

± 1.65 Acres of Vacant Land for Sale

305 E Hwy 30
Gonzales, LA 70737

Subject
Property 1.65
Acres

Additional
5.03 Acres
Available

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305 E Hwy 30, Gonzales, LA Vacant Land for Sale

The Offering – NAI/Latter & Blum, as exclusive Broker to the Owner, is pleased to present the opportunity to acquire ± 1.65 Acres of Vacant Land located in one of the major commercial corridors in Gonzales, LA.

Solid Location – Highway 30 in Gonzales is a fast growing area in the parish. This location provides great access to nearby medical facilities such as Our Lady of the Lake and Ochsner. Also, the property is located near the new mixed use development Heritage Crossing which includes a mixture of residential, retail, and community properties.

Hwy 30 is also home to a majority of the petrochemical business located in Ascension Parish. The subject property is within 5 miles of the beginning of the petrochemical corridor.

Opportunity – Purchase ± 1.65 Acres of Vacant Land with an additional ± 5.03 Acres available located on Hwy 30 with close proximity to I-10.

Financing – Property shall be delivered free and clear.



Offering Summary

| | |
|--------------------|-------------------------------------|
| Property Location: | 305 E Hwy 30 Gonzales, Louisiana |
| Acreage: | ± 1.65 Acres |
| Zoning: | C1 |
| Flood Zone: | AE |
| Asking Price: | \$12/SF |

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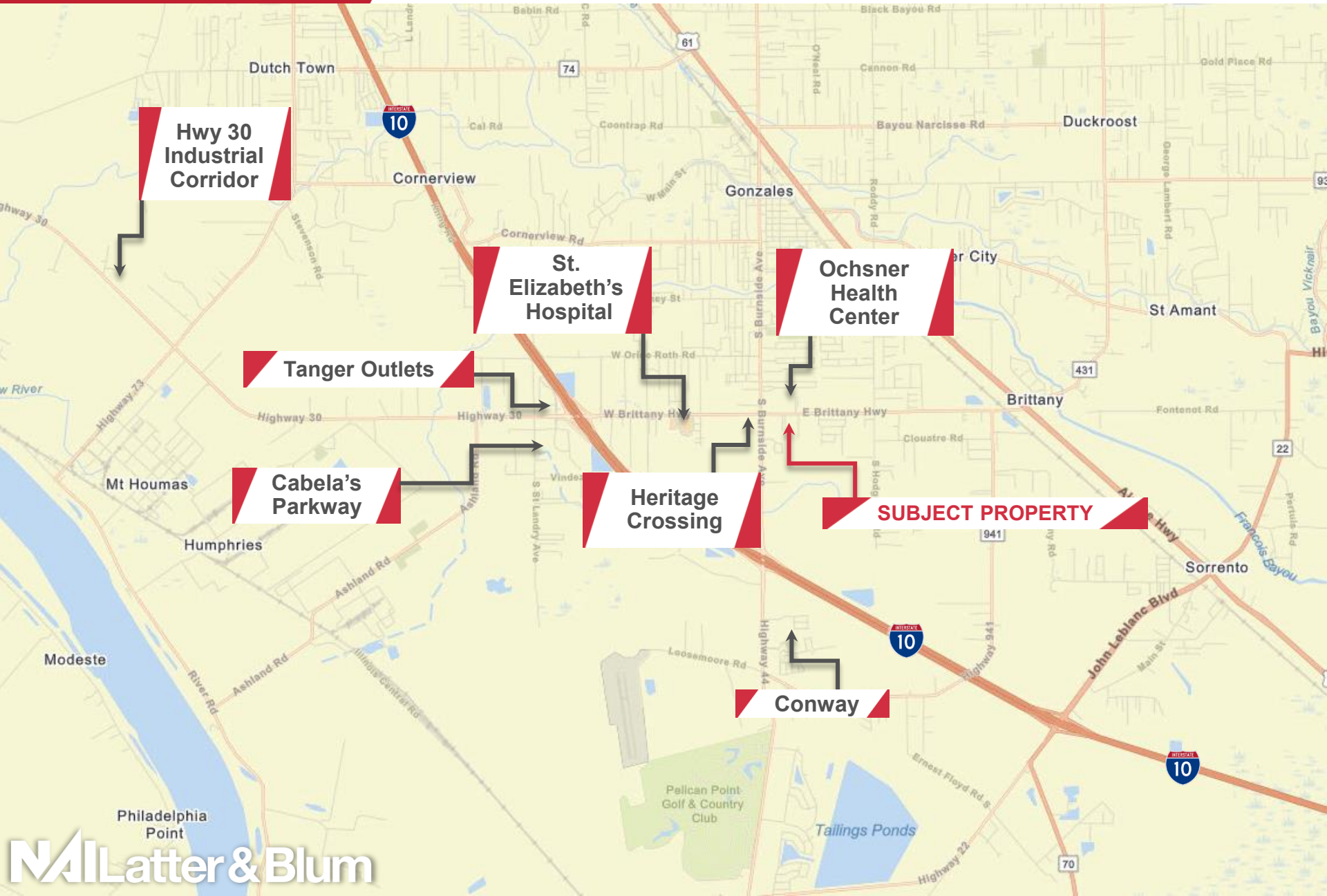
Location Map



Gonzales

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Hwy 30 Industrial Corridor

St. Elizabeth's Hospital

Ochsner Health Center

Tanger Outlets

Cabela's Parkway

Heritage Crossing

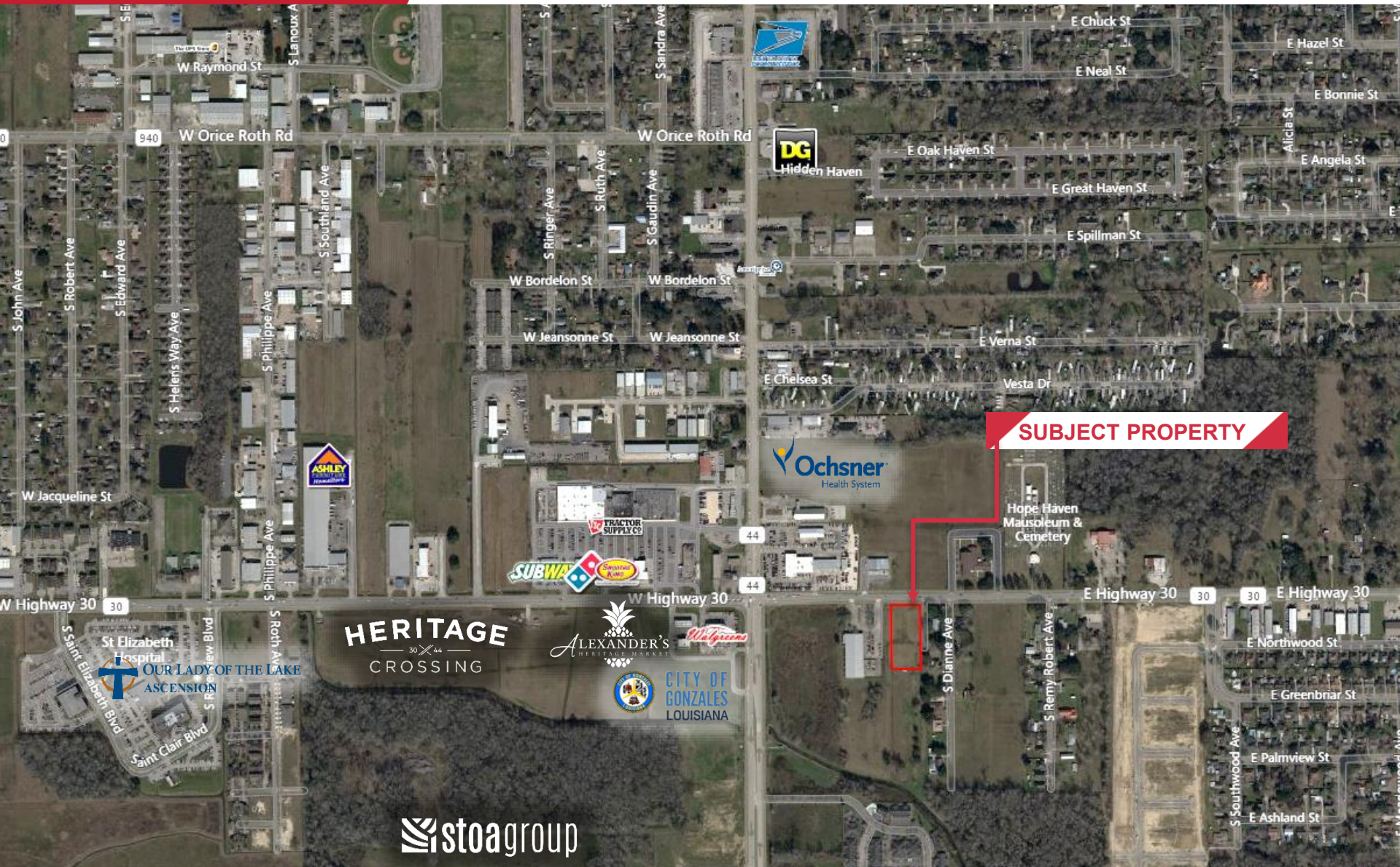
SUBJECT PROPERTY

Conway

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Neighborhood Map



SUBJECT PROPERTY

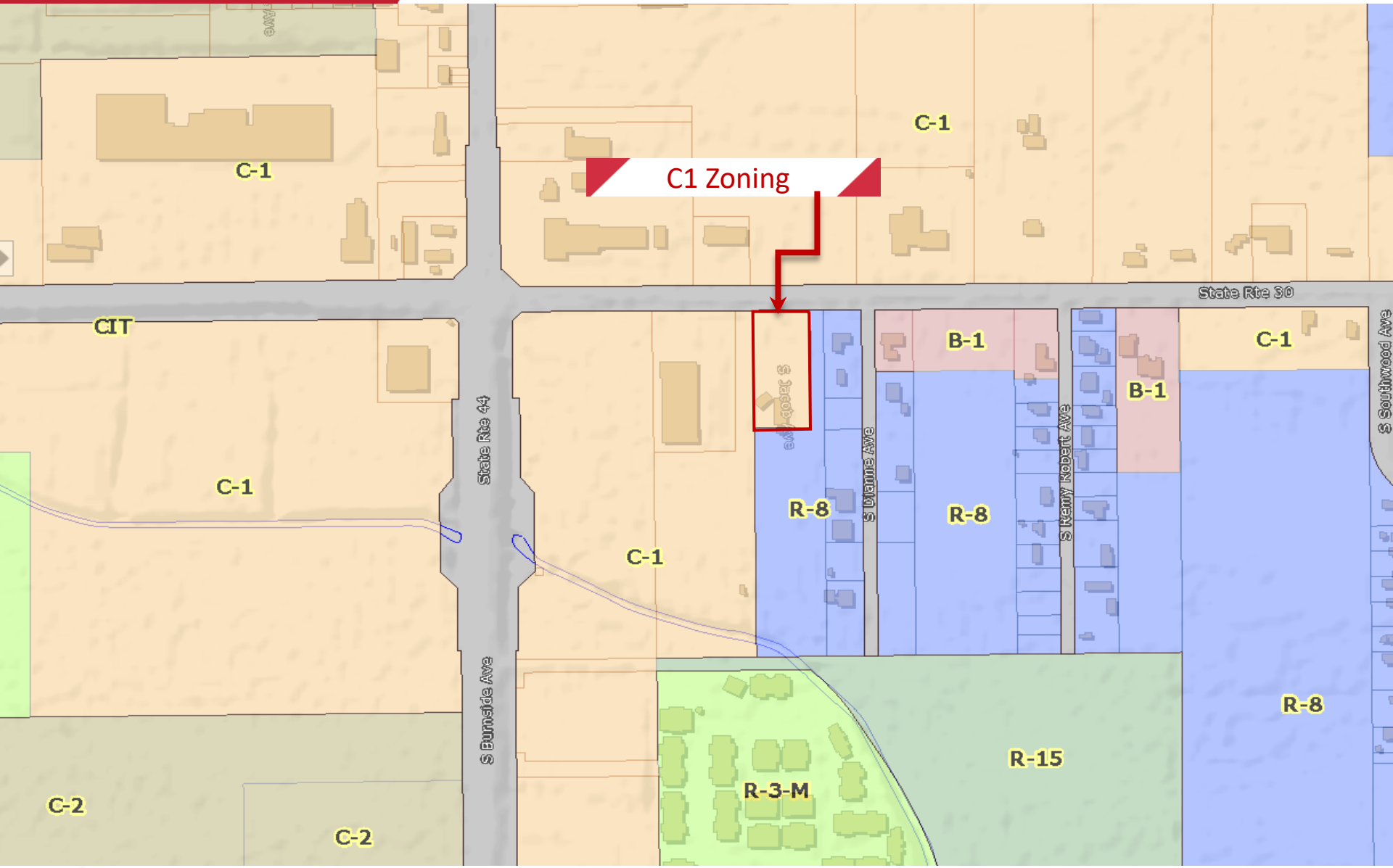
HERITAGE
CROSSING

ALEXANDER'S
CITY OF GONZALES
LOUISIANA

stoagroup

± 1.45 Acres of Vacant Land for Sale
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Zoning Map



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Wetlands **Map**



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Property **Aerial**



Hwy 44

Hwy 30

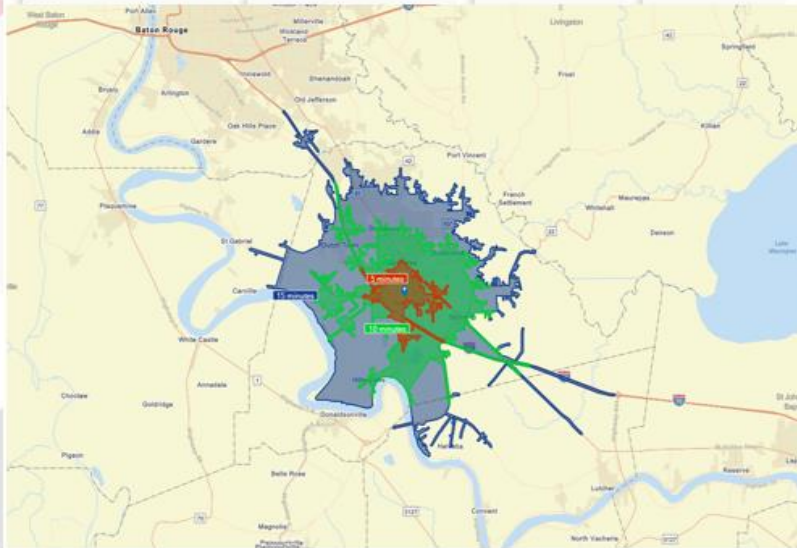
Ascension Parish

Quick Facts



NATIONAL
 LOUISIANA
 BATON ROUGE MSA
 ASCENSION PARISH
 CITY OF GONZALES
 15 MIN DRIVE TIME
 10 MIN DRIVE TIME
 5 MIN DRIVE TIME

| Population | Household | Median HH Income | Population Growth Year-over-Year |
|-------------|-------------|------------------|----------------------------------|
| 333,793,107 | 126,083,849 | \$62,203 | 0.72% |
| 4,792,816 | 1,835,428 | \$47,980 | 0.29% |
| 156,335 | 58,617 | \$47,364 | -0.23% |
| 133,077 | 50,708 | \$49,115 | -0.27% |
| 47,171 | 17,979 | \$39,630 | -0.44% |
| 81,048 | 28,987 | \$80,124 | 1.63% |
| 30,193 | 13,168 | \$71,402 | 1.55% |
| 9,909 | 3,716 | \$60,070 | 1.49% |



- Baton Rouge MSA
- Ascension Parish
- City of Gonzales
- 305 E Hwy 30

OVERVIEW

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.

An aerial photograph of a city, likely New Orleans, featuring a large river, a prominent bridge, and industrial buildings. The image is partially obscured by a large red semi-transparent shape on the right side.

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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