

14290 Hwy 44
Gonzales, LA 70737



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MLS# 2026012237



\$435,000

Prime Commercial Acreage on Hwy 44 in Gonzales! Unlock the potential of 14290 Hwy 44, a fantastic opportunity in one of Ascension Parish's fastest-growing corridors. This MU-2 zoned acreage offers exceptional flexibility for a variety of commercial and mixed-use developments, making it an ideal investment for developers, business owners, and investors alike. Concrete slab ready to build and partial fence in place. Strategically located on busy Highway 44, this property benefits from excellent visibility and strong daily traffic counts, providing outstanding exposure for future businesses or development. Conveniently situated approximately 25 minutes from Baton Rouge and less than an hour from New Orleans, the location offers easy access to two major metropolitan areas while serving the rapidly expanding Ascension Parish market. Imagine the possibilities storage buildings, retail, office space, professional services, mixed-use development, restaurants, medical offices, or other commercial ventures (subject to zoning and approvals). As residential growth continues throughout Gonzales and Ascension Parish, opportunities like this are becoming increasingly scarce. Priced to sell at just \$435,000, this is an exceptional opportunity to invest in one of South Louisiana's strongest growth markets. Don't miss your chance to secure commercial acreage



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