

PRICE REDUCTION

**FOR SALE/RETAIL
PAD SITE**

**2008 S. Robert Wilson Rd.,
Gonzales, LA 70737**

± 2.21 Acre Pad Site

- I-10 frontage with signage
- ±1,829 SF improvements
- Asking Price: \$1,325,000
PRICE REDUCTION - \$895,000
- Do Not Disturb Tenant – Seen by Appointment Only

JASON TANGEN

TEL 713 830 4006

jason.tangen@colliers.com

STEVE LEGENDRE, CCIM

TEL 225 367 1515

steve.legendre@svn.com



Robert Wilson Rd.





Opportunity

Colliers International in conjunction with SVN – Graham, Langlois & Legendre, LLC is please to present the opportunity to acquire a 100 percent fee simple interest in the property. The Property is an approximately 2.21 acre PAD site including a 2nd Generation Office/Showroom. The Property is being offered based on land price providing immediate upside to a Buyer that can use current improvement. The site is well positioned along I-10 in Gonzales, LA situated between Baton Rouge and New Orleans, best suited for Retail use.

Economy

Ascension Parish's economy is forecast to grow by 13,400 jobs between 2013 and 2024, at an average annual rate of 2.5 percent. The sectors that are forecast to add the largest number of jobs are:

Construction (adding 2,090 jobs),
Retail (1,715 jobs),
Administrative Support and Waste Remediation (1,650 jobs),
Health Care and Social Assistance (1,340 jobs), and
Manufacturing (1,280 jobs).

Of the sectors forecast to grow the fastest in Ascension Parish, Construction and Manufacturing have above average wages.

Traffic

Area traffic generators include the Tanger Outlet Mall (±322,000 SF with 60 stores), Cabela's (165,000 SF), St. Elizabeth Hospital (Full service ±90 beds), and the Lamar Dixon Expo Center.



Property Overview

Address	2008 S. Robert Wilson Rd., Gonzales, Louisiana 70737
Legal Address	Plan VAP9584, Lot C, Block Y, District Lot 327, Land District 36, Group 1, AMD (Expl Plan 5171), PID 009-621-679
Area	Approximately 2.21 acres
Improvement	Office/Showroom: ±1,829 SF
Zoning	Light Commercial District
Location	Along I-10 Corridor, N at Highway 30 & I-10 Intersection.
Traffic Counts	±72,000 CPD on I-10 ±20,000 CPD on Highway 30
Access	Via S. Robert Wilson Rd. at Highway 30
Visibility	Signage and Frontage along Interstate 10
Demand Generators	Tanger Outlet Mall, Sportsman's Park (165,000 SF Cabela's anchored development)
Growth	Ascension Parish currently has an estimated population of 119,455 and is forecast to grow 2.5% annually through 2024.
Proposed Uses	Retail, QSR, Full-service Restaurant, Service

Key Highlights

- › High traffic counts – (Hwy 30 & I-10)
- › Great Location adjacent to Tanger Outlet Mall.
- › Frontage & Visibility on I-10.
- › Quick Interstate Access.
- › Strong day-time Demand Generators.
- › Interstate Signage.
- › Existing improvements provided at Land Basis.
- › Strong site for retailers looking to benefit from customer traffic driven by Tanger Outlet Mall & Cabela's.

Zoning

- › Zoned C-1 Light Commercial District
- › Examples of potential uses:
 - QSR
 - Full-Service Restaurant
 - Small Strip Center

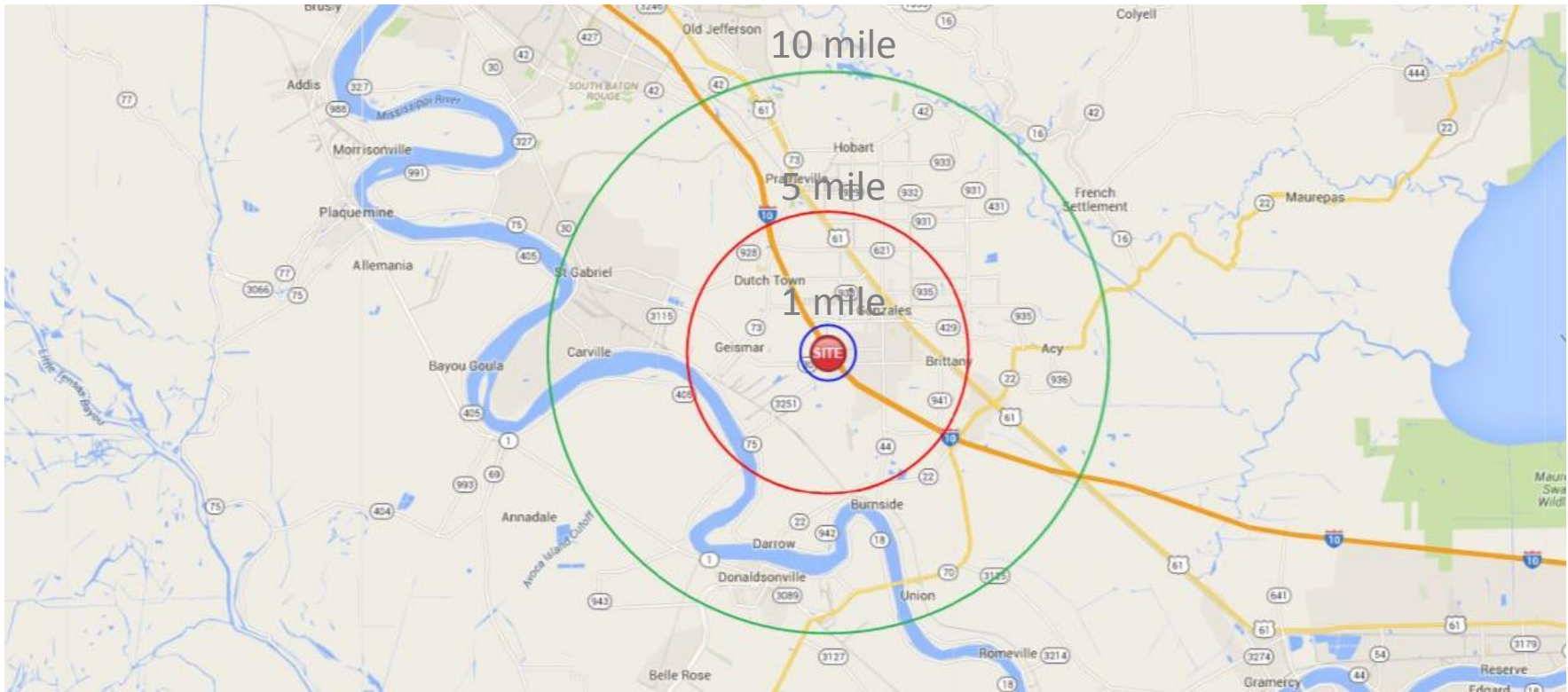
Price

\$1,325,000

PRICE REDUCTION - \$895,000

Area Retailers





Demographics

	<u>1 Mile</u>	<u>5 Mile</u>	<u>10 Mile</u>
Total Population	1,789	49,684	132,044
Median Age (Male)	48.2%	49.2%	49.8%
Median Age (Female)	51.8%	50.8%	50.2%
Total Households	682	18,172	46,795
Average HH Income	\$82,186	\$82,756	\$87,096
Average House Value	\$172,744	\$176,621	\$181,560

Demographics data

1066

W. Orice Roth Rd.

Isom Sanders Rd.

Robert Wilson Rd.



Tanger
Outlets



COLLIERS INTERNATIONAL
1790 Hughes Landing Blvd., Suite 250
The Woodlands, Texas 77381
713 222 2111
www.colliers.com/texas

JASON TANGEN
TEL 713 830 4006
jason.tangen@colliers.com

STEVE LEGENDRE, CCIM
TEL 225 367 1515
steve.legendre@svn.com



This document/email has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and /or its licensor(s). © 2016. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<u>Colliers International Houston, Inc.</u>	<u>29114</u>	<u>houston.info@colliers.com</u>	<u>(713) 222-2111</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Gary Mabray</u>	<u>138207</u>	<u>gary.mabray@colliers.com</u>	<u>(713) 830-2104</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Patrick Duffy, MCR</u>	<u>604308</u>	<u>patrick.duffy@colliers.com</u>	<u>(713) 830-2112</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Jason Tangen</u>	<u>600085</u>	<u>jason.tangen@colliers.com</u>	<u>(713) 830-4006</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date