

# Corner Lot Hwy 30 & Isom Sanders Rd. Gonzales, LA 70737

## PROPERTY DESCRIPTION



## Property Highlights

- 1.92 acres for sale, lease or build-to-suit
- CORNER lot located on Hwy 30 near Tanger Outlet Mall
- +/- 280' of Hwy 30 frontage
- Zoned LI
- Lease rate negotiable
- Build-to-suit option
- Sale price: \$675,000

### Beau Box

225.931.3200

bbox@beaubox.com

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## RETAILER MAP



Map data © 2020 Imagery © 2020 , Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency

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## Gonzales, LA 70737

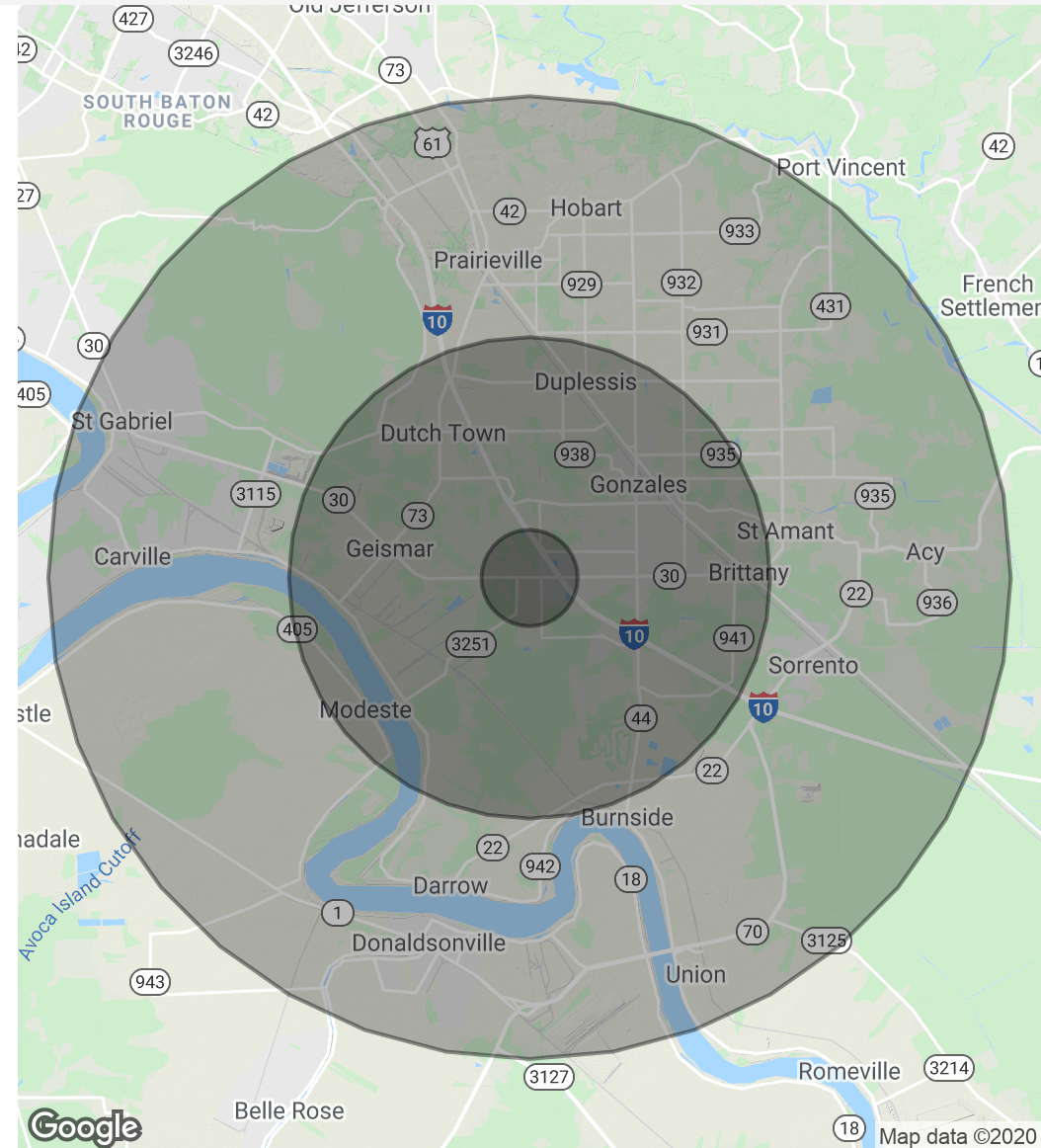
### DEMOGRAPHICS MAP & REPORT

Population	1 Mile	5 Miles	10 Miles
Total Population	1,109	34,541	111,876
Average Age	32.0	33.4	34.3
Average Age (Male)	30.7	31.9	33.3
Average Age (Female)	35.7	35.5	35.4

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	392	12,187	38,544
# Of Persons Per HH	2.8	2.8	2.9
Average HH Income	\$69,781	\$74,532	\$77,329
Average House Value	\$150,811	\$156,950	\$172,232

\* Demographic data derived from 2010 US Census



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