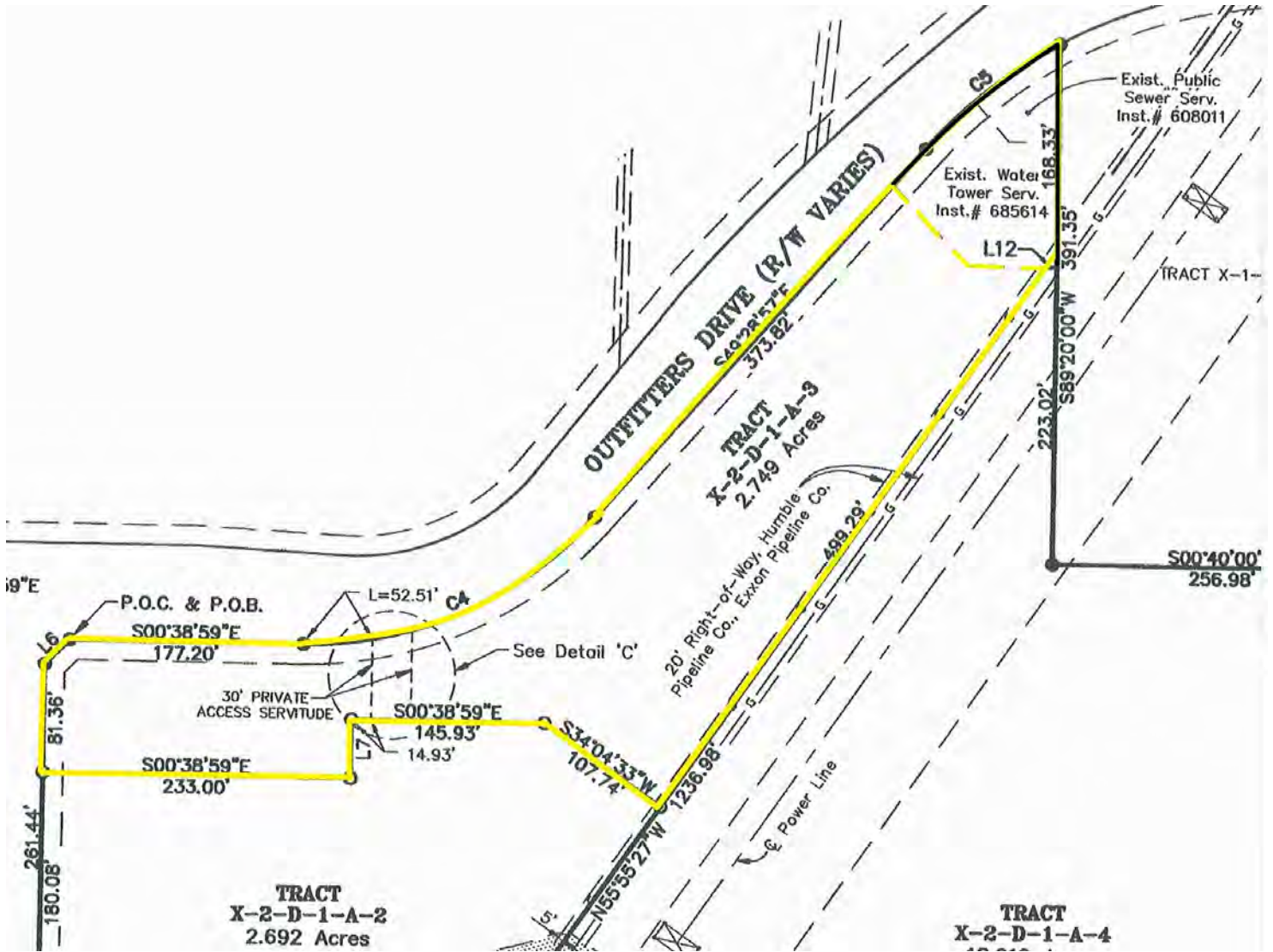
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SURVEY (CLOSE-UP)

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Survey (Close-Up)

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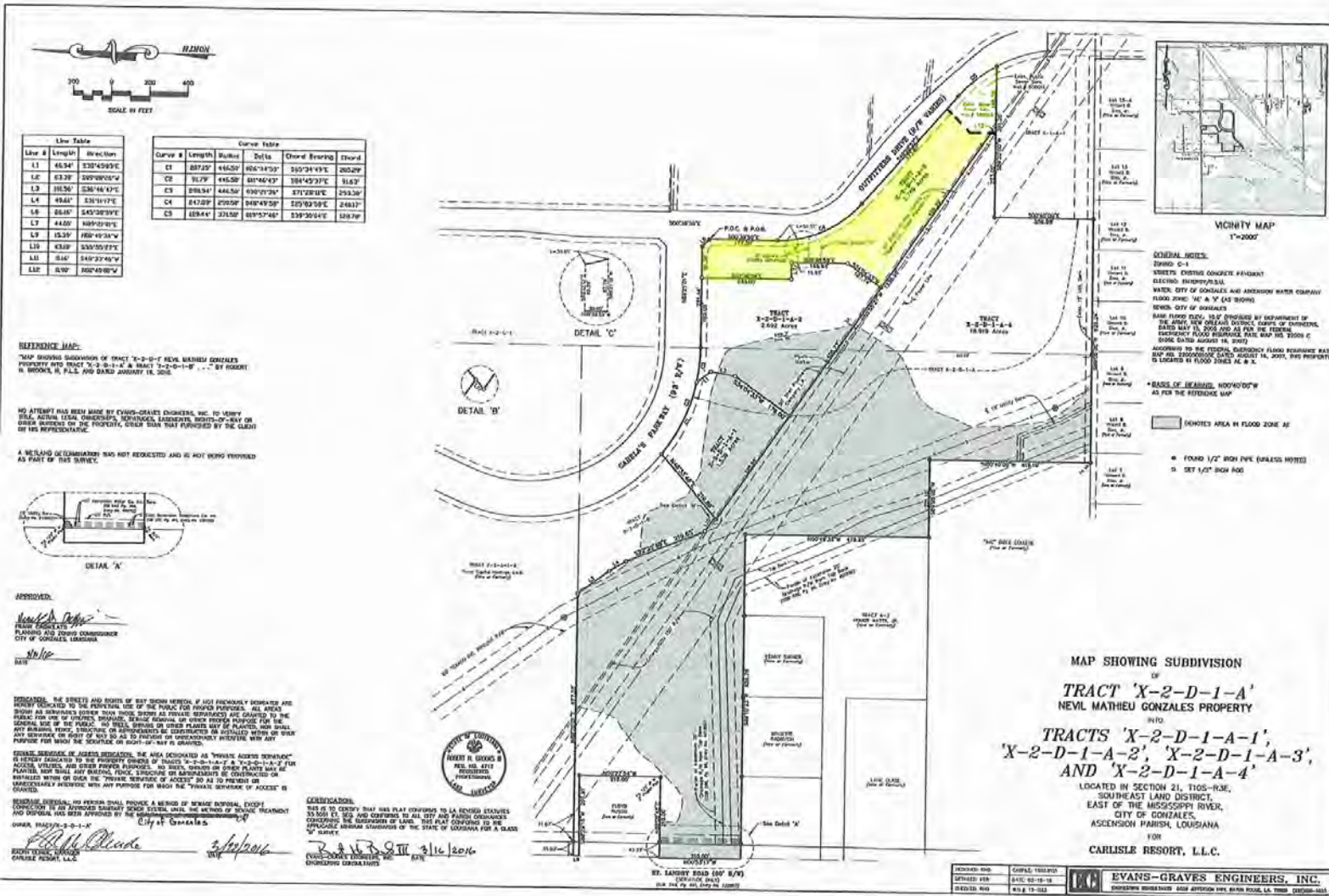
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SURVEY

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**Survey**

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# TRAFFIC COUNT MAP

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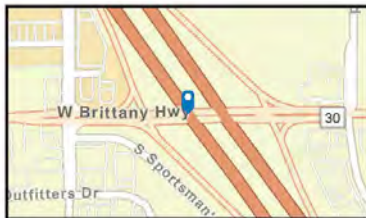
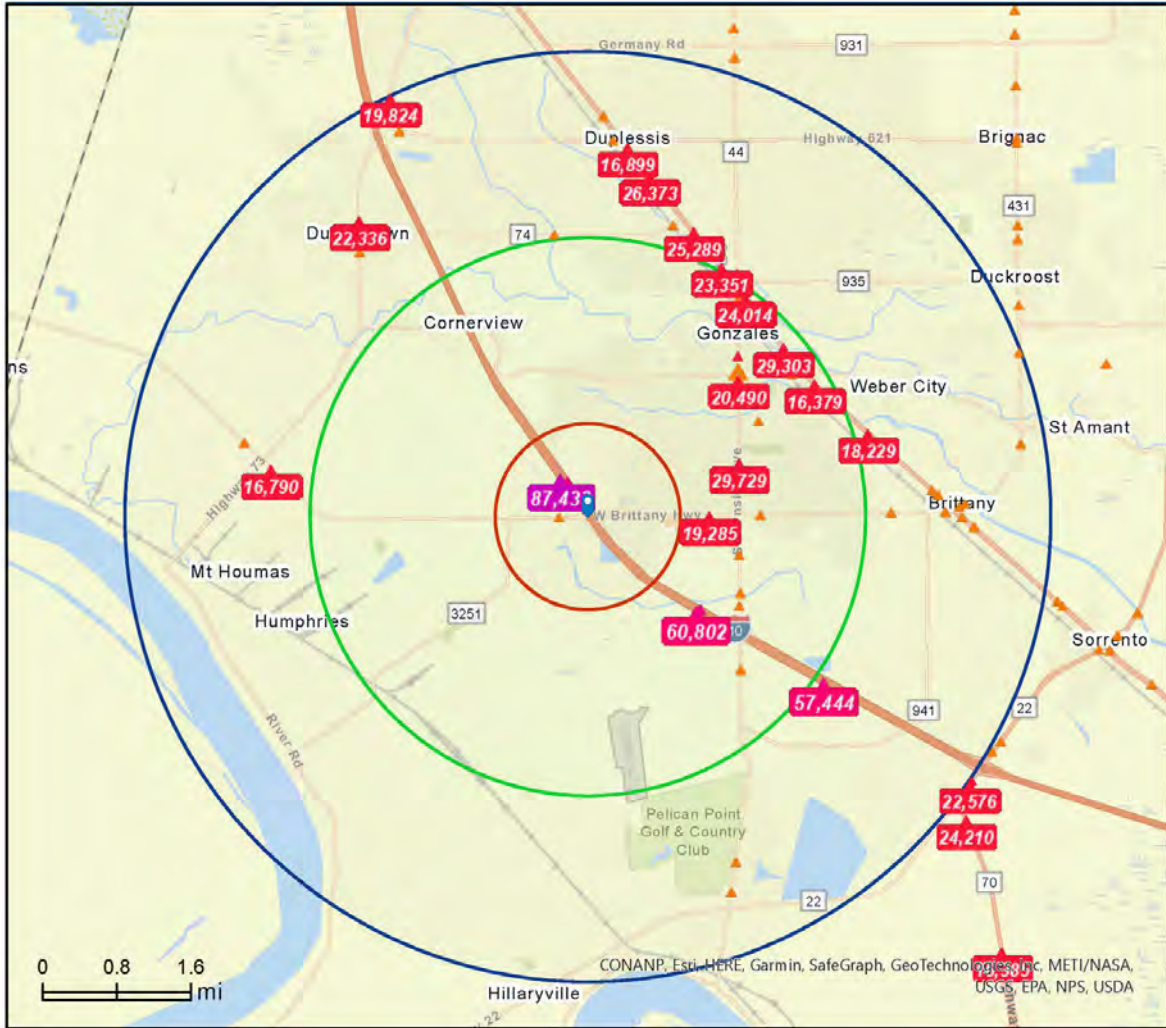
\$1,100,000



### 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: -90.94780



Source: ©2022 Kallbrate Technologies (Q3 2022).

- 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



June 12, 2023

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# DRIVE TIME MAP: 5, 10, 15 MINUTES

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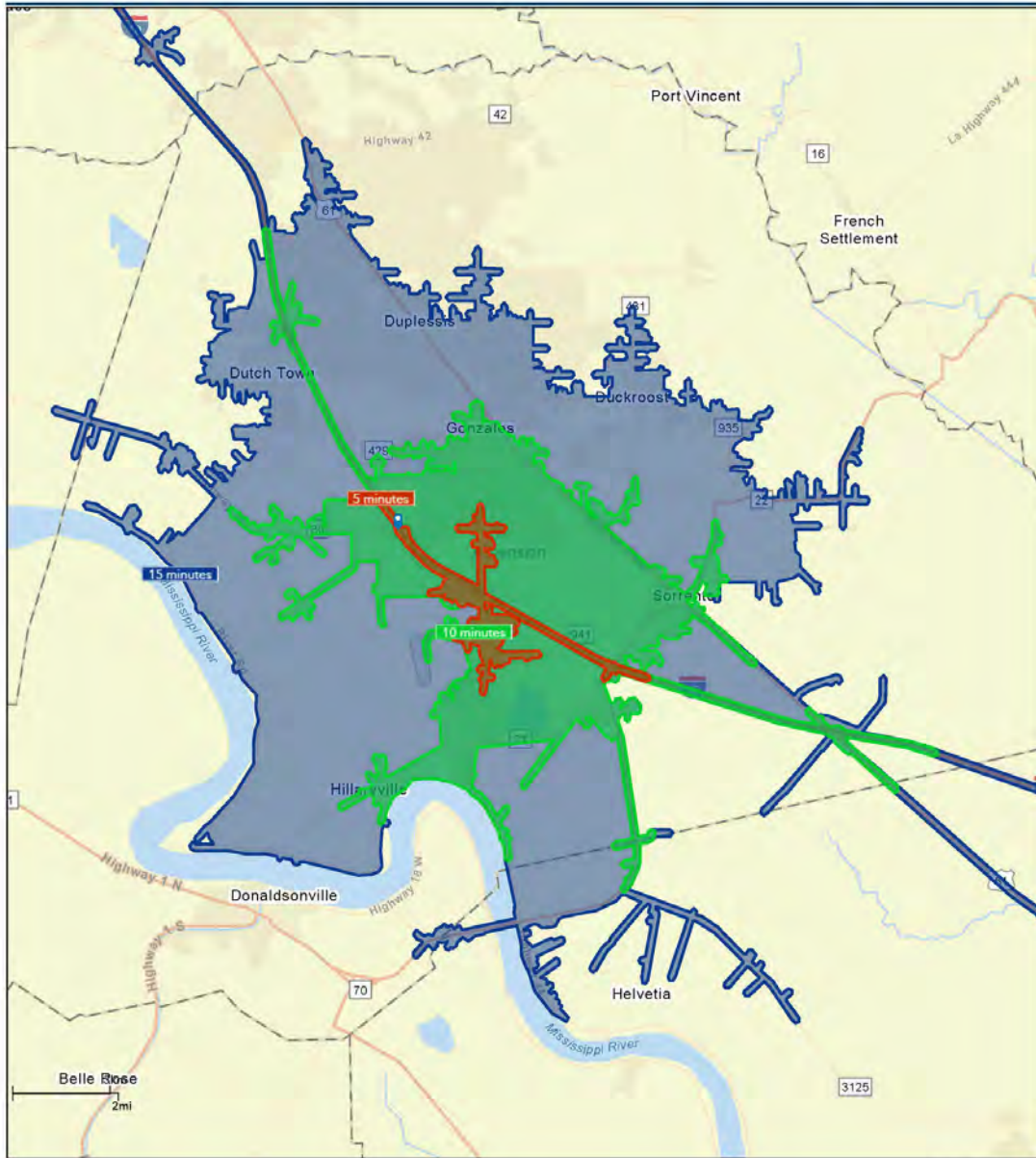
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Drive Time Map: 5, 10, 15 Minutes

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



June 12, 2023

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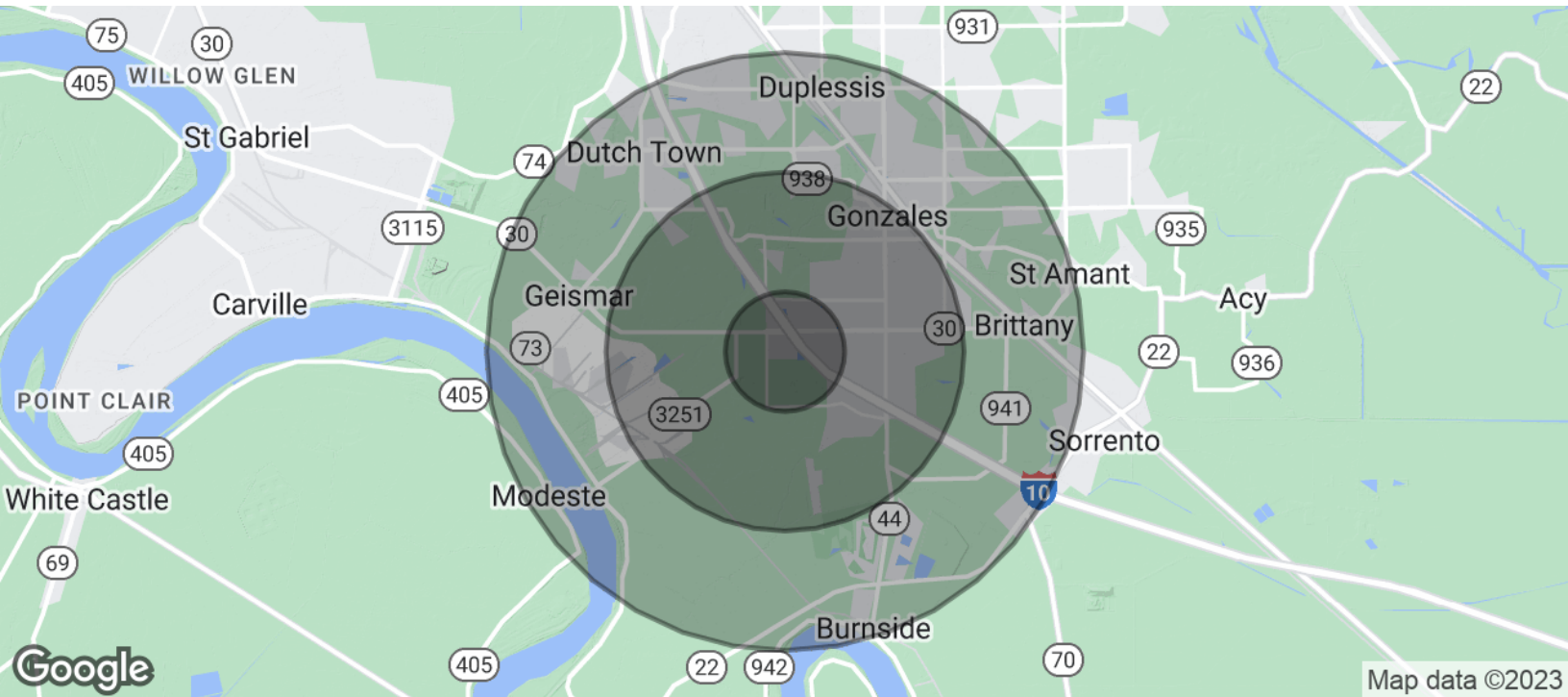
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DEMOGRAPHICS

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,239	14,421	43,870
Average Age	37.2	38.3	38.0
Average Age (Male)	30.4	34.2	35.6
Average Age (Female)	44.0	40.7	40.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	459	5,835	17,008
# Of Persons Per HH	2.7	2.5	2.6
Average HH Income	\$73,855	\$63,414	\$88,828
Average House Value	\$160,388	\$180,355	\$229,334

\* Demographic data derived from 2020 ACS - US Census

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