

I-10 LAND FOR SALE

I-10 at Hwy 30 Gonzales, LA 70737

PROPERTY CONTACTS:

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Tanger
Outlets
www.tangeroutlet.com



\$12-15
(Pending)

\$6.00
(Pending)

\$6.00

\$8.00

(Pending)

Sawgrass POINT

LEGACY at Twenty/20

Cabela's



\$8.00/SF

(Pending)

\$12-15/SF
(Pending)

Sawgrass POINT

\$6/SF
(Pending)

LEGACY
at Twenty/20

\$6.00/SF

Existing roadway



Tanger
Outlets
www.tangeroutlet.com

 *Sawgrass* POINT

 **LEGACY**
at Twenty/20

Existing roadway



Client:
MONTAN LAND CO.

Project:
VETERANS COMMERCIAL SUBDIVISION

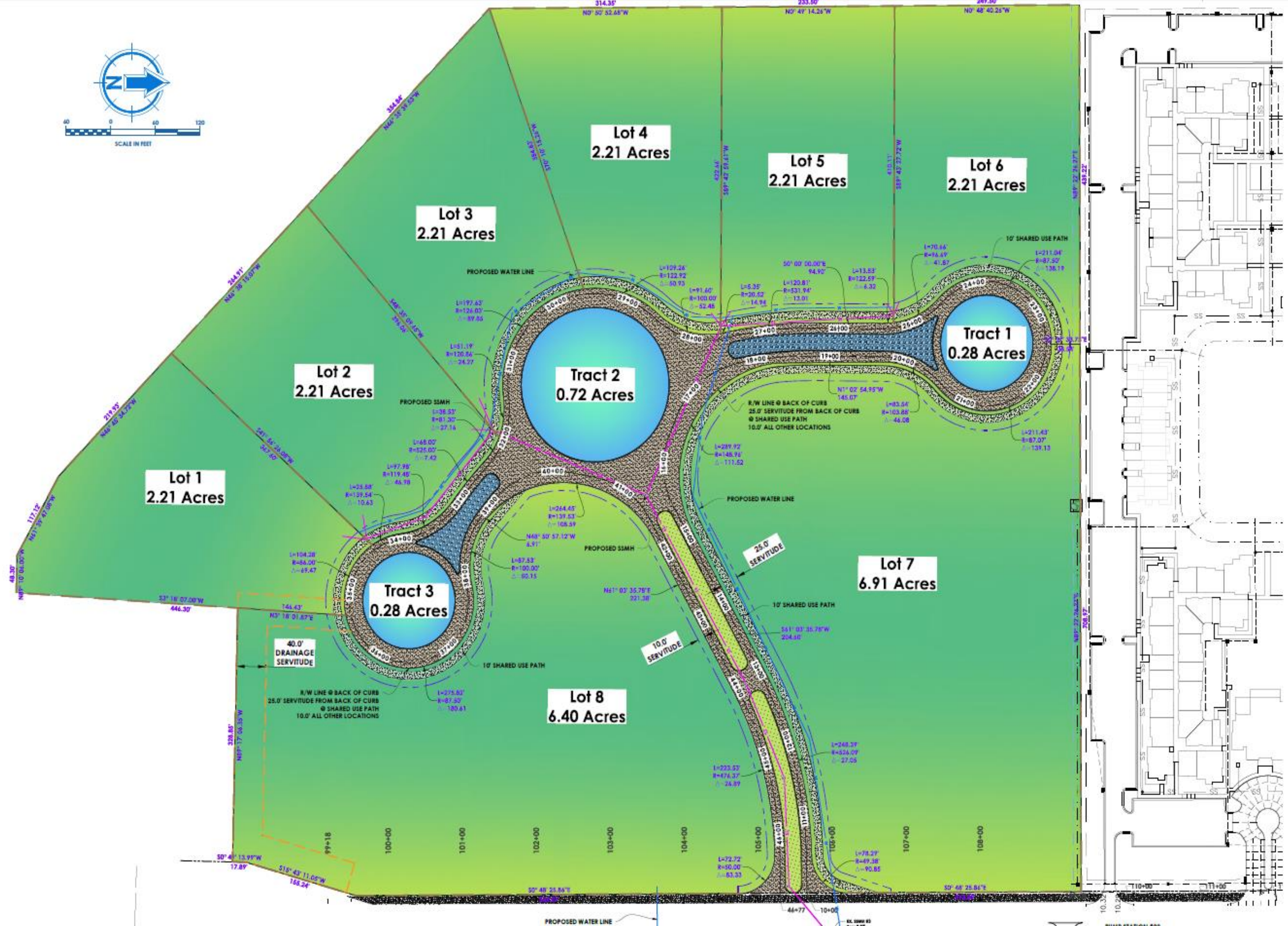
Proposed Site: **VETERANS COMMERCIAL SUBDIVISION**
 Site Plan and Utility Exhibit

Revisions:

No.	Date	Description

Stamp:

Date: 6.19.19
 Project No.: 2019-05
 Drawn By: KMC
 Cadfile: VET_SPL
 Drawing No.: 0-1



The Offering – NAI/Latter & Blum, as exclusive Broker to the Owner, is pleased to present the opportunity to pre-lease space in Ascension Crossing (the “Property”), a retail development featuring frontage on Interstate 10 as well as Louisiana State Highway 30. Ascension Crossing represents a tremendous opportunity to position your retail business in the middle of a corridor that is currently well established as a regional retail outlet thanks to the widespread draw of both Tanger Outlets and Cabella’s. The area is expected to experience continued growth as Ascension Parish continues to be one of the fastest growing parishes in the State. The Property is located approximately 24 miles from Baton Rouge, Louisiana.

Ascension Crossing is a proposed regional shopping center located on the NEC of Interstate 10 and LA Hwy. 30 in Gonzales, Louisiana.

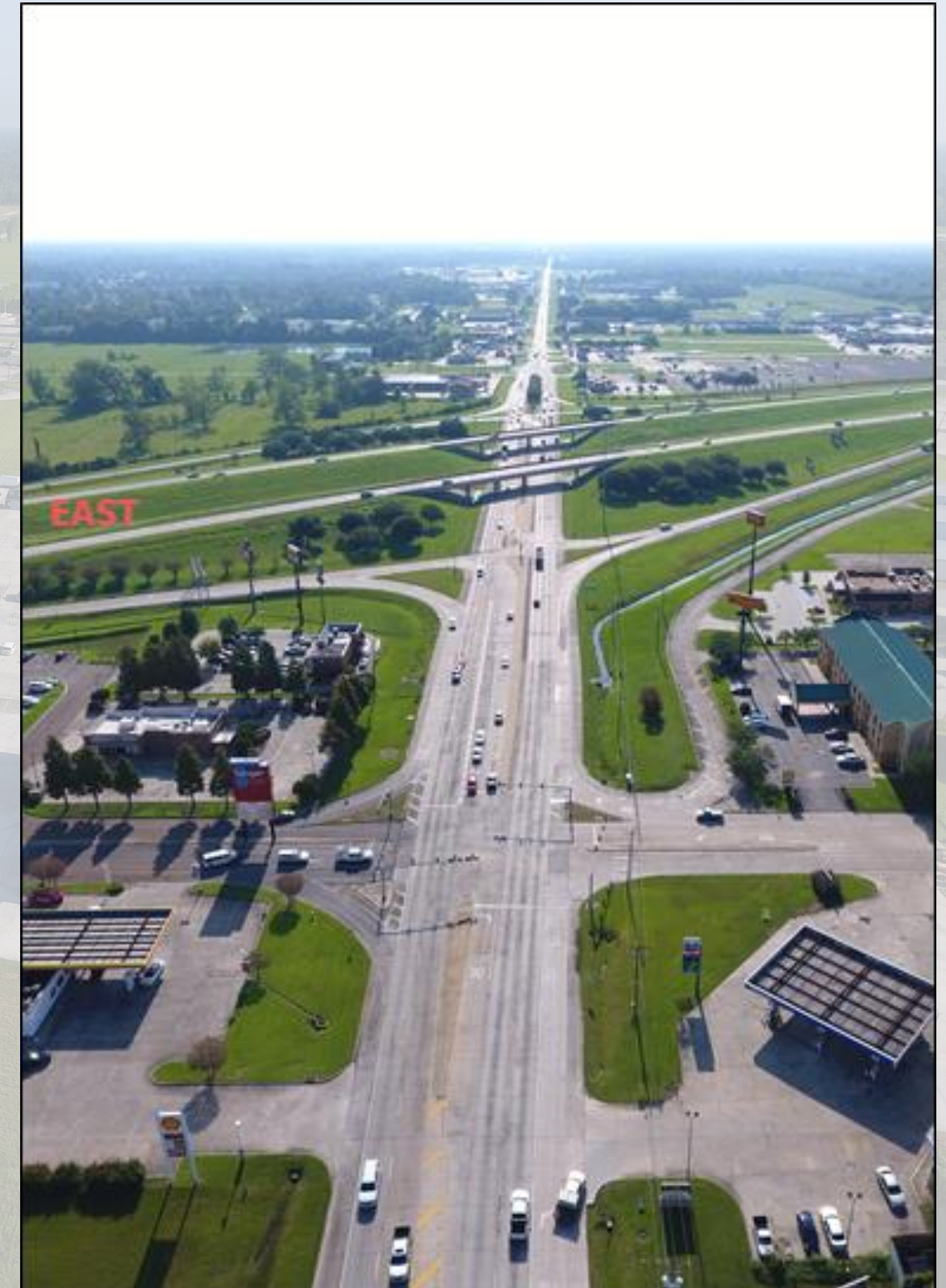
Phase I of Ascension Crossing will consist of approximately 240,000 SF of retail anchored by a regional grocer, and national box retailers covering a range categories.

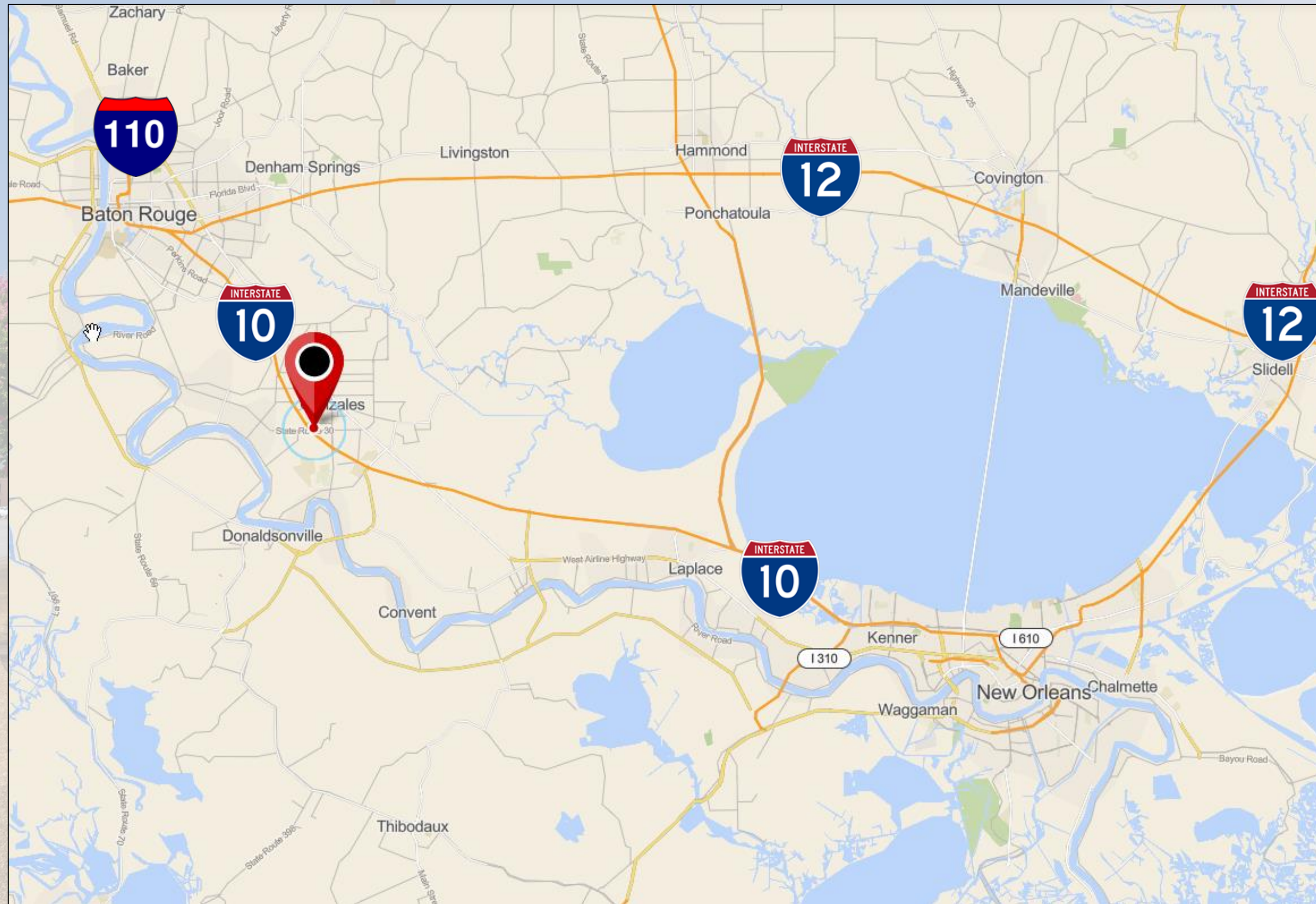
Phase II will add an additional major anchor of 60,000+ SF and is expect to bring the proposed project to approximately 376,259 SF at full buildout.

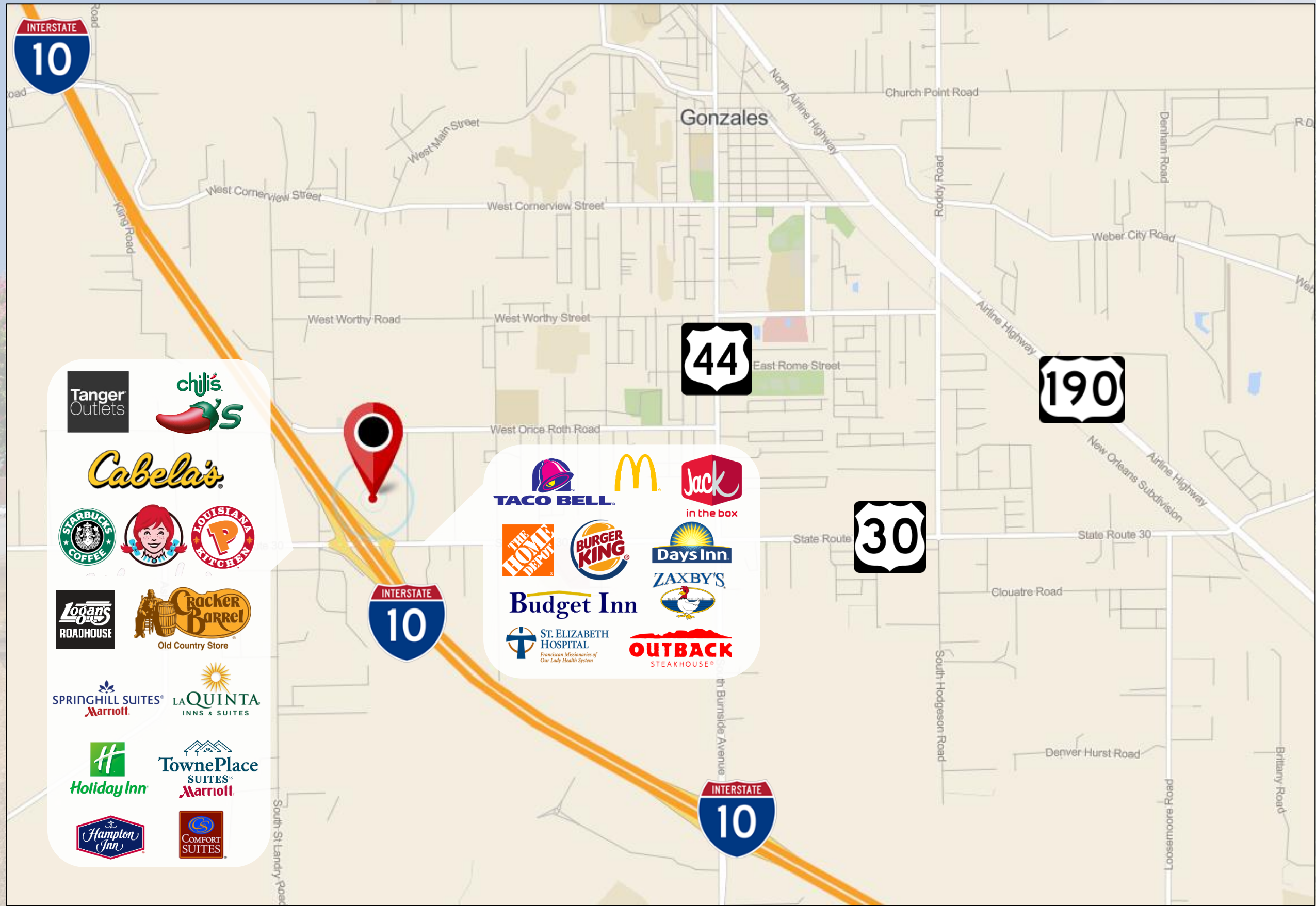
Louisiana’s only Cabela’s store (165,000 SF) is located on the SWC of the same I-10 interchange as Ascension Crossing. Nearly 1,500 hotel rooms are within one mile of the proposed Ascension Crossing site.

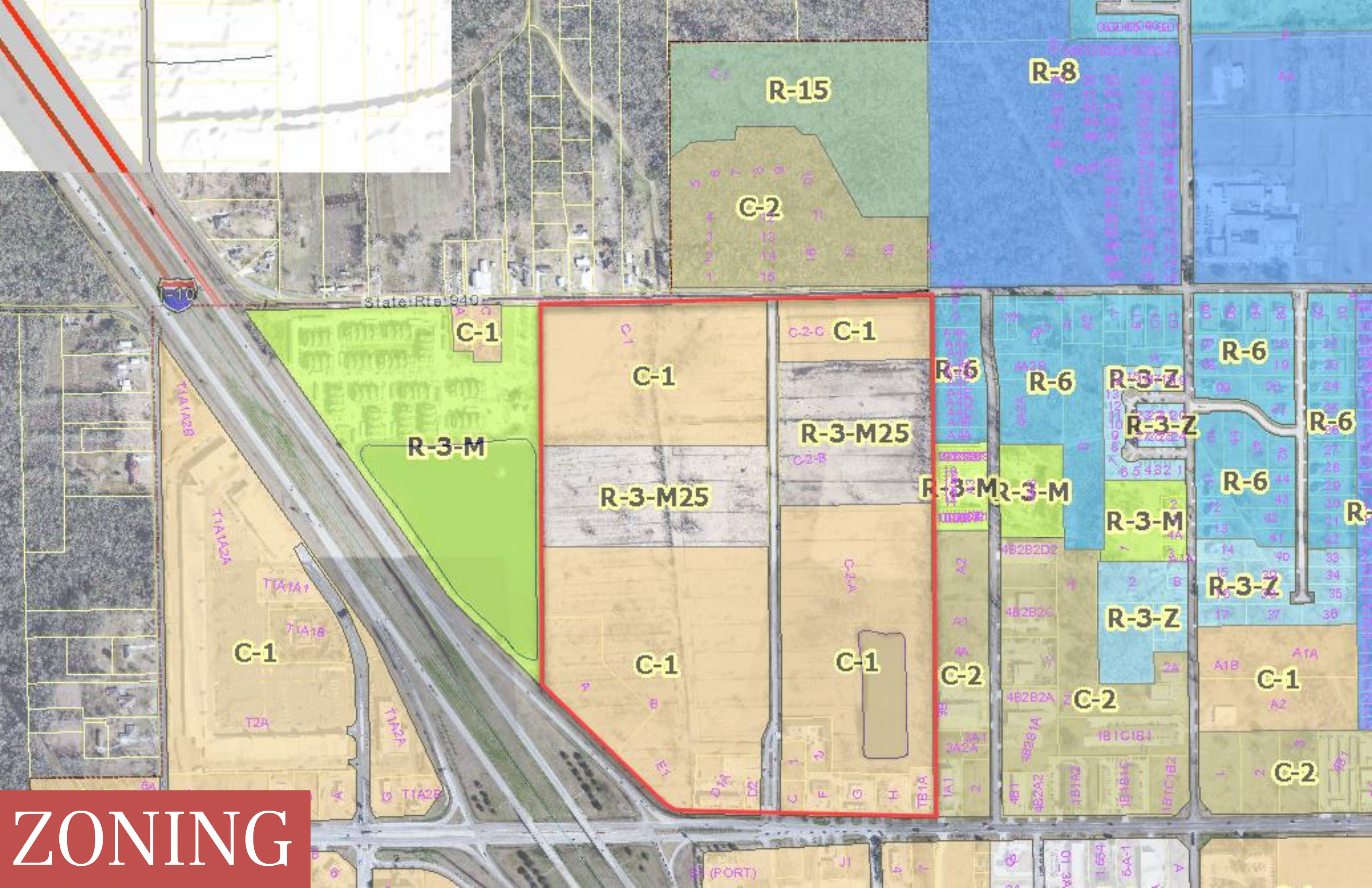
Traffic and Visibility – Due to improved infrastructure in Ascension Parish, traffic patterns on Highway 30 have remained reliably at 20,000 – 21,000 cars per day since 2004. We expect this to remain the same or slightly increase in 2016.

The most recent traffic counts on Interstate 10 averaged 72,002 cars per day in 2013. Traffic on this mile marker has been increasing at an average rate of 14.6% every three years since 1998, and has increased by over 22% in both three year periods since 2007. With that being said, we estimate the 2016 traffic counts to be between 82,000 and 88,000 cars per day. The constant exposure and visibility on both the Interstate and Highway 30 give this location a combined traffic count of over 100,000 cars per day, making this an excellent location for any retailer.









ZONING



PFO1A

PUBHx

PFO1A

PSS1A

Tanger
Outlets
Gonzales

WETLANDS

FLOOD



3.50

350

sold

8

177

10

30

30

W Britta

S Darla Ave

W Avondale

W Orice Roth Rd

W Orice Roth Rd

W Orice Roth Rd

Veterans Blvd

Veterans Blvd

S Commerce Ave

S Tanger Blvd

S Tanger Blvd

S Robert Wilson Rd

Tanger Outlets Gonzales

W Brittany Hwy

W Brittany Hwy

S Sportsman's Ln

Ernest Bell P

Gai

Ascension Parish – Ascension Parish is located along the Mississippi River in the southeasterly portion of the Baton Rouge MSA and is bisected by Interstate 10. The parish had an estimated population of 119,445 persons in July 2015.

The Louisiana Workforce Commission reported an unemployment rate of 4.5% for Ascension Parish in February 2016, below the state average of 5.4%.

Ascension Parish has been the focus of residential growth for the Baton Rouge MSA thanks to its expanding employment base (less than 2% in the oil & gas industry) and highly-regarded school system. The parish issued 926 single family building permits in 2014.

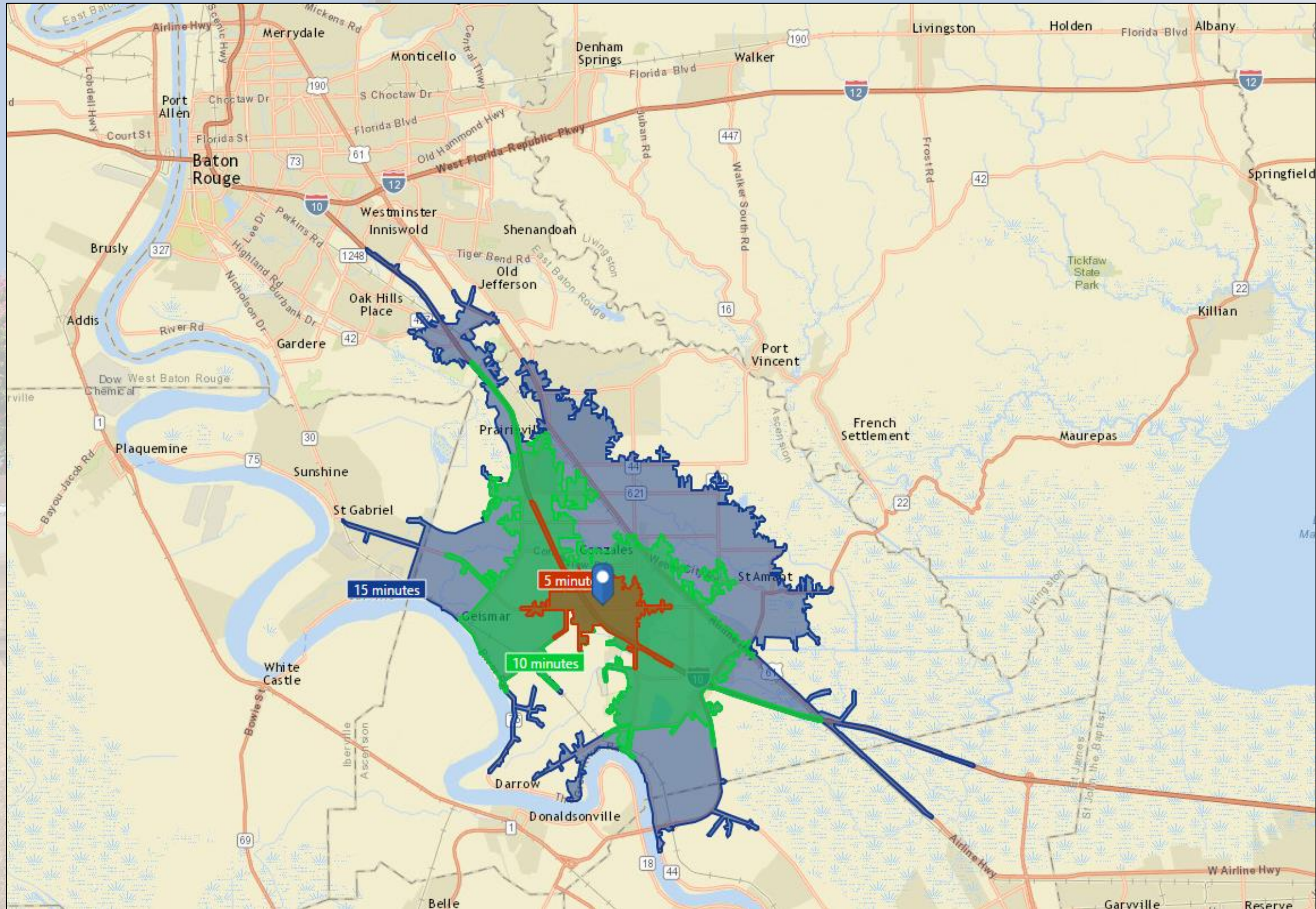
The LA Highway 30 corridor also supports a substantial day-time population with dozens of sizable commercial and industrial businesses along the Mississippi River and adjacent areas.

Other notable statistics include:

- 2012 Ascension Parish Taxable Retail Sales were \$1.54 billion.
- The population of Ascension Parish is expected to increase by 50%+ over the next 15 years, or 3%+ per year.
- Ascension and neighboring Livingston Parish are the two most rapidly growing parishes in Louisiana.

Economic Development – The state of Louisiana is experiencing an influx of committed capital to industrial projects. At the state level, there is \$103.3 billion in announced projects, and within the Baton Rouge area there is a total of \$9.1 billion with another \$6.6 billion already underway or recently completed. An additional \$22 billion is announced in the areas between Baton Rouge and New Orleans. The large number of projects also brings a boom in jobs, with more than 32,000 jobs reportedly tied to the aforementioned projects. The expansion of projects is transcending to other areas of the economy as evidenced by the recent announcement of the sale of the former Advocate location in downtown Baton Rouge, which will be the site of a new \$55 million office and residential tower with IBM expected to occupy the eight office floors with more than 800 employees.







Executive Summary

1810 W Highway 30, Gonzales, Louisiana, 70737
 Drive Times: 5, 10, 15 minute radii

Prepared by Esri
 Latitude: 30.21174
 Longitude: -90.93973

	5 minutes	10 minutes	15 minutes
Population			
2016 Population	3,880	35,115	73,388
2010-2016 Annual Rate	3.39%	2.18%	2.02%
2016 Male Population	48.5%	49.1%	49.4%
2016 Female Population	51.5%	50.9%	50.6%
2016 Median Age	34.1	35.2	35.5
<p>In the identified area, the current year population is 73,388. In 2010, the Census count in the area was 64,769. The rate of change since 2010 was 2.02% annually. The five-year projection for the population in the area is 81,376 representing a change of 2.09% annually from 2016 to 2021. Currently, the population is 49.4% male and 50.6% female.</p>			
Median Age			
The median age in this area is 34.1, compared to U.S. median age of 38.0.			
Race and Ethnicity			
2016 White Alone	37.6%	61.3%	71.1%
2016 Black Alone	54.6%	31.9%	22.4%
Households			
2016 Total Households	1,456	12,419	26,115
2010-2016 Annual Rate	3.28%	2.22%	2.06%
2016 Average Household Size	2.63	2.81	2.80
Median Household Income			
2016 Median Household Income	\$52,575	\$65,579	\$68,947
2021 Median Household Income	\$60,173	\$75,325	\$77,749
2016-2021 Annual Rate	2.74%	2.81%	2.43%
Average Household Income			
2016 Average Household Income	\$70,933	\$84,973	\$89,299
2021 Average Household Income	\$77,401	\$93,021	\$96,727
2016-2021 Annual Rate	1.76%	1.83%	1.61%

Ascension Parish

Company Name	Number of Employees	Location
Ascension Parish School Board	2,715	Gonzales
BASF Corporation	1,047	Geismar
Ascension Parish Government	745	Gonzales
Walmart	700	Various Locations
Shell Chemical	650	Geismar
LeBlanc's Food Stores	600	Gonzales
Eatel	530	Gonzales
CF Industries	475	Donaldsonville
St. Elizabeth Hospital	489	Gonzales
Huntsman Chemicals	420	Geismar
Smith Tank and Steel	415	Gonzales
Volks Constructors	375	Prairieville
Cabelas	303	Gonzales
Honeywell	290	Geismar
St. Elizabeth Physicians	283	Gonzales
Roland J Robert Distributors	263	Burnside
Almatis	260	Burnside
Occidental Chemical Corporation	253	Geismar
TOPCOR Companies	250	Gonzales
Westlake Vinyls	170	Geismar
Bengal Transportation Services	165	Geismar
Crown Craft, Inc.	140	Gonzales
PCS Nitrogen	137	Geismar
Methanex	130	Geismar
Lion Copolymer	120	Geismar
Williams Olefins	111	Geismar
Auger Services	100	Gonzales

East Baton Rouge Parish

Top Employers	Employees
Turner Industries Group	9,875
LSU System	6,250
Performance Contractors	5,500
Our Lady of the Lake Regional Medical Center	4,500
ExxonMobil Corporation	4,214
Baton Rouge General Medical Center	4,000
AT&T	3,000
CB&I	2,500
EXCEL Group	2,500
Blue Cross and Blue Shield of Louisiana	2,203
MMR Group	2,200
Woman's Hospital	1,800
Valuzzo Companies	1,700
Cox Communications	1,600
McDonald's of Baton Rouge	1,598
Southern University	1,500
Dow Chemical Company	1,404
James Construction Group	1,227
Cajun Industries	1,200
Boh Brothers Construction	1,200
The Newton Group	1,090
ISC	1,000
BASF Chemicals Division	1,000
Community Coffee	1,000

Thank You

NAI Latter & Blum would like to thank you for the opportunity to present this asset for your consideration.

For additional information, please contact:

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