

HERITAGE

— 30 ~~44~~ —

CROSSING



HERITAGE

— 30 ~~44~~ —

CROSSING

*WHERE RICH HISTORY
MEETS A VIBRANT FUTURE*

VISION

The name brings to mind both a highly revered legacy at the most notable cross roads in Gonzales.

Not only a magnetizing commercial center, Heritage Crossing is a cultural focal point for the entire region.

A place carefully attuned to make a better community with keeping the rich history in mind. Residences, restaurants, retail, hotel, offices, services and a conference center in between two of the premier regional medical centers. Lined with beautifully landscaped walking trails.



DEMOGRAPHICS

INCOME



\$76,589
2017 MEDIAN
HOUSEHOLD INCOME



\$27,865
PER CAPITA INCOME



\$91,161
MEDIAN NET WORTH

JOBS

ASCENSION'S FAST-GROWING LABOR FORCE

ASCENSION PARISH

+23.5%

BATON ROUGE MSA*

+12.0%

LOUISIANA

+1.8%



INDUSTRY EXPANSION RECENT NEW JOBS

FORMOSA

\$9.4B INVESTMENT
1,200 PERMANENT JOBS
\$85K AVG. SALARY

WANHUA CHEMICAL GROUP CO. LTD.

\$1.2B INVESTMENT
170 PERMANENT JOBS
\$80K AVG. SALARY

SOUTH LOUISIANA METHANOL

\$2.2B INVESTMENT
75 PERMANENT JOBS
\$71.4K AVG. SALARY

METHANEX CORP., METHANEX 3

\$1.3B INVESTMENT
25 NEW JOBS

SHELL CHEMICAL

\$1.2B INVESTMENT
27 NEW JOBS

\$15.3B INVESTMENT
1,497 NEW JOBS

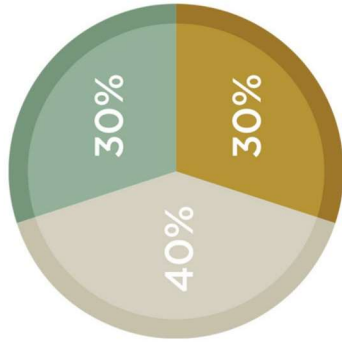
* Baton Rouge MSA includes nine parishes: Ascension, East Baton Rouge, East Feliciana, Iberville, Livingston, Point Coupee, St. Helena, West Baton Rouge, West Feliciana



POPULATION

SHOPPING

MALL BRINGS SHOPPERS TO ASCENSION PARISH



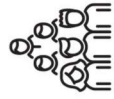
- ASCENSION PARISH
- NOLA REGION
- EVERYWHERE ELSE

60%

SHOPPERS FROM OUTSIDE OF ASCENSION PARISH IN 2016

POPULATION

SECOND FASTEST GROWING PARISH IN LOUISIANA



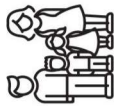
122,948

POPULATION



36.0

MEDIAN AGE



2.7

AVERAGE HOUSEHOLD SIZE

EDUCATION

EXCELLENT SCHOOLS ATTRACTING POPULATION GROWTH

TOP FIVE

RANKED DISTRICTS IN LOUISIANA

A

LOUISIANA STATE RANKING FOR ACADEMIC PERFORMANCE FOR 5 CONSECUTIVE YEARS

5

NUMBER OF CONSECUTIVE YEARS THE TOP "A" RANKING HAS BEEN EARNED

+14.7%

GROWTH RATE 2010 - 2017

+50%

15 YEAR PROJECTED GROWTH

FROM BATON ROUGE & SURROUNDING SUBURBS

HERITAGE CROSSING

TANGER OUTLET MALL

ST. ELIZABETH HOSPITAL

THOUSANDS OF COMMUTERS PASS THROUGH GONZALES DAILY IN ROUTE TO PETROCHEMICAL CORRIDOR

A collection of logos for various petrochemical and industrial companies, including Lion, Eastman, Hicorp, HARCROS, syngenta, D-BASF, Oxy, Methanex, Total, and Shell.



LOCATION

PERMITTING

CITY OF GONZALES NEW PERMITS ISSUED IN 2020

NEW PERMITS	AVG. CONSTRUCTION VALUE	NEW PERMITS	TOTAL CONSTRUCTION VALUE
184	\$204,850	28	\$10 MILLION
RESIDENTIAL		COMMERCIAL	





DEVELOPMENTS

RETAIL

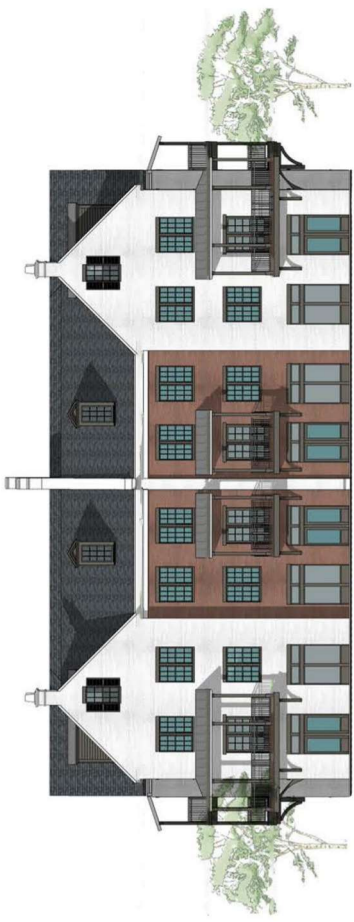
Over 50,000 square feet of retail leased and sold with both national and regional tenants. Our grocery anchor Alexander's Heritage Crossing, Investar bank, and several other retail buildings underway.

RESIDENTIAL

Heritage Crossing features 775 newly built residential dwellings (single family, multi-family, townhomes and condominiums).



Single Family



Townhomes



Multifamily

All renderings provided by LRK



MASTER PLAN

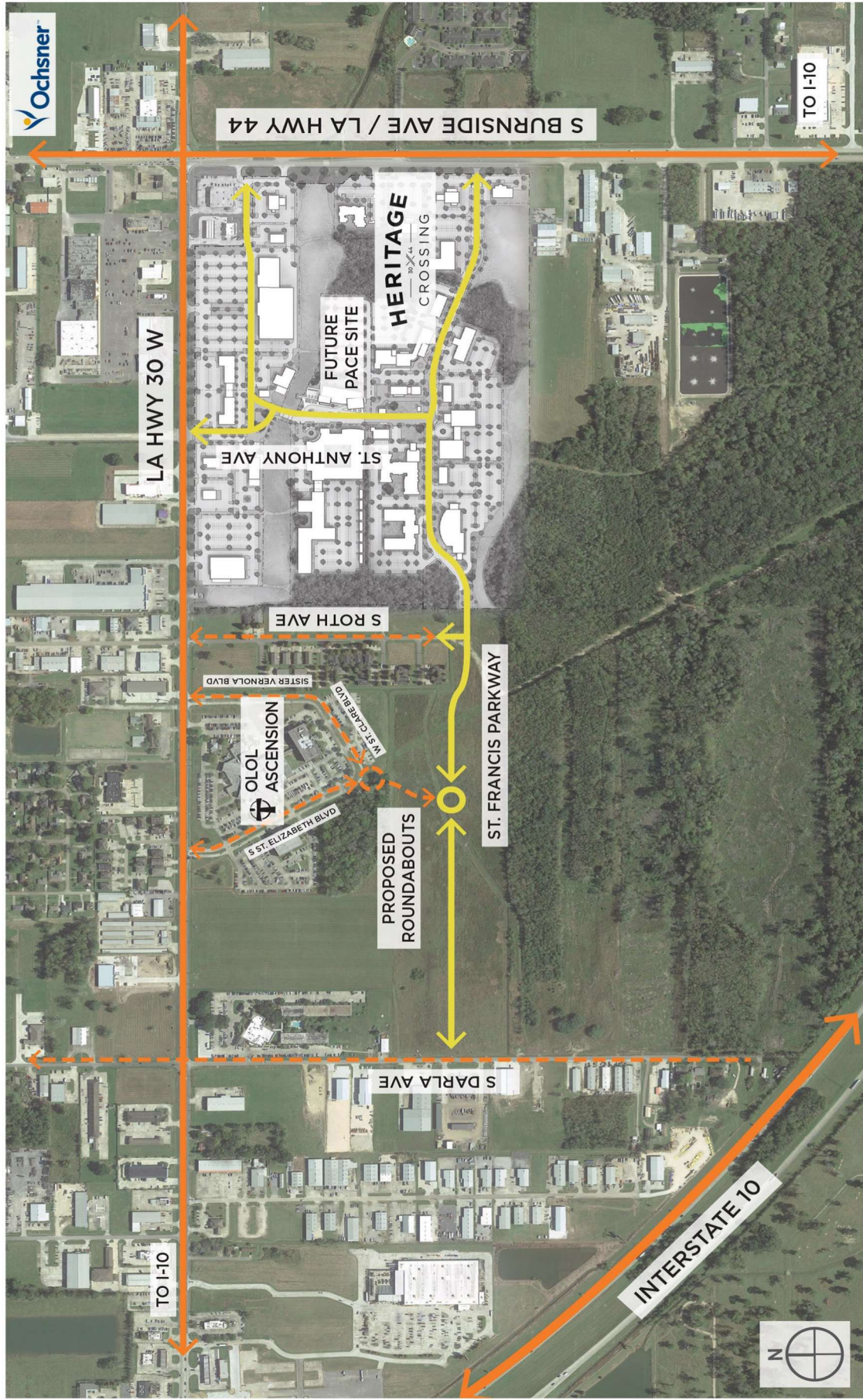
All sites being delivered build ready.





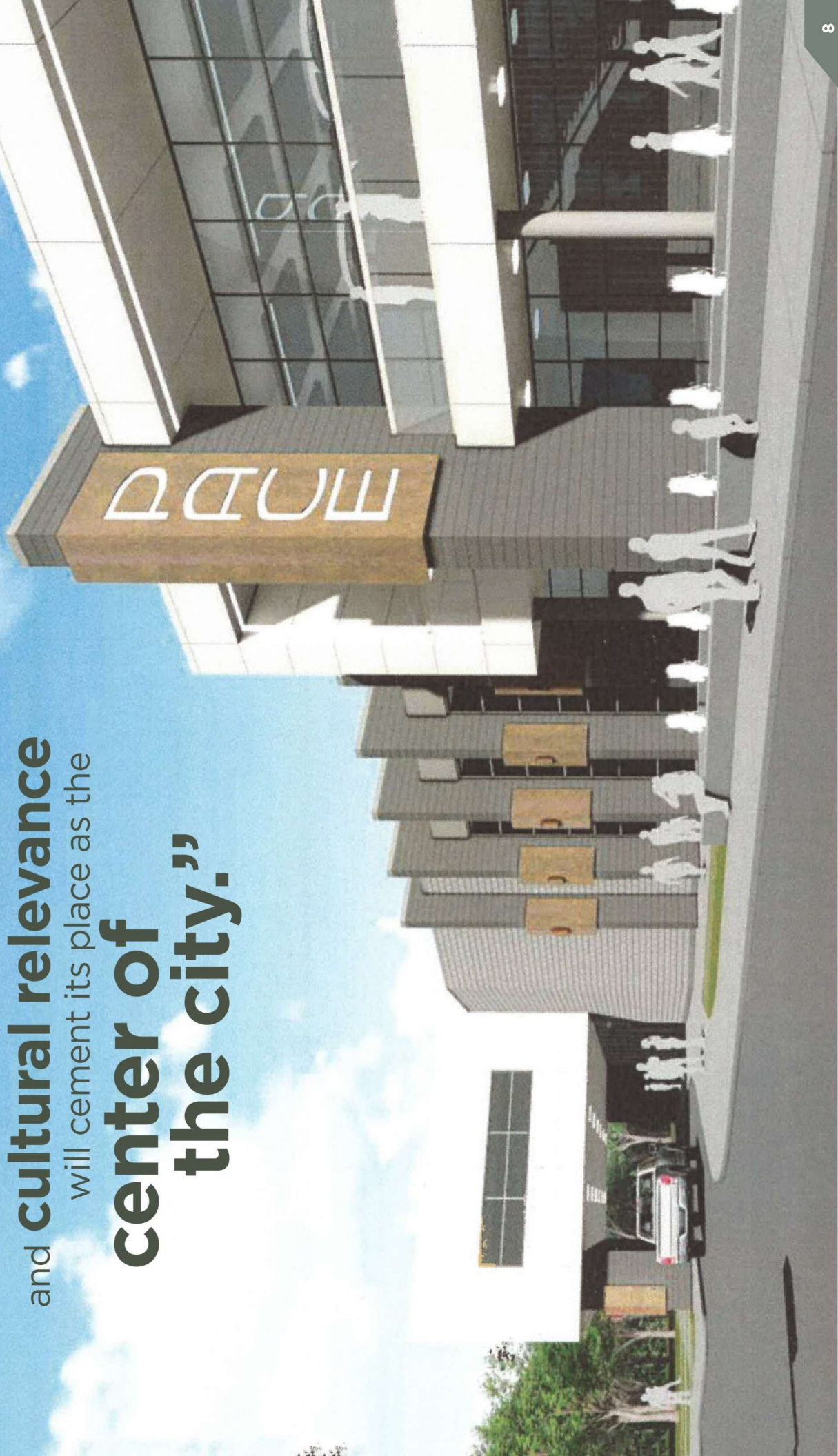
CONNECTIVITY

Access is everything. Ensuring outstanding road connectivity with the surrounding area has been a primary focus. The site offers several easy points of entry for retailers and users. The road connectivity with Our Lady of the Lake Ascension Hospital offers synergistic benefits to both sides.





With the Price LeBlanc PACE Center
as its **crown jewel**,
Heritage Crossing's complete profile
and **cultural relevance**
will cement its place as the
**center of
the city."**





NALatter & Blum

LRK

GRAY GHOST
STUDIOS

CSRS