

Experience the Ascension Advantage
ASCENSION PARISH, LOUISIANA, USA



ASCENSION
assets



www.ascensionedc.com

THE ASCENSION ADVANTAGE

Ascension Parish, Louisiana has one of the Gulf South's most vibrant economies. Since 2005, Ascension Parish has recorded over **\$6.2 billion in capital** investment by new and expanding enterprises accompanied by the creation of over **2,500 direct new jobs**. Ascension Parish consistently ranks in the top ten counties/parishes in the US for annual per capita business investment. The combination of **excellent job opportunities** and a high quality public school system has made Ascension one of the **fastest growing counties/parishes in the US**.

Ascension Parish is strategically located in the middle of the Gulf South's "energy alley" on Interstate Highway 10 on the Mississippi River. While part of the Baton Rouge Metropolitan Statistical Area, Ascension Parish is also located within easy commuting distance of the New Orleans metro area with convenient access to the international airport there. Ascension is in proximity to three (3) deep-water river ports (Baton Rouge, South Louisiana and New Orleans) and has three (3) Class A freight railways (Canadian National, Kansas City Southern and Union Pacific). Since 2005, Ascension's Civilian Labor

"AEDC was an invaluable resource during our site selection and rezoning processes. AEDC's determination to ensure that we stayed in Ascension Parish and grew our business here really paid off for the community and our company."

- *Jesus Pineda*

Regional Operational Excellence Manager,
Emerson Process Management

"Ascension Economic Development Corporation was very helpful to Methanex in the early stages of our project to relocate two methanol plants from Chile to Geismar. They are a valuable asset to Ascension Parish and any business interested in locating or expanding here."

- *Glynn Fontenot* Plant Manager, Methanex

Force has increased at the average rate of 2.75% per year. This growth rate is more than five times the national average and four times that of the State of Louisiana as a whole. While the Parish's employment base has continued to diversify, Ascension "exports" approximately one-third of its resident labor force to surrounding areas daily. These "out-commuters" are a prime source of recruitable workers for Ascension-based new and expanding enterprises.

In addition to excellent public schools, Ascension Parish is within easy commuting distance of ten (10) institutions of higher learning, including the main campus of Louisiana State University (30,451 students) and Southern University (6,730 students) in Baton Rouge. Ascension is home to River Parishes Community College, which is ranked among the fastest growing community and technical colleges in the nation and has a new state-of-the-art campus here.





DESTINATION RETAIL

Ascension Parish is uniquely positioned as a location for large-scale regional destination retailers. There are two major players (Cabela's and Tanger Outlets) already in the community. Interstate 10 is the Gulf South's major "artery of commerce". As it traverses through Ascension Parish, I-10 is registering traffic volumes in excess of 75,000 vehicles per day. There are over 1.3 million households in a straight line 100-mile radius of the center of Ascension Parish. The average household income in this radius is in excess of \$65,000. There are prime sites for destination centers on several interchanges on I-10 in the parish.



Your business will *flourish* in *Ascension*



FILM IN ASCENSION

Over 30 feature films, television mini-series and other productions have been filmed in Ascension Parish in the last several years. From restored sugar plantation mansions to historic river towns to peaceful bayous, Ascension has a wide variety of filming locations to choose from. The State of Louisiana's film incentives (see www.louisianaentertainment.gov) are among the most lucrative in the nation.

PRODUCTIONS FILMED IN ASCENSION:

- All the King's Men
- Hush, Hush Sweet Charlotte
- Bonnie and Clyde: Dead and Alive
- Jumper
- The Beguiled
- The Long Hot Summer
- The Curious Case of Benjamin Button
- Love, Wedding, Marriage
- Fletch Lives
- Snow Wonder





AVAILABLE BUILDINGS & SITES

AEDC maintains a parish-wide searchable database on both available buildings and greenfield sites at the following link:

LouisianaSiteSelection.com/AEDC/buildings-and-sites.aspx

In cooperation with our economic development partners, commercial/industrial real estate brokers and property owners, this resource is updated on a regular basis to ensure that latest information is posted on each property. In addition to viewing available properties, users can access parish and community profiles from the main page. Once the user has selected an individual property profile, there is an added feature under the

"More Info" tab and clicking of the "Demographics" tab. From here, the user can specify up to three (3) straight line radii from the selected property, up to 100 miles and select the Population, Workforce or Spending Patterns reports, which will be displayed for each selected radius. In addition to AEDC's searchable database, there is another user-friendly, searchable data set for commercial properties in Ascension Parish: Louisiana Commercial Database. Additional properties can be found at www.LACDB.com by entering "Ascension County, LA". While this database contains some of the same properties as AEDC's site, it tends more toward the retail and office end of the market as opposed to the industrial side.



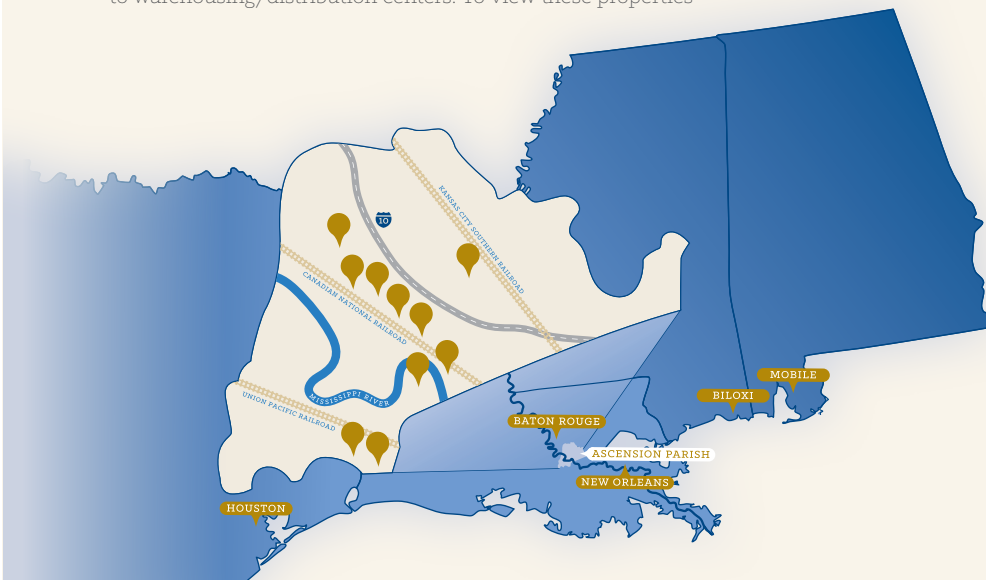
CERTIFIED SITES

Ascension Economic Development Corporation (AEDC) has been the most aggressive local development organization in Louisiana in getting sites approved under the Louisiana Economic Development Certified Site program. There are ten (10) Certified Sites currently on the market in Ascension Parish ranging in size from 25 to 1,000 acres. These properties can accommodate a variety of needs, from deep-water river access to warehousing/distribution centers. To view these properties

online, go to AEDC's sites and buildings database at: www.louisianasiteselection.com/AEDC/buildings-and-sites.aspx. Under "Search Properties," click on "Certified Sites." Click on the site name to open the file and then on the "Documents" tab. This will display all of the studies and surveys that were conducted in order for the property to be approved as a Louisiana Economic Development Certified Site.

REPORTS INCLUDED FOR EACH CERTIFIED SITE:

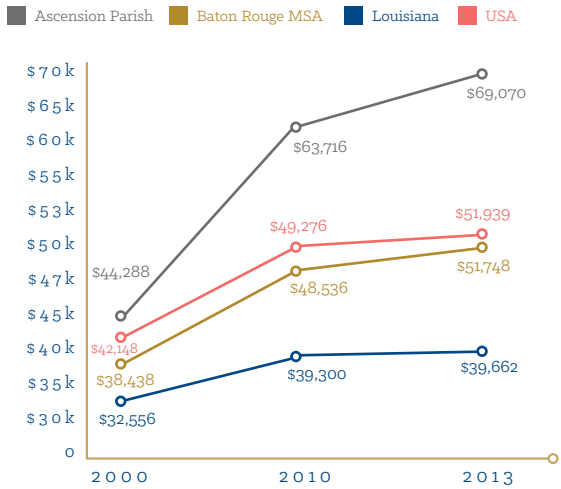
- Aerial Photo
- Geotechnical Survey
- Topographic Survey
- Boundary Survey
- Natural Gas Infrastructure
- Water Infrastructure
- Electrical Infrastructure
- Phase I ESA
- Wastewater Infrastructure
- Floodplain
- Title Abstract
- Wetlands Determination



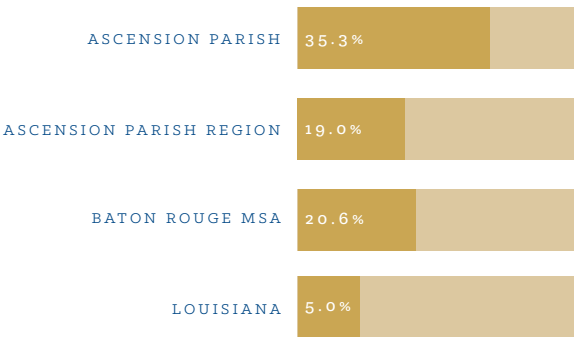
MAJOR EMPLOYERS 2015

COMPANY	EMPLOYEES
Ascension Parish School Board	2715
BASF Coporation	1047
Ascension Parish Government	745
Walmart	700
Shell Chemical	650
LeBlanc's Food Stores	600
Eatel	530
CF Industries	475
St. Elizabeth Hospital	489
Huntsman Chemicals	420
Smith Tank and Steel	415
Volks Constructors	375
Cabelas	303
Honeywell	290
St. Elizabeth Physicians	283
Roland J Robert Distributors	263
Almatis	260
Occidental Chemical Corporation	253
TOPCOR Companies	250
Westlake Vinyls	170

MEDIAN HOUSEHOLD INCOME 2000-2013



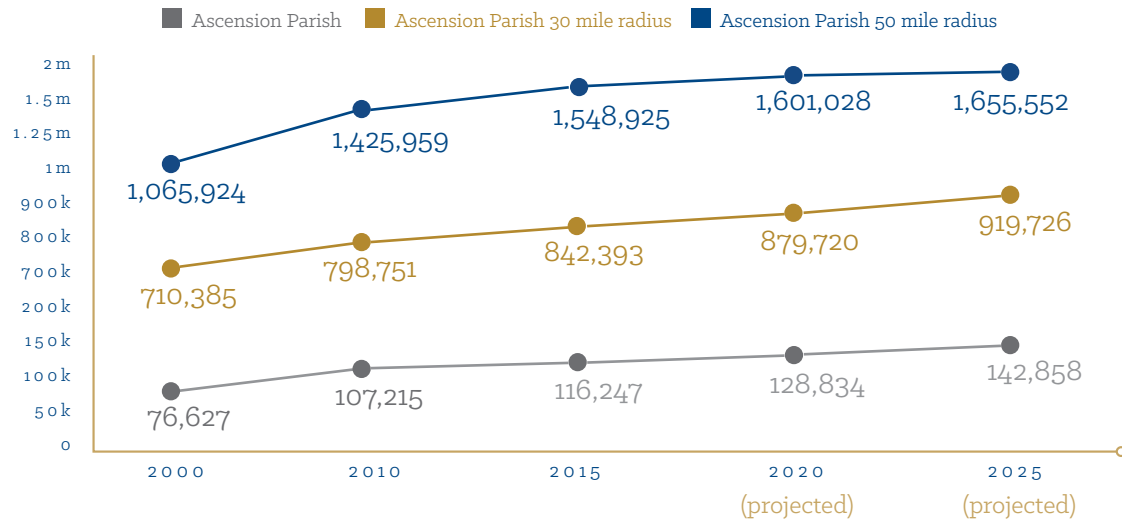
CIVILIAN LABOR FORCE PERCENT GROWTH 2005-2015



WEEKLY PER CAPITA EXPENDITURES 2015

CATEGORY	WITHIN PARISH
Food	61.12
Housing	79.56
Apparel and services	13.57
Transportation	79.82
Healthcare	27.16
Entertainment	20.58
Personal care products & services	5.71
Reading	0.63
Education	6.89
Tobacco products & smoking supplies	2.91
Miscellaneous	4.07
Cash contributions	15.13
Personal insurance	2.96

HISTORIC & PROJECTED POPULATION 2000-2025



LOUISIANA INCENTIVES:

LED FASTSTART®

The nation's No. 1 workforce training program, FastStart creates customized employee recruiting, screening and training solutions — at no cost to eligible companies.

ANGEL INVESTOR TAX CREDIT

Up to a 25.2 percent tax credit for individual investors who invest in early stage, wealth-creating businesses that seek start-up and expansion capital.

COMPETITIVE PROJECTS PAYROLL INCENTIVE PROGRAM

An incentive rebate of up to 15 percent of a participating company's new payroll for up to 10 years, and a rebate of sales and use taxes on capital expenditures or a 1.2 percent project facility expense rebate.

QUALITY JOBS

Up to a 6 percent rebate on annual payroll expenses for up to 10 years and either a 4 percent sales/use tax rebate on capital expenses or a 1.5 percent investment tax credit for qualifying expenses.

DIGITAL INTERACTIVE MEDIA AND SOFTWARE DEVELOPMENT INCENTIVE

Up to a 35 percent refundable tax credit for in-state labor, coupled with up to a 25 percent refundable credit for eligible production expenses.

RESEARCH AND DEVELOPMENT TAX CREDIT

A tax credit up to 40 percent to existing businesses with operating facilities in Louisiana to establish or continue research and development within the state.

ENTERPRISE ZONE

A \$2,500 tax credit for each certified net, new job created and either a 4 percent sales/use tax rebate on capital expenses or 1.5 percent investment tax credit for qualifying expenses.

RESTORATION TAX ABATEMENT

A 100 percent property tax abatement for up to 10 years for the rehabilitation of an existing structure.

INDUSTRIAL TAX EXEMPTION

A 100 percent property tax abatement for up to 10 years on a manufacturer's new investment and annual capitalized additions.

SOUND RECORDING INVESTOR TAX CREDIT

An 18 percent tax credit issued as a rebate for qualified production expenditures on state-certified sound recording projects.

MOTION PICTURE INVESTOR TAX CREDIT

Up to a 30 percent transferable tax credit for qualified production expenditures and an additional 10 percent tax credit for Louisiana labor expenditures.

TECHNOLOGY COMMERCIALIZATION TAX CREDIT

A refundable tax credit of 28.2 percent for companies that invest in the commercialization of Louisiana technology and a payroll rebate of 4.32 percent for the creation of new direct jobs.

MUSICAL AND THEATRICAL PRODUCTION TAX INCENTIVE

A unique tax credit on qualified production or higher education infrastructure development expenditures with additional tax credits available for payroll.

LOCAL INCENTIVES:

PAYMENT IN LIEU OF TAXES (PILOT)

Provides for a potential reduction of local property taxes beyond the level of the Industrial Tax Exemption program. In addition, a PILOT can be utilized to provide a comparable incentive to certain non-manufacturing projects as enjoyed under the Industrial Property Tax Exemption program, which is available only to manufacturers.

LOCAL SALES & USE TAX REBATE

The Louisiana Enterprise Zone and Quality Jobs programs allow but do not mandate that local governments can offer rebates of a portion of their local sales and use taxes on the construction materials and initial equipping of competitive projects.

SPECIAL PROGRAMS FOR SMALL BUSINESS:

SMALL BUSINESS LOAN AND GUARANTY PROGRAM

Provides loan guarantees to banks and other small business lenders in association with the SBCI ranging from \$5,000 to \$1.5 million.

ECONOMIC GARDENING INITIATIVE

Provides customized core business strategies, market research, qualified sales leads and improved internet and technology tailored to your growing needs.

SMALL AND EMERGING BUSINESS DEVELOPMENT PROGRAM

Provides for developmental assistance, including entrepreneurial training, marketing, computer skills, accounting, legal and industry-specific assistance.

HUDSON INITIATIVE

Certification program offers greater access to purchasing and contracting opportunities at the state government level.

VETERAN INITIATIVE

Helps veteran-owned and service-connected disabled veteran-owned small businesses gain greater access to purchasing and contracting opportunities at the state level.



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

FOR SALE, BUILD TO SUIT, OR LAND LEASE

HOME TO MAJOR RETAILERS

LA HWY. 30, W, GONZALES, LA 70737

14.27 ACRES AVAILABLE



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FOR SALE, BUILD TO SUIT, OR LAND LEASE

GONZALES, LA HIGHLIGHTS

LA HWY. 30, W, GONZALES, LA 70737

10 SITES | 14.27± ACRES

DON'S SEAFOOD



MIKE ANDERSONS



TANGER OUTLET



CABELA'S



CRACKER BARRELL



CAJUN CROSSROADS



JAMBALAYA FEST



LAMAR-DIXON EXPO



BALLOON FEST

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