



# AVAILABLE FOR SALE

---

**Cade Bogan**

225.333.9807  
cbogan@beaubox.com

**Andy Batson**

225.229.4919  
abatson@beaubox.com

HIGHWAY 44  
GONZALES, LA 70737



5500 Bankers Avenue, Baton Rouge, LA 70808  
tel: 225.237.3343

# Vacant Land - 3 Acres

## Highway 44 Gonzales, LA 70737

### COMPLETE HIGHLIGHTS



### Location Information

Street Address	Highway 44
City, State, Zip	Gonzales, LA 70737
County	Ascension
Market	Baton Rouge MSA

### Property Highlights

- Sale Price: \$2,000,000 (\$15.30/SF)
- 3 acres of land
- 400' of frontage on Highway 44
- Less than a mile South of Interstate 10
- 163 residential lots in the Oak Lake Subdivision (DR Horton), located adjacent to the Subject Property.
- Conway Plantation, a mixed-use development, will consist of approximately 950 residences. Currently being developed. Located directly across the street from the Subject Property.
- Pelican Point Golf & Country Club, an 800 acre, 989 lot subdivision community located less than a mile south of the Subject Property.
- Riverton Subdivision, a 780-home development currently under construction, located less than 3 miles southwest of the Subject Property.
- Subject property is located in a fast growing area of ascension parish. Located on Hwy 44 0.8 miles south of I-10 in immediate vicinity of large residential and mixed use developments. This site has a multitude of uses - medical office, retail and etc.

**Cade Bogan**  
225.333.9807  
cbogan@beaubox.com

**Andy Batson**  
225.229.4919  
abatson@beaubox.com

Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. 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 age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate. 5500 Bankers Avenue, Baton Rouge, LA 70808 | 225-237-3343. | October 13, 2025



# Vacant Land - 3 Acres Highway 44 Gonzales, LA 70737

AERIAL



**Cade Bogan**

225.333.9807

cbogan@beaubox.com

**Andy Batson**

225.229.4919

abatson@beaubox.com

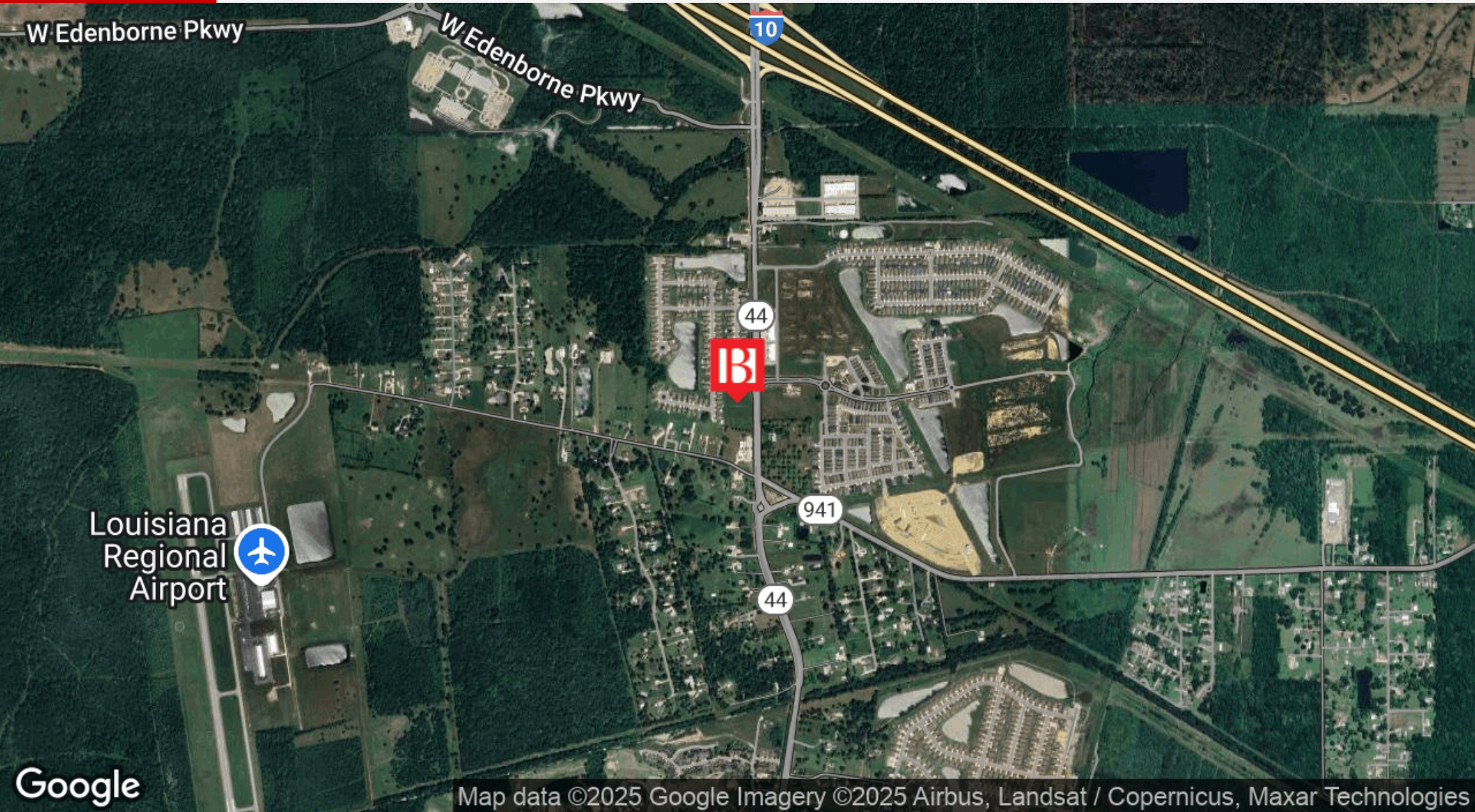
Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate. 5500 Bankers Avenue, Baton Rouge, LA 70808 | 225-237-3343. | October 13, 2025



# Vacant Land - 3 Acres

## Highway 44 Gonzales, LA 70737

LOCATION MAPS



**Cade Bogan**  
225.333.9807  
cbogan@beaubox.com

**Andy Batson**  
225.229.4919  
abatson@beaubox.com

Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. 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 age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate. 5500 Bankers Avenue, Baton Rouge, LA 70808 | 225-237-3343. | October 13, 2025



# Vacant Land - 3 Acres

## Highway 44 Gonzales, LA 70737

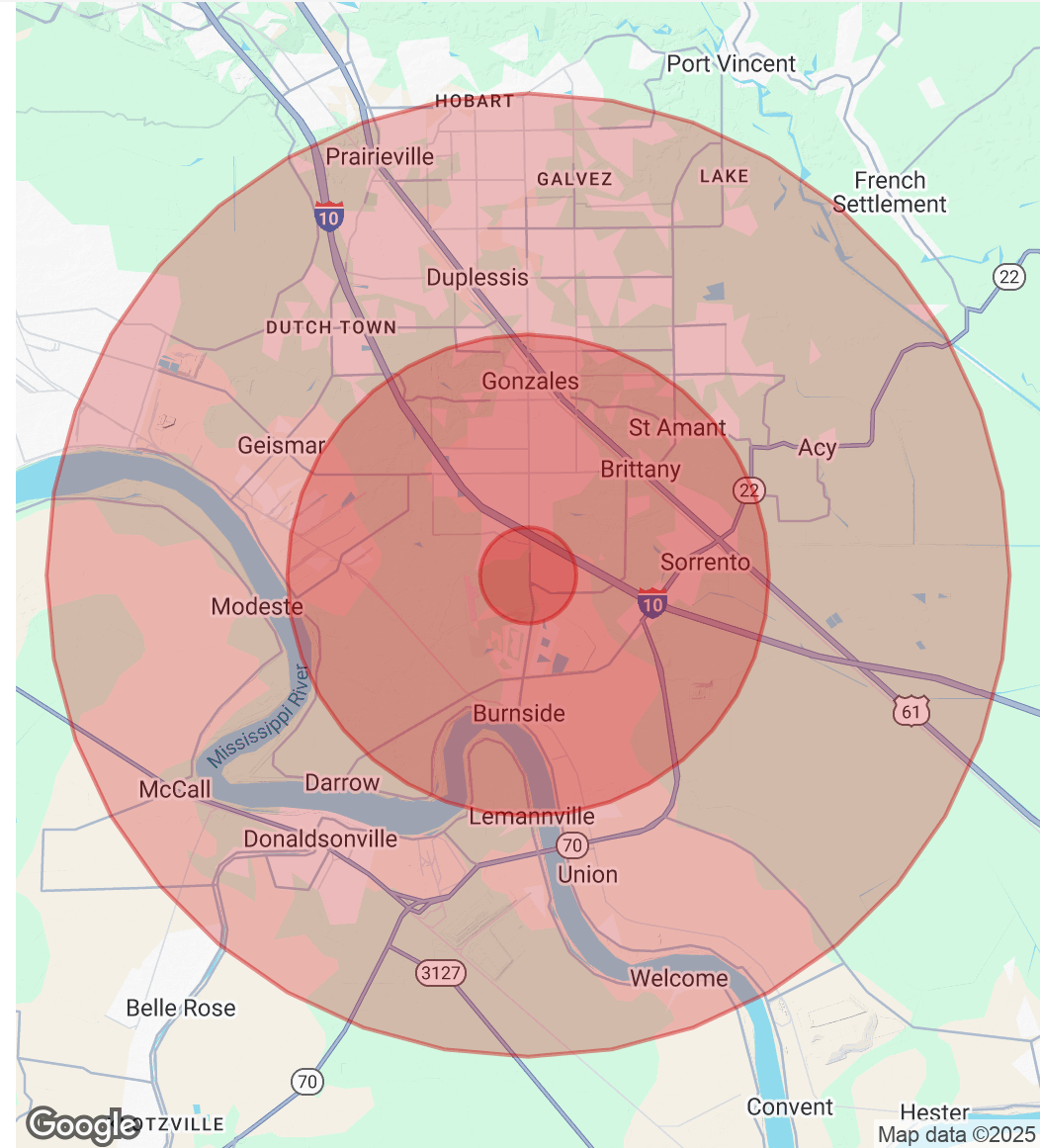
### DEMOGRAPHICS MAP & REPORT

Population	1 Mile	5 Miles	10 Miles
Total Population	3,001	48,477	117,895
Average Age	34.3	34.0	34.4
Average Age (Male)	32.1	32.2	33.0
Average Age (Female)	37.3	35.9	35.8

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	1,109	17,283	41,363
# Of Persons Per HH	2.7	2.8	2.9
Average HH Income	\$62,596	\$71,643	\$79,116
Average House Value	\$156,503	\$162,601	\$175,982

\* Demographic data derived from 2020 ACS - US Census



**Cade Bogan**  
 225.333.9807  
 cbogan@beaubox.com

**Andy Batson**  
 225.229.4919  
 abatson@beaubox.com

Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. 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 age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate. 5500 Bankers Avenue, Baton Rouge, LA 70808 | 225-237-3343. | October 13, 2025

