

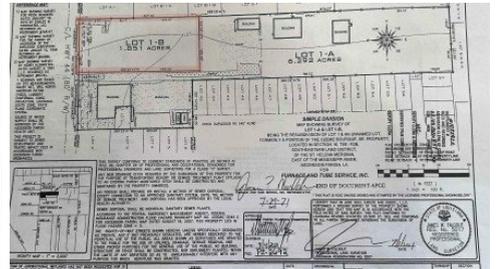
13130 Hwy 44
Gonzales, LA 70737



LOGO COMING
SOON

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MLS# 2025022701



\$470,000

Prime Commercial Opportunity! This 1.8-acre vacant tract is Zoned: MU - Mixed Use Commercial and ideally located along a busy highway, offering excellent visibility and strong traffic exposure. Located on HWY 44 between Airline Hwy and Black Bayou - 13130 HWY 44, Gonzales, LA 70737. The property provides ample space for parking and flexible development options suitable for a variety of commercial uses. Located in Flood Zone X no flood insurance required. A rare opportunity to secure a high-visibility commercial site with outstanding potential for growth and investment. ***Adjoining .98 ACRE lot also available for sale next door on a separate listing***



Scot Himel
Phone: (225) 647-7355
Scot Himel

For full listing details, please scan:

