



# SOFT-CORNER DEVELOPMENT SITE ON HWY 44

40534 OLD HICKORY AVE GONZALES, LA 70737



OFFERED: FOR SALE

**SALE PRICE: \$210,000 (\$7.3/SF)**

**±0.66 ACRES**

- Soft-corner position at Old Hickory Ave & N Burnside (Hwy-44)
- ±11,808 daily traffic, near established commercial activity
- ±200 feet of frontage on Hwy-44
- MU-2 (Mixed Use 2) zoning allowing mixed-use development

**CONTACT:**

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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, 40534 Old Hickory Ave is a ±0.66-acre land tract located at the soft corner of Old Hickory Ave and Hwy 44 (N Burnside Ave).
- Zoned MU-2 (Mixed Use 2), the property supports a range of mixed-use development options. The semi-stabilized site features approximately ±200 feet of frontage along Hwy 44 and benefits from a strong traffic count of ±11,808 vehicles daily along this primary Gonzales corridor.
- Positioned directly on N Burnside Ave, the tract offers immediate roadway exposure and access at a signalized commercial intersection.
- This lot presents well-located mixed-use development opportunity with frontage, traffic, and corridor presence.

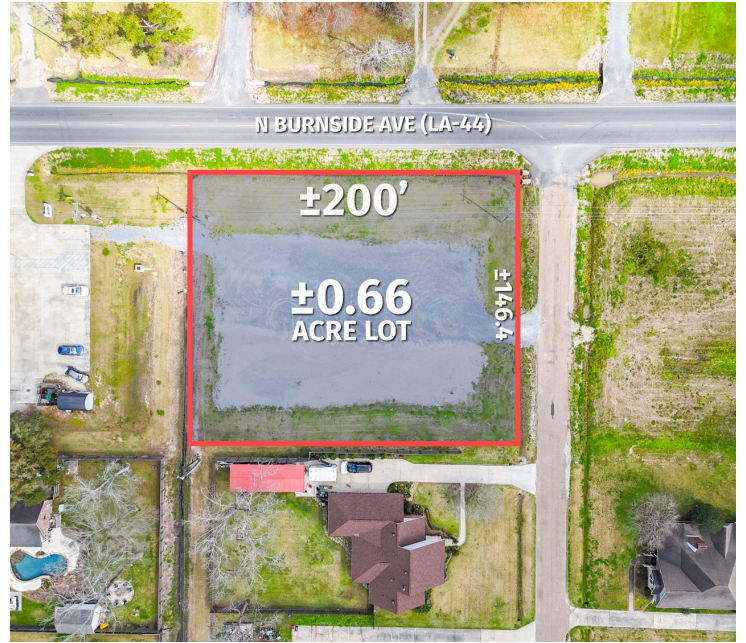
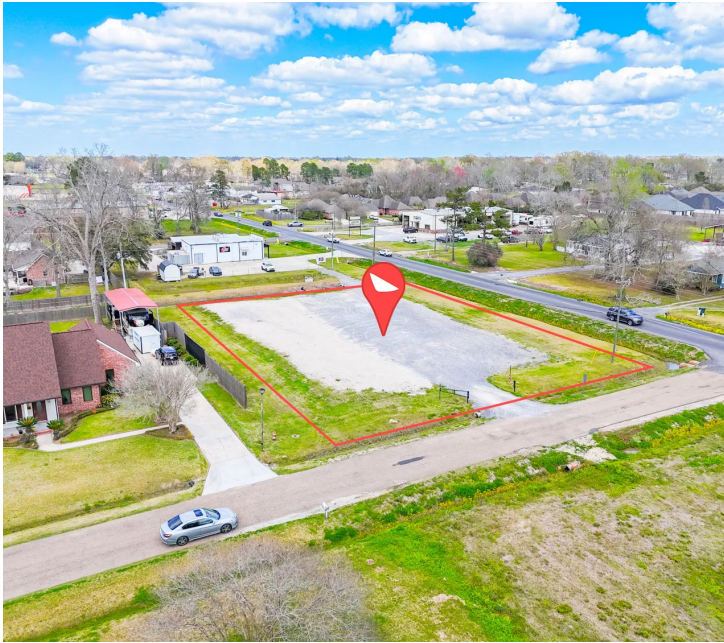
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# PROPERTY INFORMATION



## LOCATION INFORMATION

Street Address	40534 Old Hickory Ave
City, State, Zip	Gonzales, LA 70737
County	Ascension Parish
Market	LA - Baton Rouge MSA
Sub-Market	Old Hickory Woods
Cross-Streets	Old Hickory Ave / N Burnside Ave (LA-44)
Township	09S
Range	03E
Section	5
Side Of The Street	North
Street Parking	Yes
Road Type	Paved
Nearest Highway	LA-44 / US Hwy-62
Nearest Airport	Louisiana Regional Airport (KREG)

## PROPERTY INFORMATION

Property Type	Land
Property Subtype	Retail
Zoning	MU2 - Mixed Use 2
Lot Size	±0.66 Acres
APN #	6945200
Lot Frontage	±200 ft
Lot Depth	±146.4 ft
Corner Property	Yes
Traffic Count	±11,808
Traffic Count Street	LA-44 / N Burnside Ave

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# EXTERIOR PHOTOS



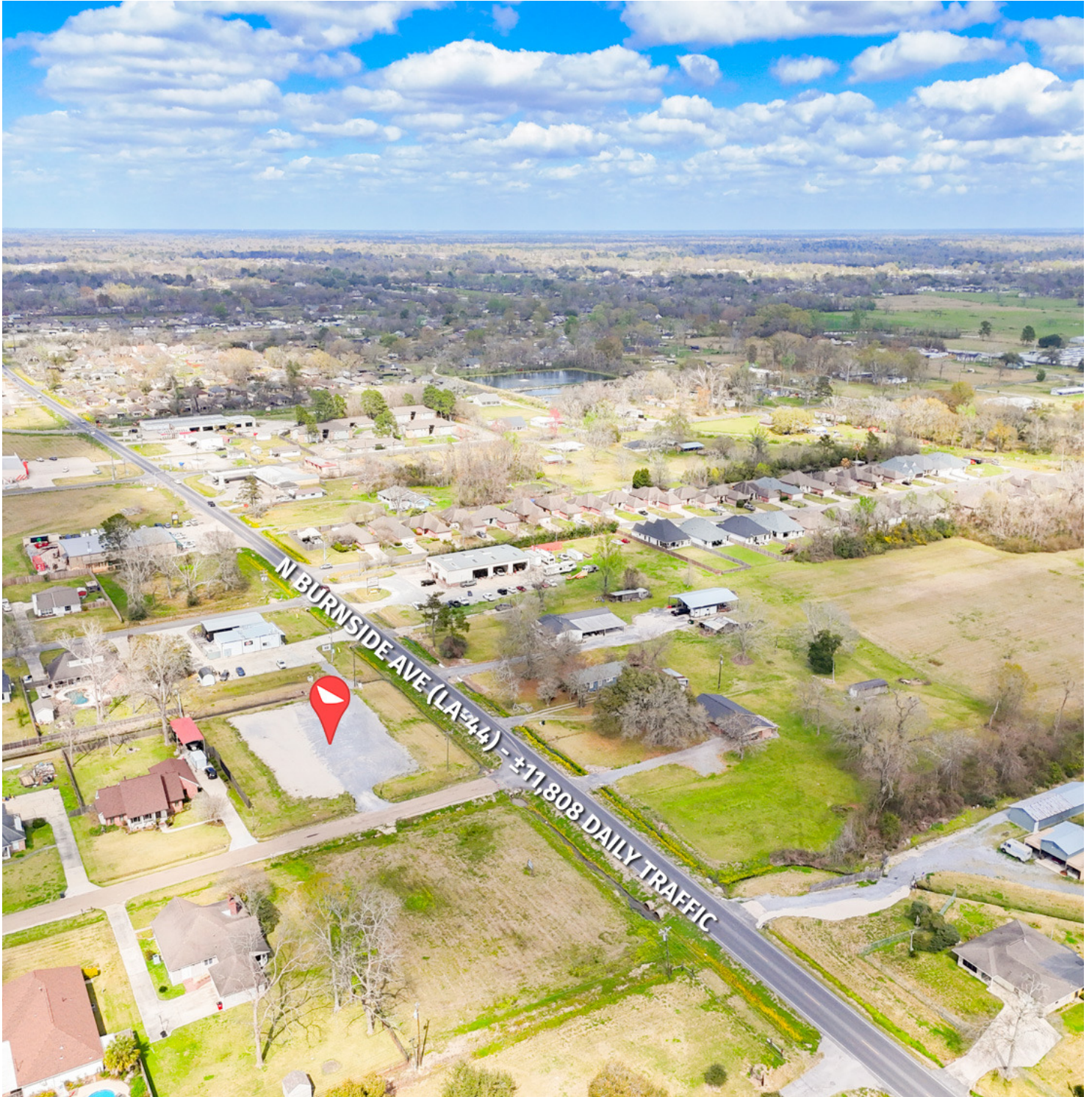
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# AERIAL PHOTO



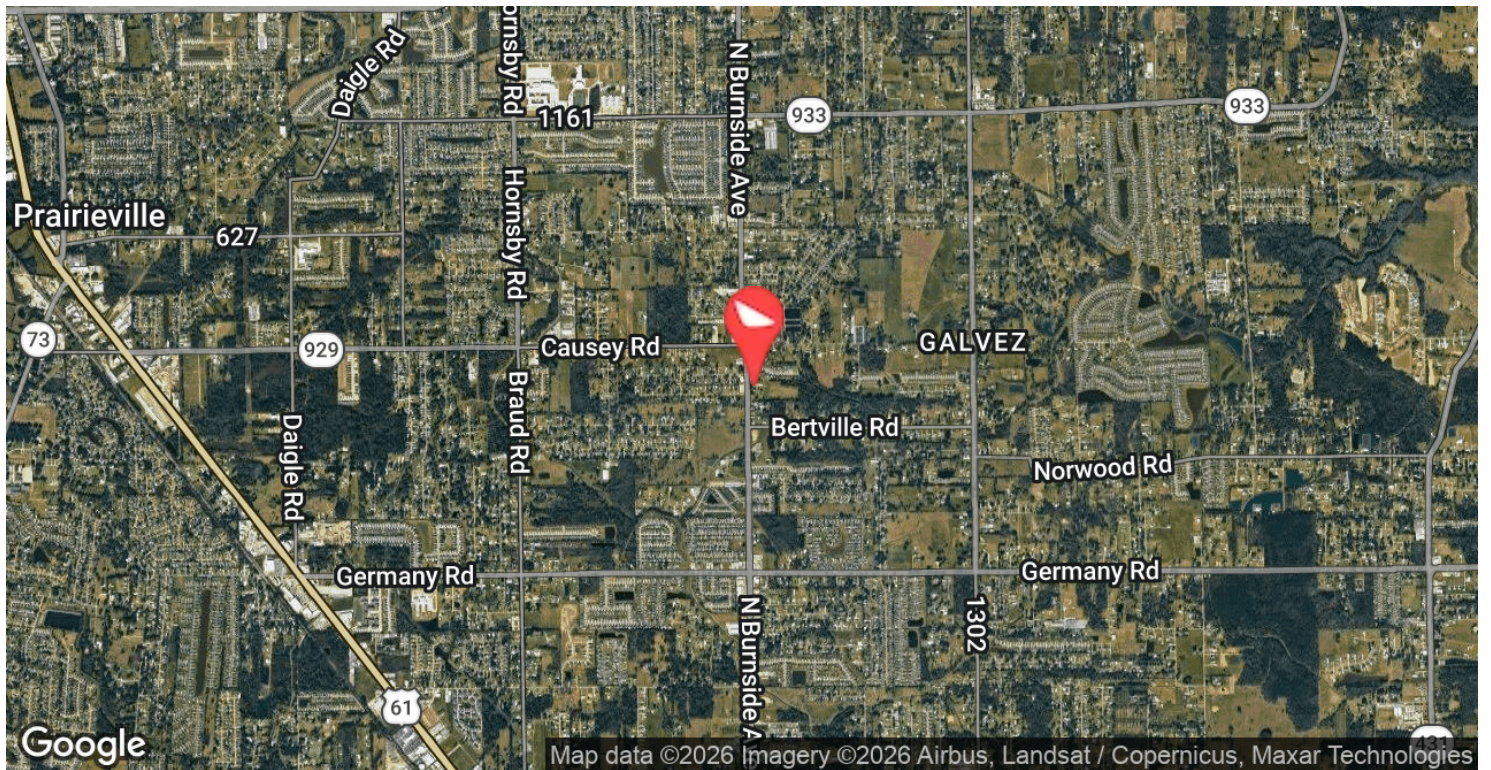
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# LOCATION MAP

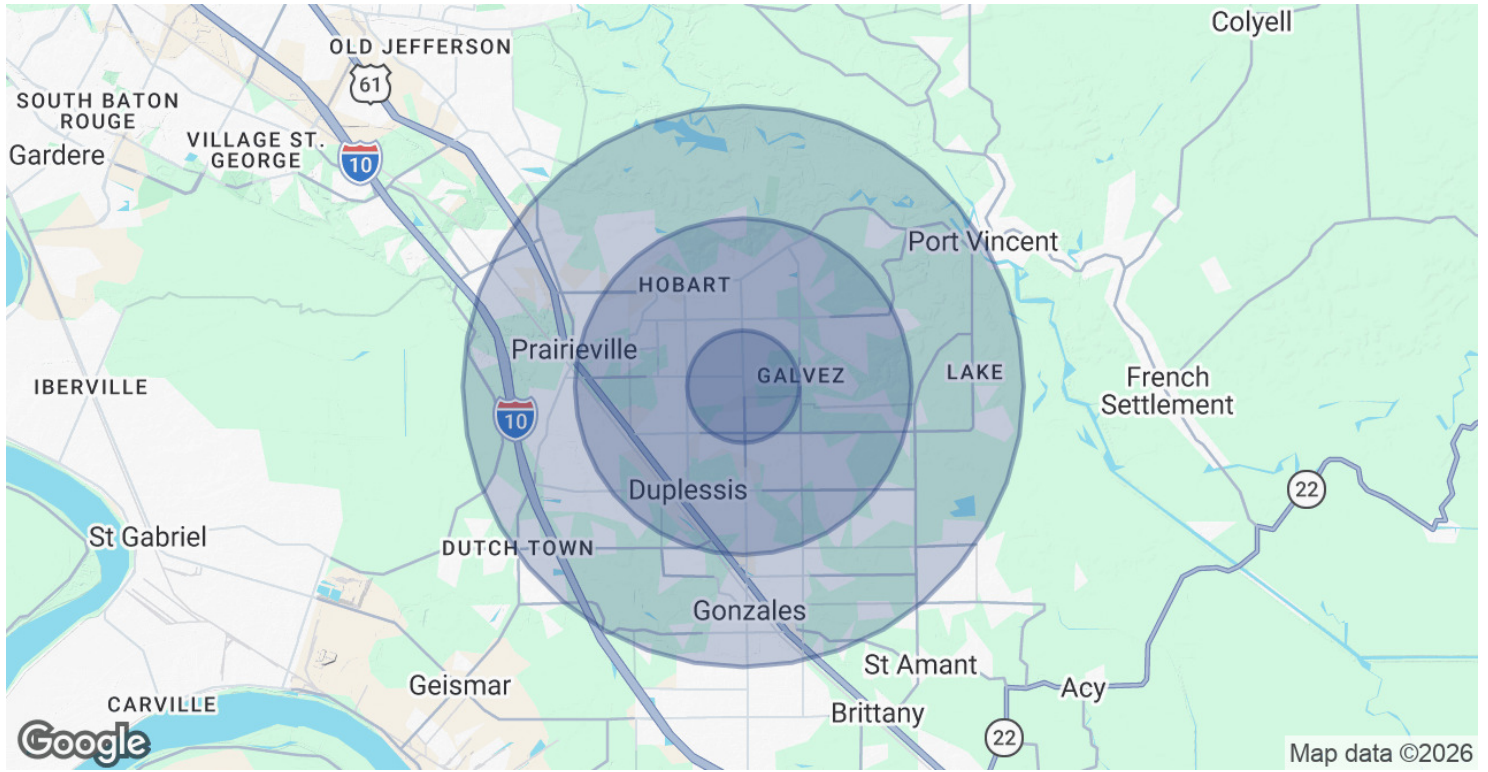


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# DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,346	43,263	85,104
Average Age	36	36	37
Average Age (Male)	35	36	36
Average Age (Female)	37	37	38

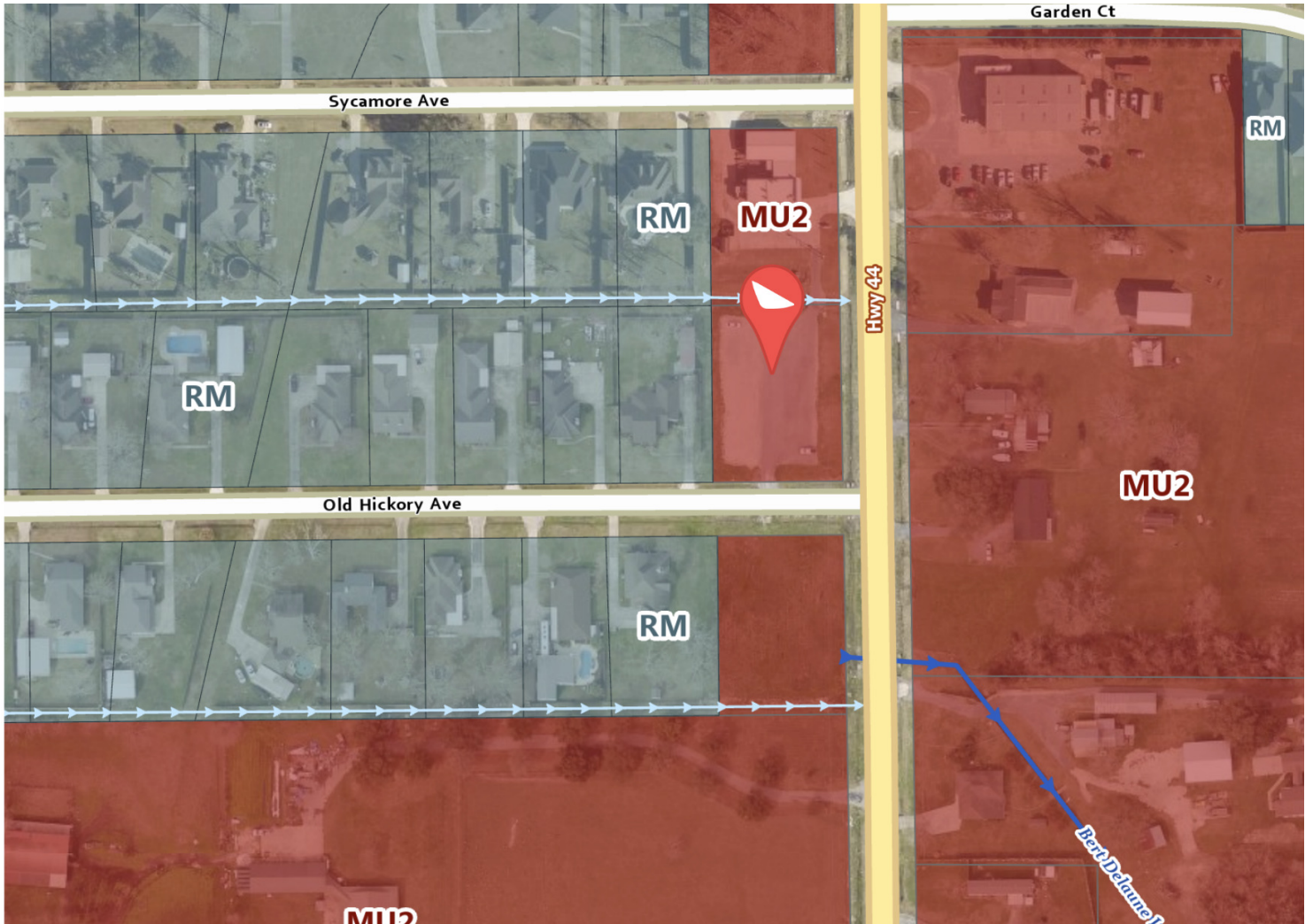
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,894	15,531	30,769
# of Persons per HH	2.8	2.8	2.8
Average HH Income	\$105,906	\$107,450	\$108,982
Average House Value	\$268,302	\$270,924	\$279,255

2020 American Community Survey (ACS)

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# ZONING MAP



## ZONE MU2 - MIXED USE 2

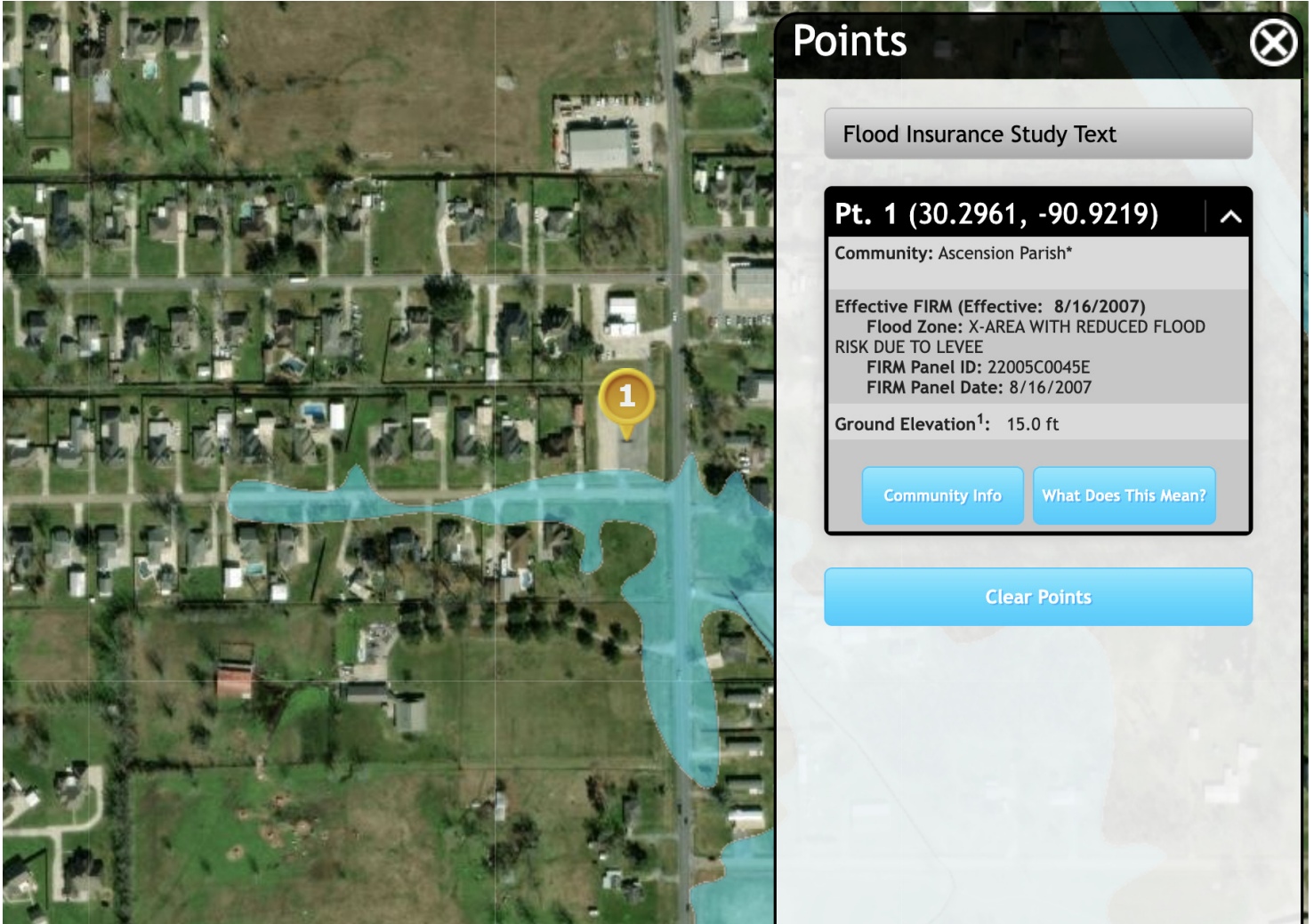
Source: The municipality in which the property is located

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# FLOOD ZONE MAP



**Points**

Flood Insurance Study Text

**Pt. 1 (30.2961, -90.9219)**

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>: 15.0 ft

Community Info    What Does This Mean?

Clear Points

## FLOOD ZONE X-AREA

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

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