

LAND FOR SALE
OCTOBER 2025

VACANT LOT FOR SALE

DOWDY DR.
GONZALES, LA

+/- 2.10 Acres

stirling





PROPERTY DESCRIPTION

Priced right at \$6.50 PSF for three lots totaling 2.10 acres zoned C2. The site is relatively well positioned to support many commercial or light industrial uses. The three lots are contiguous which offers flexibility with opportunity to build a single larger facility, subdivide, or stage development. Being part of the Ascension Parish industrial corridor with easy access to I-10 enhances attractiveness for tenants or prospective buyers. The lots are surveyed and positioned for development.

PROPERTY HIGHLIGHTS

- Sale to include 3 lots: G-1-A-4, G-1-A-5, & G-1-A-6
- Located in a Corridor with Commercial Momentum
- Strategic Location near Hwy 44/Burnside Drive
- Flexible for Commercial or Light Industrial use
- Contiguous lots offering Development Flexibility

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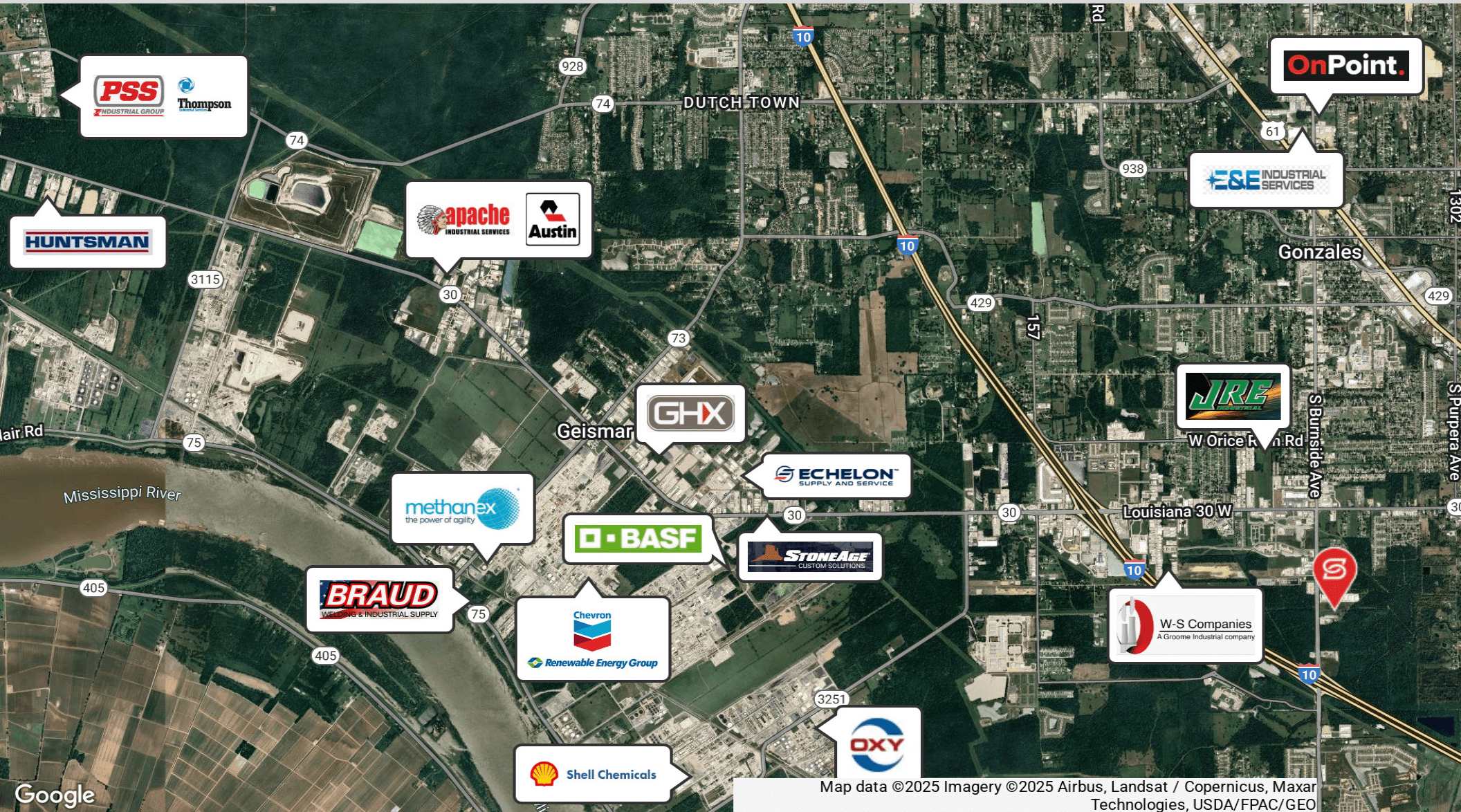
STEVE LEGENDRE, CCIM

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OFFERING SUMMARY

Sale Price:	\$595,000
Lot Size:	2.1 Acres

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Map data ©2025 Imagery ©2025 Airbus, Landsat / Copernicus, Maxar Technologies, USDA/FPAC/GEO

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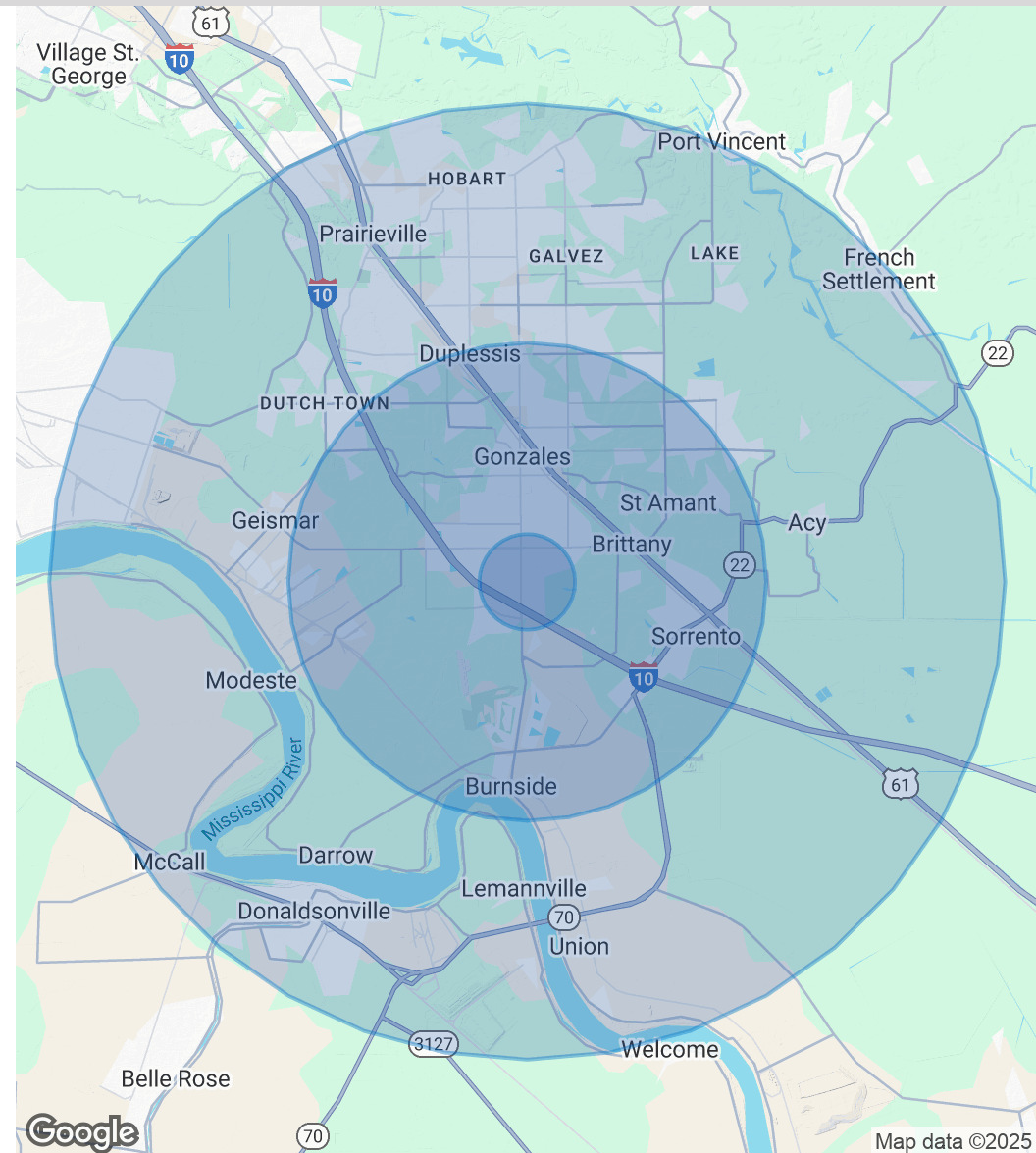
POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	1,625	49,653	117,533
Average Age	38	39	38
Average Age (Male)	37	37	37
Average Age (Female)	40	40	39

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	590	18,839	43,125
# of Persons per HH	2.8	2.6	2.7
Average HH Income	\$116,448	\$94,938	\$105,279
Average House Value	\$314,782	\$252,378	\$274,689

* Demographic data derived from 2020 ACS - US Census



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/ AREA OVERVIEW /

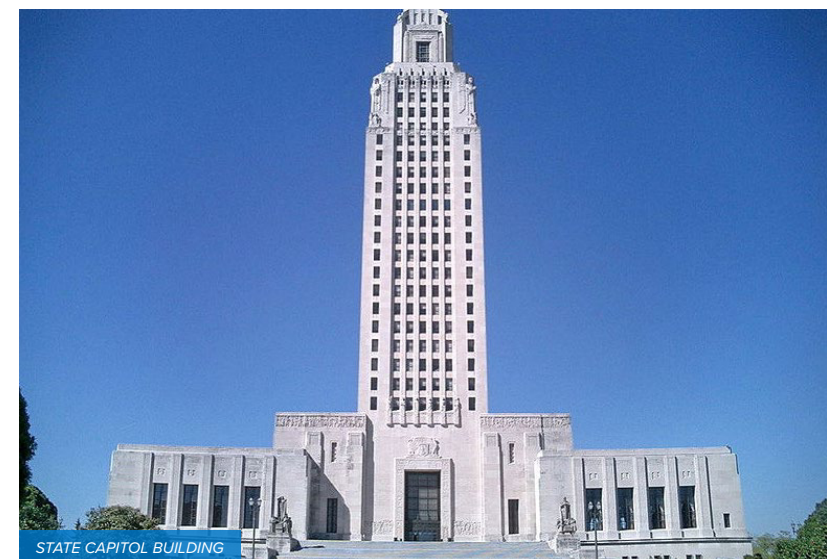
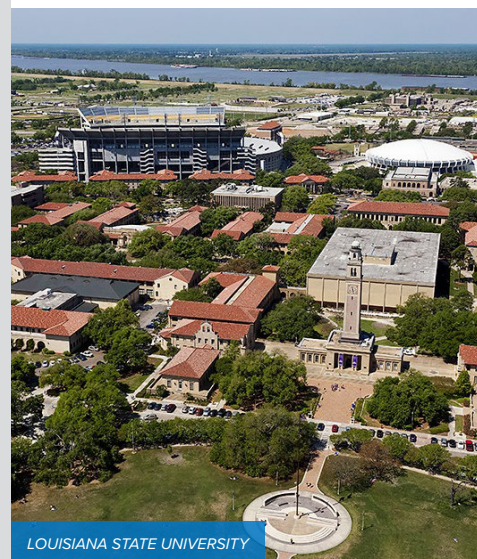
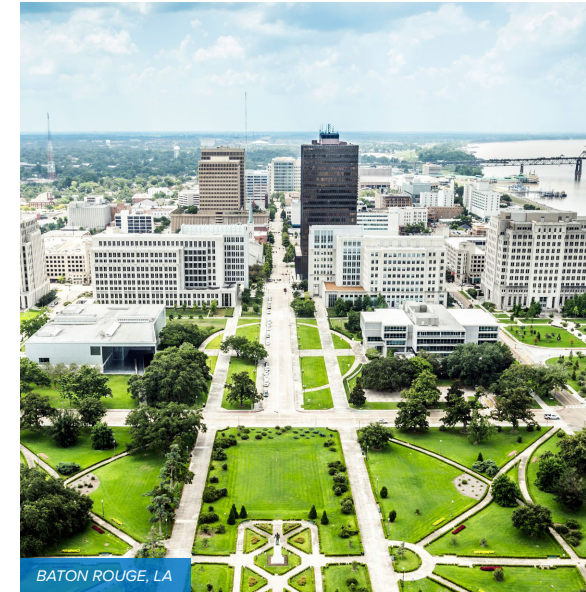
LOCATION OVERVIEW

BATON ROUGE MSA ECONOMIC HIGHLIGHTS

The state capital of Louisiana, Baton Rouge, is the fifth largest city on the Mississippi River and home to Louisiana's largest parish. Strategically seated at the mouth of the Mississippi River, the Baton Rouge area's assets are integral to the nation's logistics and energy networks. Additionally, the city boasts a thriving arts culture and food scene making it a hub for unique festivals all year long.

The city of Baton Rouge is a major industrial, petrochemical, medical, research, motion picture, and growing technology center of the American South. It is the location of Louisiana State University, the state's flagship university and the largest institution of higher education. It is also the location of Southern University, the flagship institution of the Southern University System, the only historically black college system in the nation.

The Port of Greater Baton Rouge is the 8th-largest in the United States in terms of tonnage shipped and is the farthest upstream Mississippi River port capable of handling Panamax ships. This, as well as its status as a major port city, is largely due to the Huey P. Long - O.K. Allen Bridge, which was intentionally constructed under the governorship of Huey Long at a low height, preventing big tankers from making their way up-river, past Baton Rouge.



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