

Site in Ascension Parish, LA

Gateway II Site



View video of site:
<https://vimeo.com/167787407>

45.6

Acres

Contiguous Available:

Subdividable: Yes
Max Divisible Available: 45.6 Acres
Min Divisible Available: 45.6 Acres

Listing Price

Sale Price
\$4,950,000

Lease Price
Not Applicable

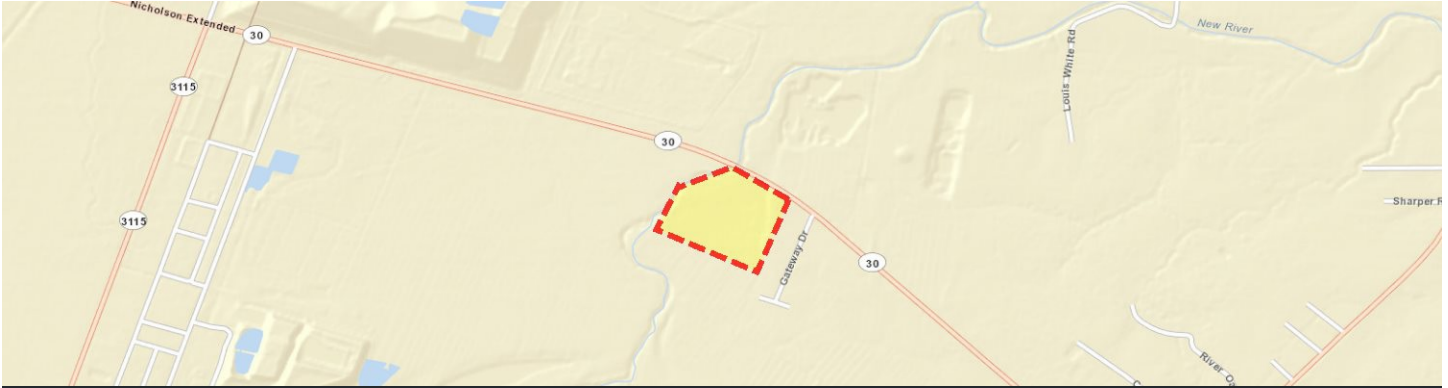
Property Type

- Industrial

This is only a summary of this property. For complete details visit:
<https://buildingsandsites.com/AscensionEDC/Property/Detail/4418/Gateway-II-Site>

Gateway II Site

Transportation Infrastructure



5291 Gateway Drive | Geismar, Louisiana 70734

| Airports | |
|---|---|
| Primary: Baton Rouge Metropolitan (BTR) | Additional: Louis Armstrong New Orleans International (MSY) |
| 22.1 Miles | 49.2 Miles |

| Interstates | |
|-------------------------|----------------------------|
| Primary: I-10 | Additional: I-12 |
| 3.5 Miles | 13.4 Miles |

| U.S. Highways | |
|--------------------------|-----------------------------|
| Primary: LA-30 | Additional: LA-73 |
| 0.3 Miles | 1.5 Miles |

| Rail | |
|---|--|
| Primary: Canadian National (CN) | Additional: Kansas City Southern (KCS) |
| 1.5 Miles | 5.5 Miles |

| Navigable Water | |
|--------------------------------------|---------------------------------------|
| Primary: MISSISSIPPI RIVER | Additional: BAYOU LAFOURCHE |
| MISSISSIPPI RIVER Miles | 8.8 Miles |

| Ports | |
|--|---|
| Primary: Port of Greater Baton Rouge | Additional: Port of South Louisiana |
| 17.6 Miles | 30 Miles |

Gateway II Site

Property Details

Fire Protection

Cranes

Has Cranes: No
Crane Type: none

Utilities

Electricity

Provider: Entergy

Water

Provider: Well

Telecommunications

Provider: Eatel

Natural Gas

Provider: Atmos

Sewer

Provider: Self Treatment

Fiber-Optic

Provider: Eatel

Gateway II Site

Space & More Information

| More Information | |
|------------------------|------------------------|
| Property Id: 4418 | Industrial Park: No |
| Enterprise Zone: No | Within City Limits: No |
| Foreign Trade Zone: No | |

Gateway II Site

Demographics

| | Drive-Time: 30 minutes | Drive-Time: 60 minutes | Drive-Time: 90 minutes |
|---|---------------------------|---------------------------|---------------------------|
| 2018 Key Demographic Indicators (Esri) | | | |
| 2018 Total Population (Esri) | 356,574 | 1,072,214 | 2,495,903 |
| 2010-2018 Population: Annual Growth Rate (Esri) | 1.13 | 0.71 | 0.78 |
| 2018 Daytime Population | | | |
| 2018 Total Daytime Population | 409,527 | 1,051,188 | 2,563,925 |
| 2018 Daytime Population: Workers | 237,125 | 496,233 | 1,241,721 |
| 2018 Daytime Population: Residents | 172,402 | 554,955 | 1,322,204 |
| 2018 Income (Esri) | | | |
| 2018 Average Household Income (Esri) | 91,922 | 77,735 | 72,989 |
| 2018 Per Capita Income (Esri) | 36,085 | 29,367 | 28,184 |
| 2018 Educational Attainment (Esri) | | | |
| 2018 Education: High School Diploma (Esri) | 51,310 | 202,486 | 460,389 |
| 2018 Education: Some College/No Degree (Esri) | 48,589 | 158,836 | 367,970 |
| 2018 Education: GED/Alternative Credential (Esri) | 7,151 | 30,915 | 74,218 |
| 2018 Education: Associate's Degree (Esri) | 14,982 | 44,842 | 96,376 |
| 2018 Education: Bachelor's Degree (Esri) | 58,822 | 131,375 | 301,624 |
| 2018 Education: Graduate/Professional Degree (Esri) | 36,282 | 69,203 | 170,283 |
| 2018 Labor Force by Occupation (Esri) | | | |
| 2018 Employed Civilian Population Age 16+ by Occupation Base (Esri) | 183,797 | 520,701 | 1,178,837 |
| 2018 Occupation: Production (Esri) | 8,405 | 28,540 | 61,169 |
| 2018 Occupation: Transportation/Material Moving (Esri) | 8,686 | 32,630 | 73,742 |
| 2018 Occupation: Architecture/Engineering (Esri) | 5,357 | 10,379 | 20,523 |
| 2018 Occupation: Farming/Fishing/Forestry (Esri) | 216 | 869 | 2,625 |
| 2018 Occupation: Construction/Extraction (Esri) | 8,781 | 35,898 | 79,301 |
| 2018 Occupation: Office/Administrative Support (Esri) | 22,416 | 72,591 | 159,499 |

Gateway II Site

Documents Available Online

[Exhibit A. Gateway II Site FEMA Flood Plain Survey Map.pdf](#)

[Exhibit B. Gateway II Site FEMA Flood Plain Mitigation Plan Letter.pdf](#)

[Exhibit C. Gateway II Site Title Abstract.pdf](#)

[Exhibit D. Gateway II Site Zoning Districts Aerial Site Map.pdf](#)

[Exhibit E. Gateway II Site Ascension Parish Zoning Map.pdf](#)

[Exhibit F. Gateway II Site Zoning Regulations.pdf](#)

[Exhibit G. Gateway II Site 2012 Tax Assessment.pdf](#)

[Exhibit H. Gateway II Site Property Deed Report.pdf](#)

[Exhibit I. Gateway II Site Property Boundary Survey.pdf](#)

Plus 33 More...

Videos Available Online

[Gateway II Certified Site](#)

[Gateway II Certified Site](#)

To download all documents & view videos, visit <https://buildingsandsites.com/AscensionEDC/Property/Detail/4418/Gateway-II-Site>

Ready to learn more about this site?

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