

13409 Hwy 44
Gonzales, LA 70737



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MLS# 2026005246



\$200,000

Prime commercial opportunity in a high-visibility, high-traffic location! This 0.594-acre corner lot at the intersection of LA Hwy 44 and Jason Kinchen Rd offers excellent frontage and exposure, surrounded by established commercial businesses and ongoing growth in the Gonzales area. Zoned Mixed Use Commercial - Zoning Table in MLS Document. The property includes an existing older home in need of repairs and updates, which could be repurposed for a small office or salon; however, the true value lies in the land and its outstanding potential for new commercial development. With its strategic corner positioning, easy access, and strong traffic flow, this site is ideal for a variety of business ventures seeking maximum visibility and convenience. Don't miss this rare opportunity to secure a prime commercial corner in a rapidly developing corridor.



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Supreme

For full listing details, please scan:

