



# THREE-CORNER COMMERCIAL PARCEL ON AIRLINE HWY

13322 AIRLINE HWY GONZALES, LA 70737



OFFERED: FOR SALE

## SALE PRICE: \$775,000 (\$11.19/SF)

### ±1.59 ACRES | ±69,260 SF

- ±540 ft of frontage along Airline Hwy
- ±27,374 annual average daily traffic on Airline Hwy/Black Bayou Ext corner
- Small surface lot, a garage, and two ingress/egress points
- Zoned MU for Mixed Use

**CONTACT:**

CADE MCNABB  
985.991.0580

800.895.9329 | <https://elifinrealty.com> | June 2026

640 Main St, Suite A, Baton Rouge, LA 70801  
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 age are approximate. Interested parties must verify the information and bears all risk for any inaccuracies.

# OFFERING SUMMARY



## PROPERTY SUMMARY

- Now for sale, 13322 Airline Hwy offers  $\pm 1.59$  acres of land with approximately  $\pm 540$  ft of frontage along Airline Hwy.
- Positioned on a three-corner site, the property benefits from strong visibility at the Airline Hwy and Black Bayou Ext intersection, which sees approximately  $\pm 27,374$  annual average daily traffic.
- The property includes existing improvements such as a small surface lot, a garage, and two ingress/egress points.
- Nearby retailers include Supreme Chevrolet, Ascension Honda, and Lightspeed Motorsports, placing the site within an active commercial corridor.
- Zoned MU for Mixed Use.

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# PROPERTY INFORMATION



## LOCATION INFORMATION

Street Address	13322 Airline Hwy
City, State, Zip	Gonzales, LA 70737
County	Ascension Parish
Market	LA - Baton Rouge MSA
Township	09S
Range	03E
Section	017
Side Of The Street	Northeast
Road Type	Highway
Nearest Highway	Airline Hwy - US 61
Nearest Airport	Baton Rouge Metropolitan - BTR

## PROPERTY INFORMATION

Property Type	Land
Property Subtype	Industrial
Zoning	MU - Mixed Use
Lot Size	±1.59 Acres
APN #	03576-000
Lot Frontage	±540 ft
Lot Depth (Parent Rd)	±423 ft
Corner Property	Yes

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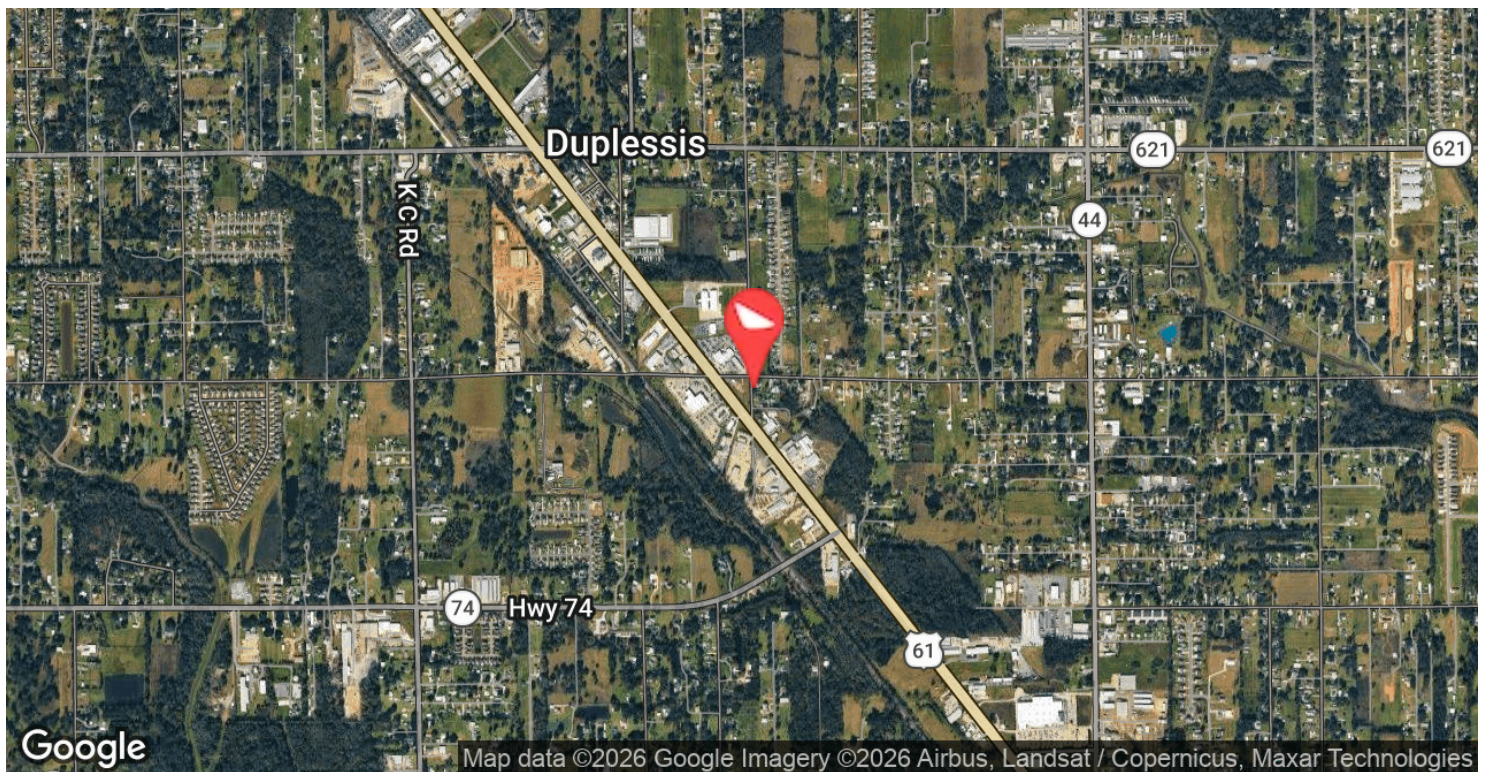
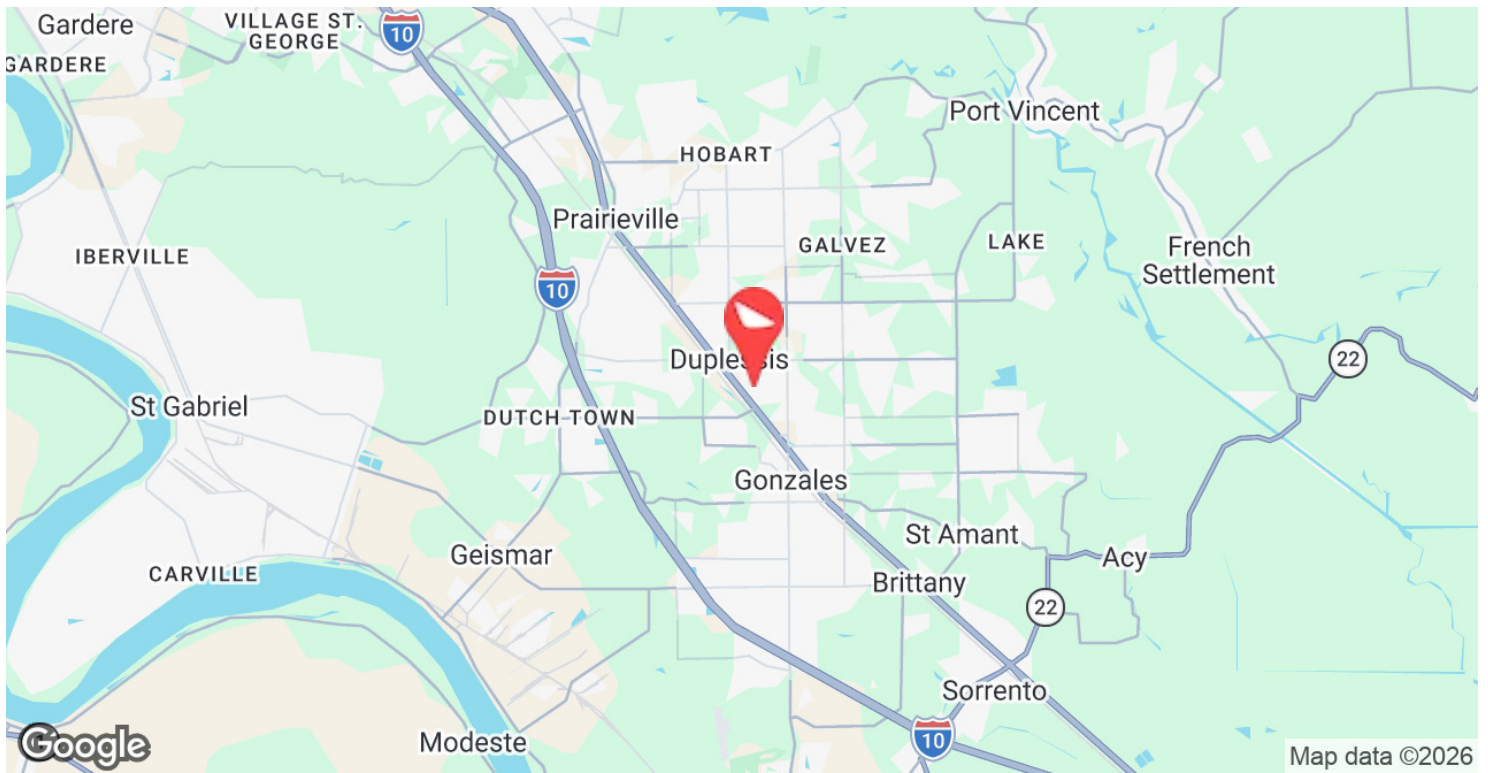
# AERIAL PHOTOS



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# LOCATION MAPS



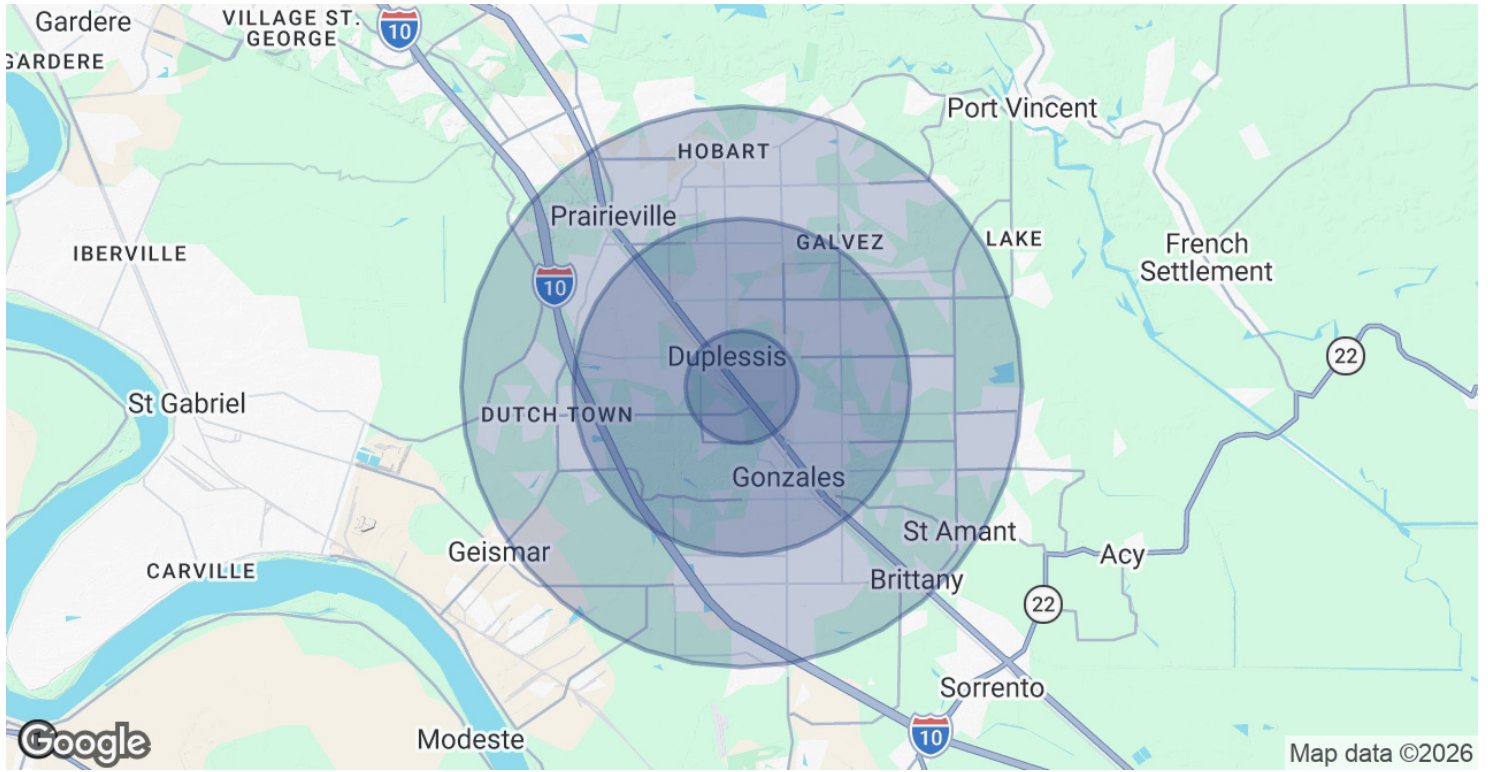
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# DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,921	38,324	84,946
Average Age	35.0	38.2	37.6
Average Age (Male)	35.4	37.3	36.9
Average Age (Female)	36.1	38.9	38.0

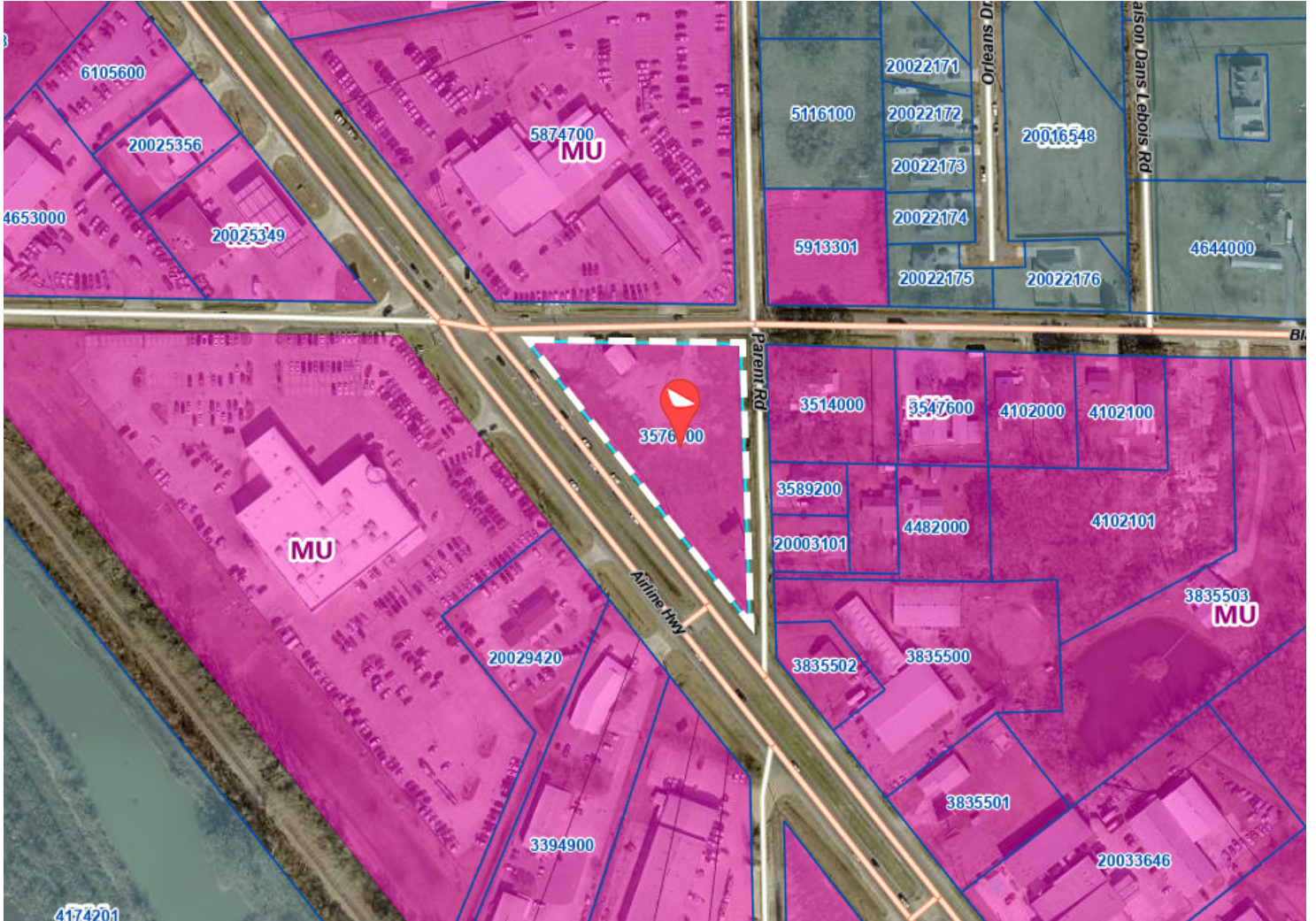
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,605	14,769	31,264
# of Persons per HH	2.4	2.6	2.7
Average HH Income	\$91,878	\$99,668	\$113,159
Average House Value	\$255,456	\$276,837	\$282,471

2023 American Community Survey (ACS)

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# ZONING MAP



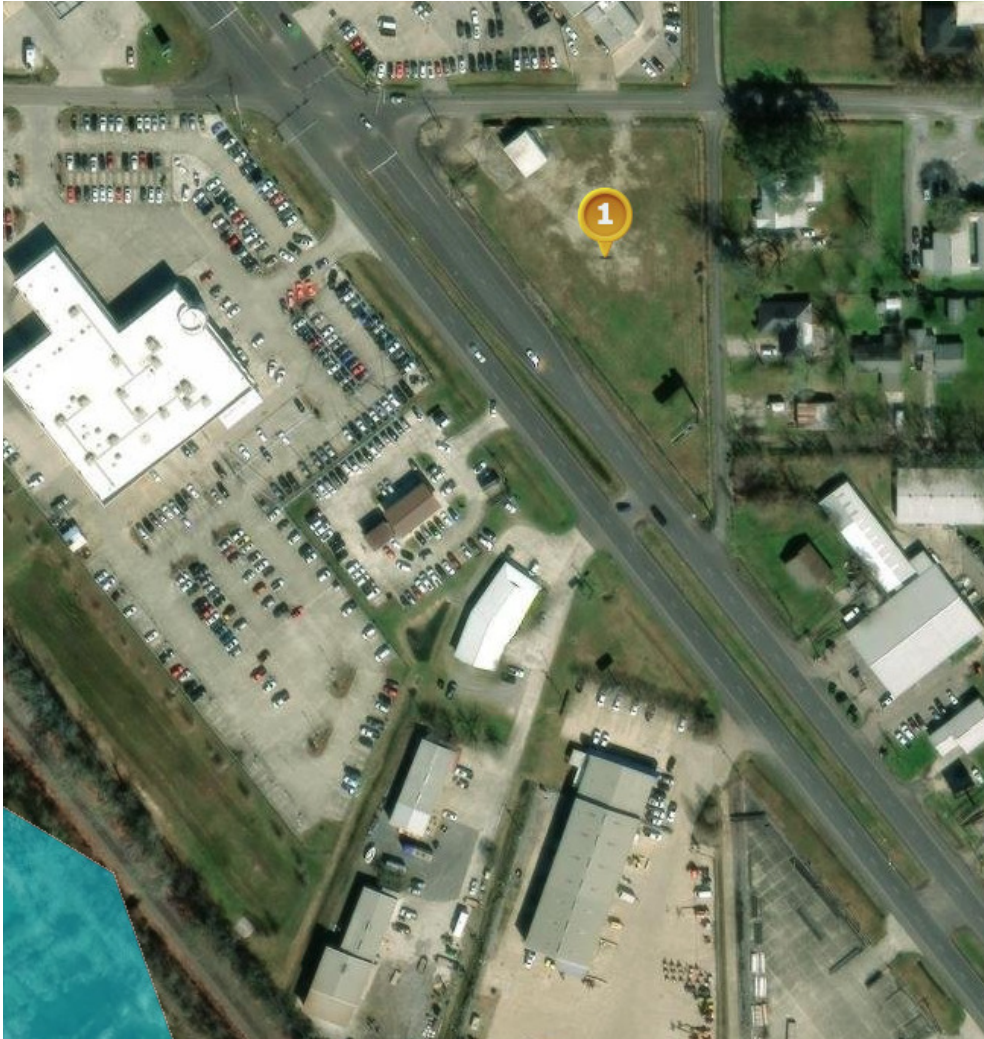
## MU - MIXED USE

Source: The municipality in which the property is located

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# FLOOD ZONE MAP



**Pt. 1 (30.2617, -90.9341)** ⬆

Community: Ascension Parish\*

Effective FIRM (Effective: 8/16/2007)  
Flood Zone: X-AREA WITH REDUCED FLOOD RISK DUE TO LEVEE  
FIRM Panel ID: 22005C0045E  
FIRM Panel Date: 8/16/2007

Ground Elevation<sup>1</sup>: USGS Service Not Responding

[Community Info](#) [What Does This Mean?](#)

[Clear Points](#)

**FLOOD ZONE: X-AREA WITH REDUCED FLOOD RISK DUE TO LEVEE**

Source: [maps.lsuagcenter.com/floodmaps](https://maps.lsuagcenter.com/floodmaps)

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