

IVY POINT

MIXED-USE DEVELOPMENT
AIRLINE HIGHWAY, GONZALES, LA



Presented by:

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1700 City Farm Drive | Baton Rouge, LA 70806 | Licensed in Louisiana

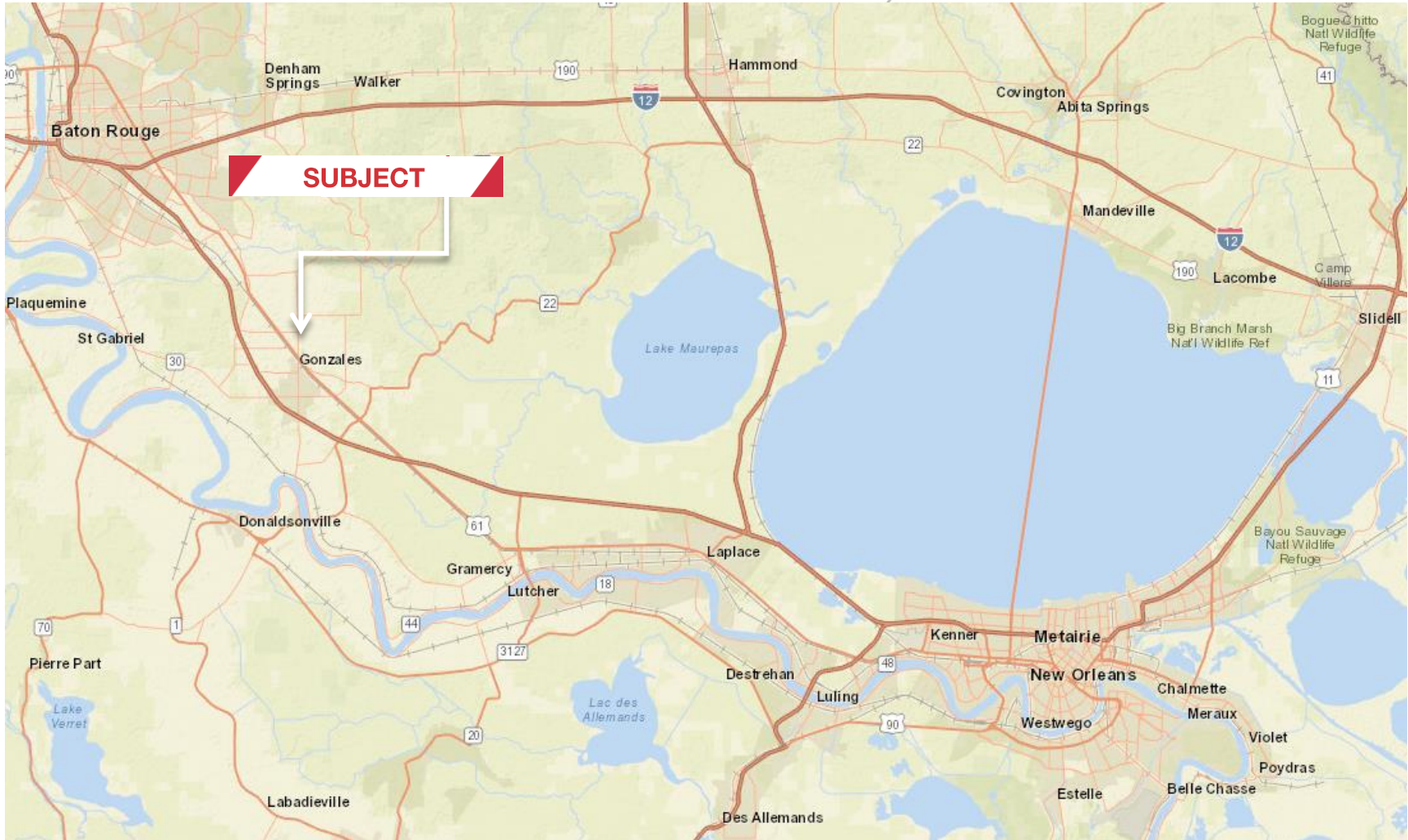
Location Map

Property
Description



Location Map

Property
Description



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Project Renderings

Property
Description



IVY POINT | CONCEPTUAL RENDERING | 05.03.18

Project Renderings

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Project Renderings

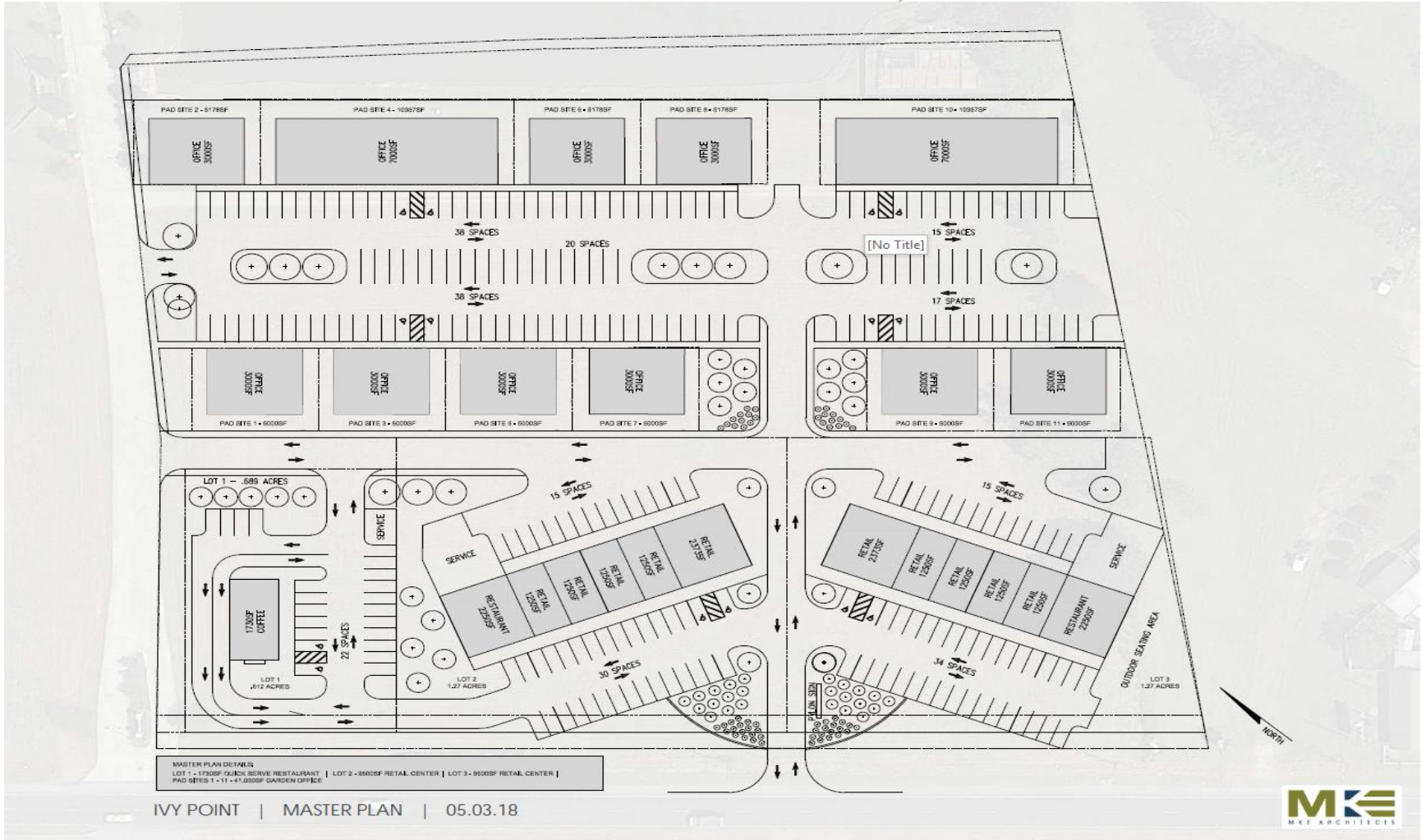
Property
Description



IVY POINT | CONCEPTUAL RENDERING | 05.03.18

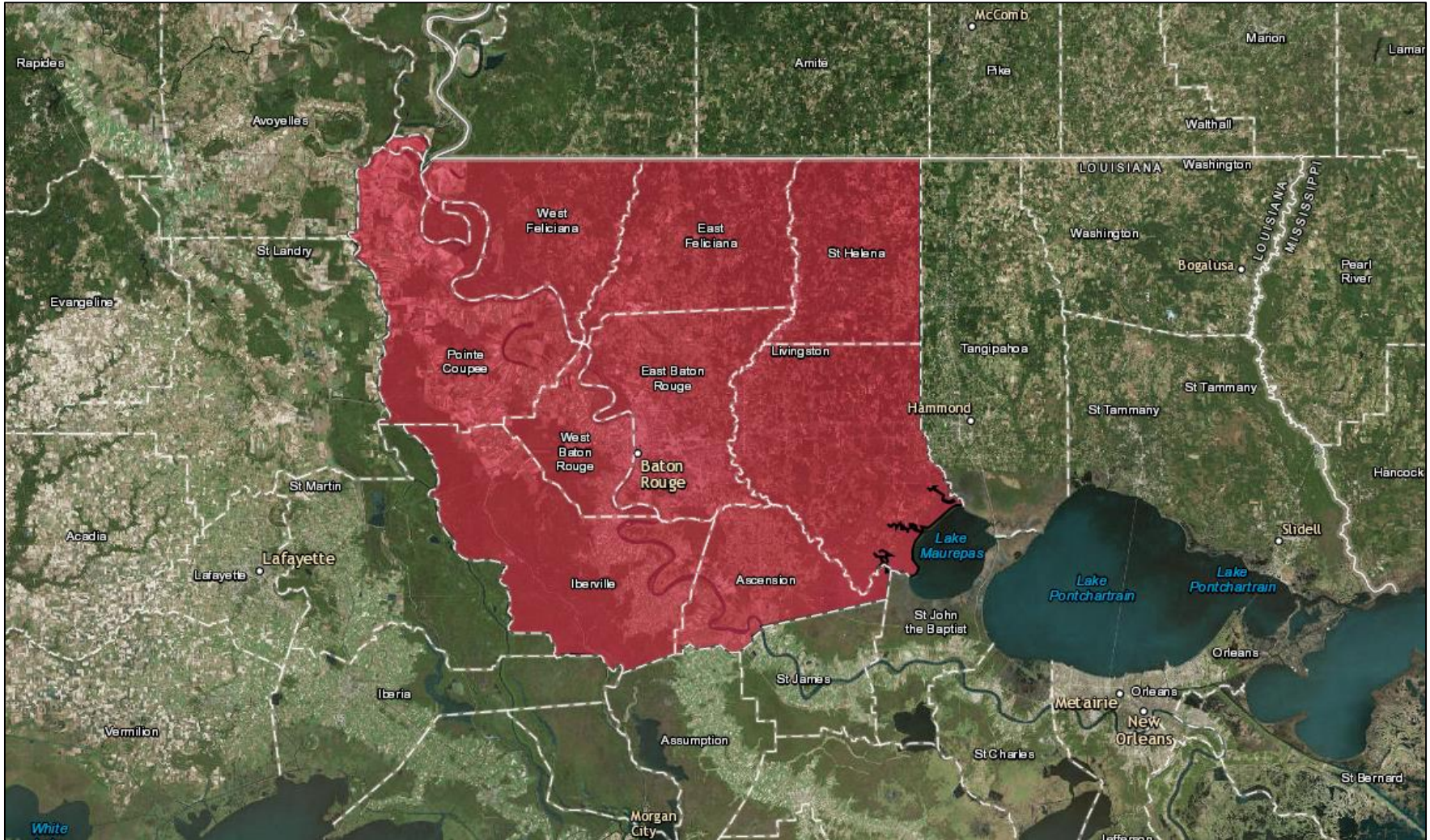
Site Plan

Property Description



East Baton Rouge Demographics

Site
Demographics



East Baton Rouge Demographics

KEY FACTS

849,598

Population



Average Household Size

35.1

Median Age

\$51,341

Median Household Income

BUSINESS



34,514

Total Businesses



415,646

Total Employees

INCOME



\$51,341

Median Household Income



\$27,345

Per Capita Income



\$70,554

Median Net Worth

EDUCATION

13%

No High School Diploma



32%

High School Graduate



27%

Some College



28%

Bachelor's/Grad/Prof Degree

EMPLOYMENT



White Collar

62%



Blue Collar

22%



Services

16%

5.3%

Unemployment Rate

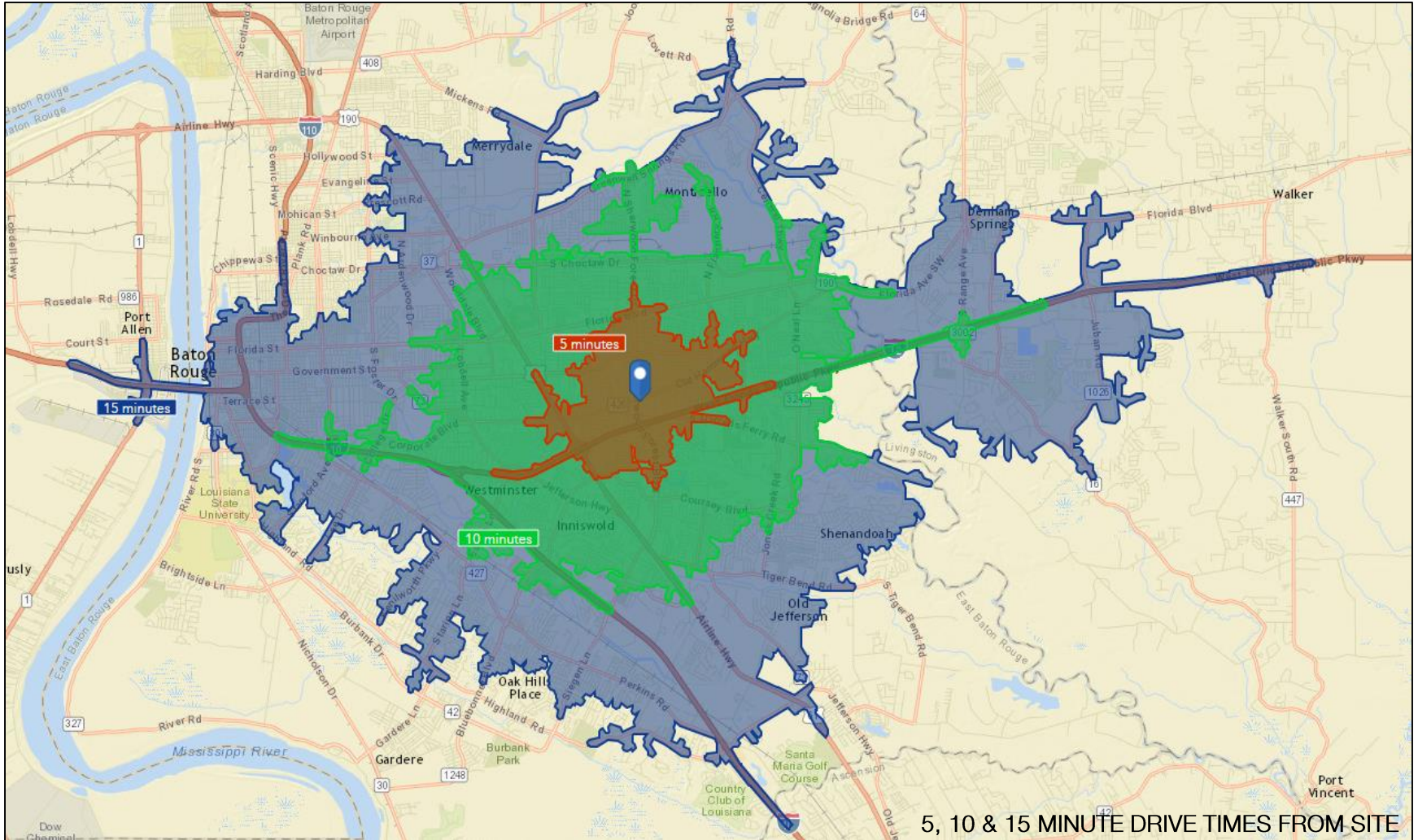
Households By Income

The largest group: \$50,000 - \$74,999 (16.5%)

The smallest group: \$200,000+ (4.0%)

Indicator	Value	Difference	
<\$15,000	14.9%	+4.8%	
\$15,000 - \$24,999	10.8%	+3.3%	
\$25,000 - \$34,999	10.1%	+2.7%	
\$35,000 - \$49,999	12.8%	+1.5%	
\$50,000 - \$74,999	16.5%	-0.8%	
\$75,000 - \$99,999	11.3%	-2.7%	
\$100,000 - \$149,999	14.2%	-5.7%	
\$150,000 - \$199,999	5.3%	-2.6%	
\$200,000+	4.0%	-0.7%	

Subject Property Drive Time Map



Subject Property Demographics

KEY FACTS

21,808

Population



Average Household Size

35.1

Median Age

\$49,110

Median Household Income

BUSINESS



1,372

Total Businesses



12,939

Total Employees

INCOME



\$49,110

Median Household Income



\$27,721

Per Capita Income



\$43,087

Median Net Worth

EDUCATION

8%

No High School Diploma



23%

High School Graduate



33%

Some College



35%

Bachelor's/Grad/Prof Degree

EMPLOYMENT



65%

White Collar



20%

Blue Collar



14%

Services

4.7%

Unemployment Rate

Households By Income

The largest group: \$50,000 - \$74,999 (19.8%)

The smallest group: \$200,000+ (2.6%)

Indicator	Value	Difference	
< \$15,000	13.9%	-2.6%	<div style="width: 13.9%;"></div>
\$15,000 - \$24,999	11.5%	-0.1%	<div style="width: 11.5%;"></div>
\$25,000 - \$34,999	10.5%	-0.3%	<div style="width: 10.5%;"></div>
\$35,000 - \$49,999	14.6%	+1.4%	<div style="width: 14.6%;"></div>
\$50,000 - \$74,999	19.8%	+4.6%	<div style="width: 19.8%;"></div>
\$75,000 - \$99,999	10.1%	+0.1%	<div style="width: 10.1%;"></div>
\$100,000 - \$149,999	12.4%	-0.5%	<div style="width: 12.4%;"></div>
\$150,000 - \$199,999	4.4%	-0.7%	<div style="width: 4.4%;"></div>
\$200,000+	2.6%	-2.1%	<div style="width: 2.6%;"></div>



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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