

42082 Maples Ln
Gonzales, LA 70737



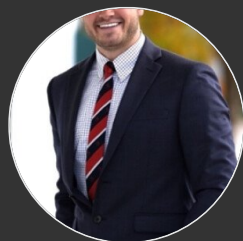
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MLS# 2026012453



\$189,000

Build your dream house or develop with existing plans for profit! Rare 2.3-acre parcel in an extremely convenient yet quiet location off Roddy Road and Weber City Road in Gonzales. With no restrictions and no HOA, this property offers flexibility for a variety of uses while still being tucked away on a quiet private street. Located just 2 minutes from Airline Highway, Rouses, Walmart, Hello Tokyo, and other nearby shopping and dining, and only about 5 minutes from East Ascension High School. Tucked away on Maples Lane, this property offers the feel of country living while still being in the middle of Gonzales. When you turn off Roddy Road onto Maples Lane, you enter a quiet private street with only four neighboring homes, all situated on well-kept 2-4 acre parcels with home values estimated at \$450,000+. The 2.3-acre parcel at 42082 Maples Lane is cleared with a few trees and offers a variety of potential uses. The property currently includes a 40 x 30 metal shop that is actively being used as a woodworking shop. The site could be immediately utilized for storage, equipment, trailers, trucks, or a private laydown yard. This is also an excellent opportunity to purchase land and build your future dream home. Whether you are looking for space for a business, storage, a workshop, or a future homesite, this parcel offers flexibility, privacy, and



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