

13168 Hwy 44
Gonzales, LA 70737



LOGO COMING
SOON

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MLS# 2025022685



\$189,900

*****ASCENSION - COMMERCIAL LAND - ZONED: MU***** Discover a rare opportunity with this 0.98-acre cleared lot located at 13168 LA Highway 44 in Gonzales, LA. Featuring approximately 221' feet of Highway Frontage, this property offers excellent visibility and accessibility for your business or investment project. ****Zoned Mixed-Use Commercial**** flexible options for retail, office, or development. Flood Zone X no flood insurance required. Nearly 1 acre of partially cleared land ready for immediate use. Conveniently situated in a high-traffic corridor, this property provides both exposure and potential for growth in one of Ascension Parish's most desirable areas. *******Adjoining Property next door (1.8 ACRES) also available for sale on separate listing.*******



Scot Himel
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Scot Himel

For full listing details, please scan:

