



# PRIME ±2.17 ACRE CORNER DEVELOPMENT LOT ON AIRLINE HWY

14390 AIRLINE HWY GONZALES, LA 70737



## OFFERED: FOR SALE

# SALE PRICE: \$1,285,000

## 2.17 ACRES

- ±626.30 ft of frontage along Airline Hwy – ±20,671 daily traffic
- Strategically located just ±0.4 mile south of rapidly growing development
- Existing temporary structure can be utilized as a small office

**CONTACT:**

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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 available for sale, this ±2.17-acre corner lot at 14390 Airline Hwy offers a standout opportunity for development.
- Strategically positioned just ±0.4 mile south of Duplessis Rd, the property boasts ±626.30 ft of frontage, capturing the attention of ±20,671 vehicles daily.
- Between Prairieville and Gonzales, this area is rich with retail growth, featuring major players like Rouses, Walmart, Ochsner Health, and popular eateries such as McDonald's, Starbucks, and Walk-On's. The area is also bustling with industrial development.
- The existing temporary structure could serve as a small office, enhancing the lot's utility without significant initial construction.
- The property is zoned MU, allowing multiple potential uses.
- This parcel is ideal for a range of uses, thanks to its high visibility and proximity to new development.

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# PROPERTY INFORMATION



## LOCATION INFORMATION

Street Address	14390 Airline Hwy
City, State, Zip	Gonzales, LA 70737
County	Ascension Parish
Market	LA - Baton Rouge MSA
Subdivision	8.4 VLC
Nearest Intersection	Airline Hwy at Cambre Rd
Location Description	Lot Z L
Township	9S
Range	3E
Section	7
Side Of The Street	East
Road Type	Paved
Nearest Highway	Hwy 61 (Airline Hwy)
Nearest Airport	Baton Rouge Metropolitan Airport (BTR)

## PROPERTY INFORMATION

Property Type	Land
Zoning	MU
Lot Size	±2.17 Acres
APN #	5484800
Lot Frontage	±626.3 ft
Lot Depth	±379.27 ft
Corner Property	Yes
Traffic Count	±20,671
Traffic Count Street	Airline Hwy

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# ADDITIONAL PHOTOS



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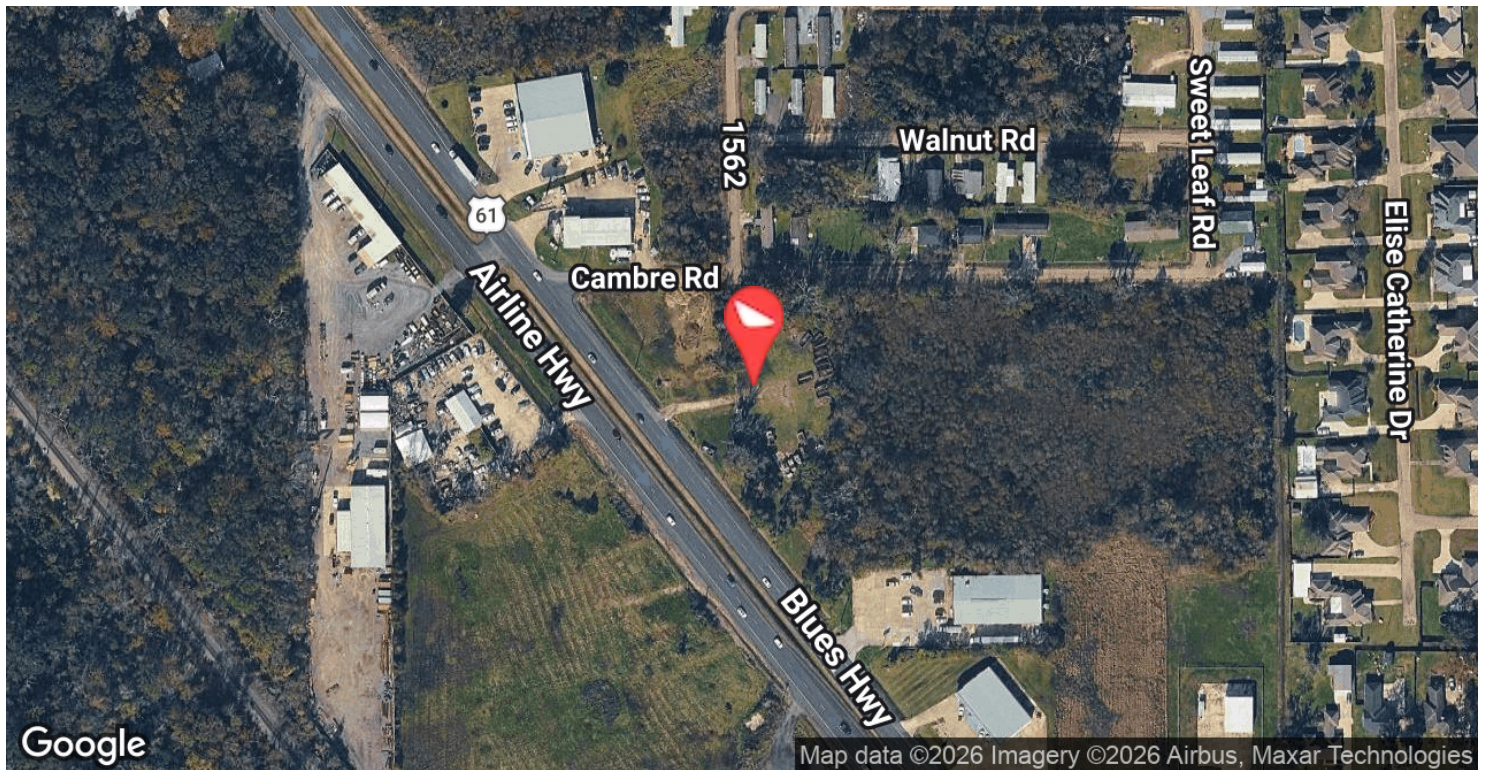
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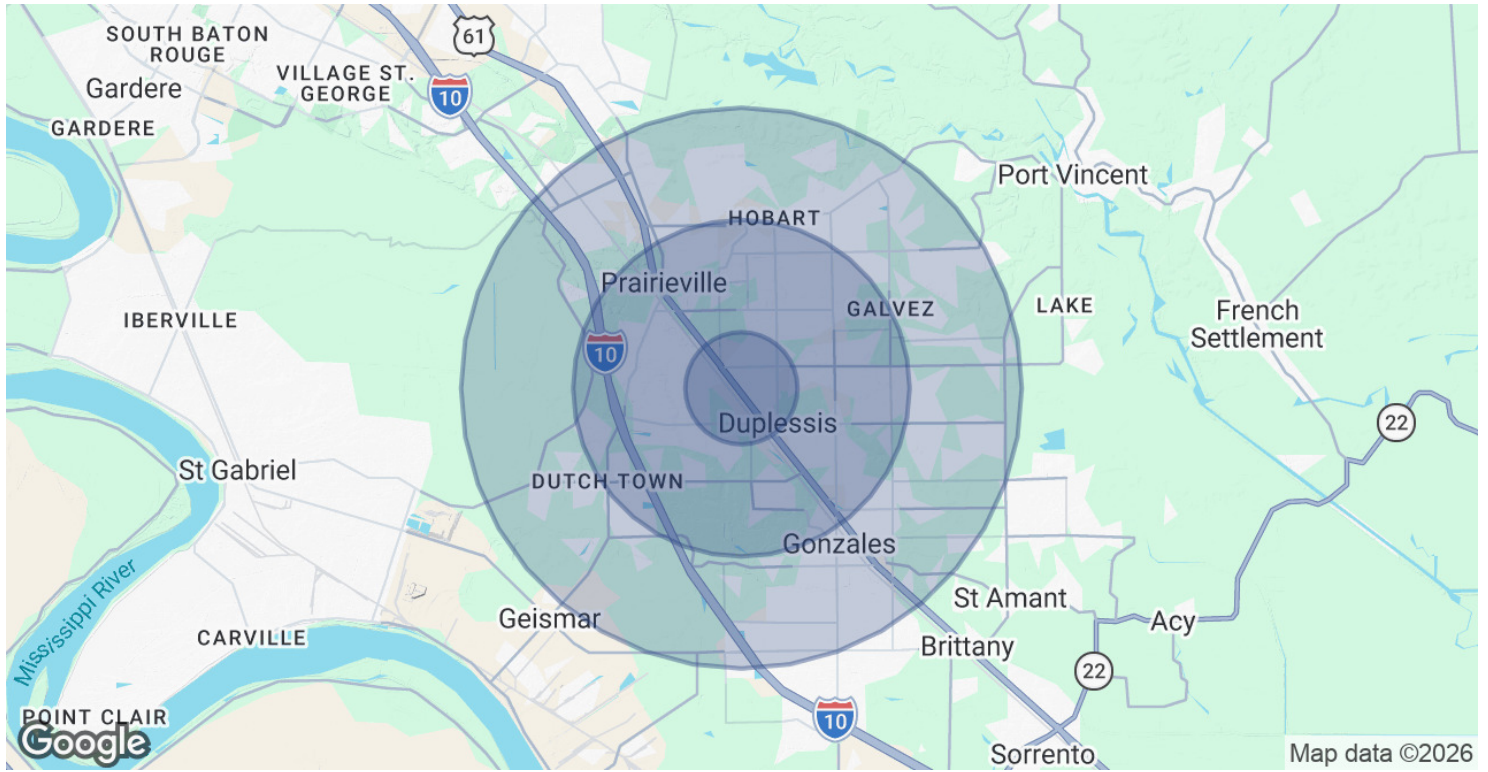
# LOCATION MAP



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# DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,880	44,307	95,202
Average Age	36	37	37
Average Age (Male)	35	36	36
Average Age (Female)	36	37	38

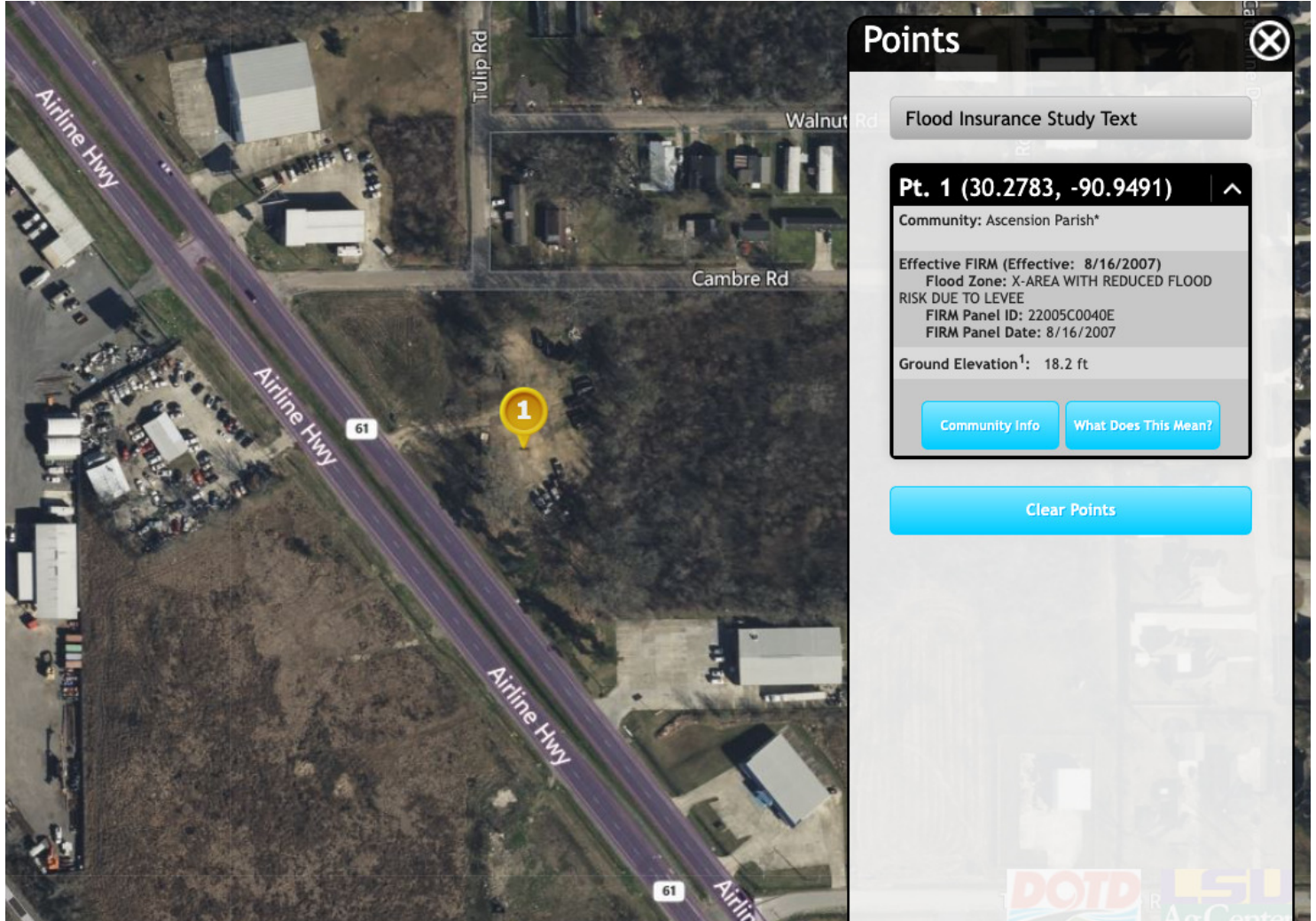
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,171	15,842	34,213
# of Persons per HH	2.7	2.8	2.8
Average HH Income	\$99,174	\$115,729	\$112,389
Average House Value	\$257,597	\$288,905	\$288,892

2020 American Community Survey (ACS)

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# FLOOD ZONE MAP



## FLOOD ZONE X

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

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