

41350 J D Henry Ln
Gonzales, LA 70737



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MLS# 2026007563



\$2,000,000

Positioned along Airline Hwy in the heart of Gonzales, this 30+ acre tract offers an exceptional opportunity for residential development in one of Ascension Parish's fastest-growing corridors. Ideally situated approximately 6 miles from Prairieville and 13 miles from Geismar, this property lies within a rapidly expanding suburban market driven by strong population growth, top-rated schools, and proximity to major employment centers. The surrounding area features a dynamic mix of established neighborhoods, new residential subdivisions, and convenient commercial amenities. Demand for housing in this market remains strong, particularly for well-planned communities catering to buyers seeking suburban living with easy access to Baton Rouge, Prairieville, and Geismar. With nearby access to Interstate 10 via LA Highway 30 and LA Highway 73, the property offers excellent regional connectivity while maintaining a desirable residential setting. The corridor continues to benefit from infrastructure improvements and ongoing development, further enhancing long-term value. Utilities are available in the immediate area. Whether for a custom residential community, builder development, or investment hold, this property presents a rare opportunity to capitalize on continued growth in one of the region's most sought-after markets.



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