



PERMITTED INDUSTRIAL LAND FOR SALE

Hardtimes Plantation Acres

4594 LA-75, Mile Point 180, Geismar, LA 70734

Prepared By: *Tony DeMarco, SIOR; Michael Cashio, CCIM; Hartley Daigle, CCIM*

Office Phone Number: 225-295-0800

NALatter & Blum

Features

Location: Situated Along the East Bank of the Mississippi River at Mile Point 180. The Hardtimes Plantation is Located within the “Golden Four Miles” which is Home to 14 Major Industrial Facilities and Multiple Upcoming Expansions.

Gross Land Area: 105 Acres Available
- 47.30 Acres of Batture
- 58.333 Acres Zoned Medium Industrial

Offering Price: \$1,000,000

Frontage: 2,381 Linear Feet of River Frontage
1,813 Feet of Frontage on Hwy 75

Permits: A Barge Fleeting Permit has been Issued Covering 1,400 ft. of River Frontage, Along with a Permit to build a Ramp.

Other Features:

Ideal for “Tank Farm” Bulk Storage Facility

Zoned for Plant Use

Industrial Park Already Approved (60 Acres) with Lots

8 minutes to Sunshine Bridge

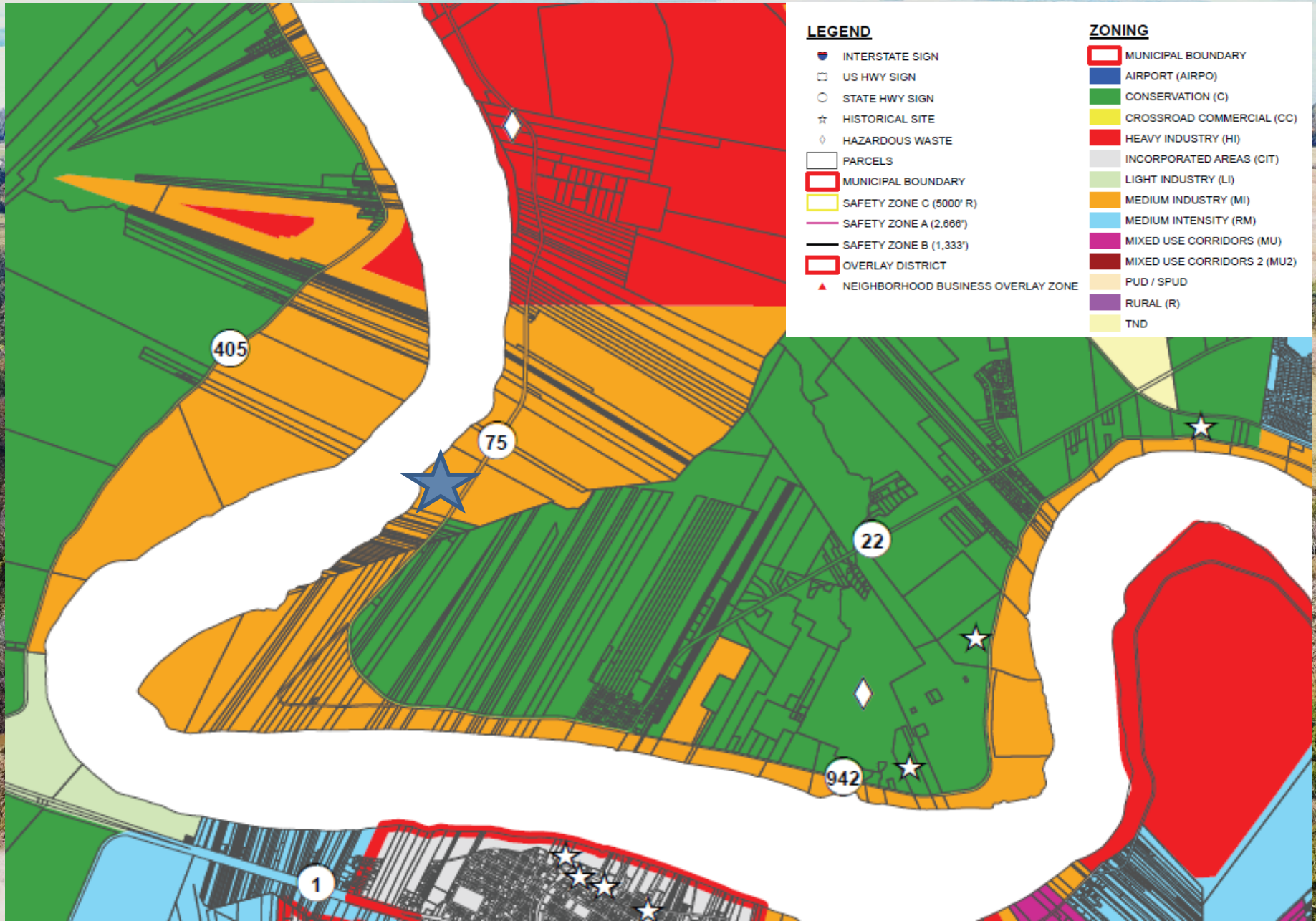
10 minutes to I-10 / Hwy 30 Interchange

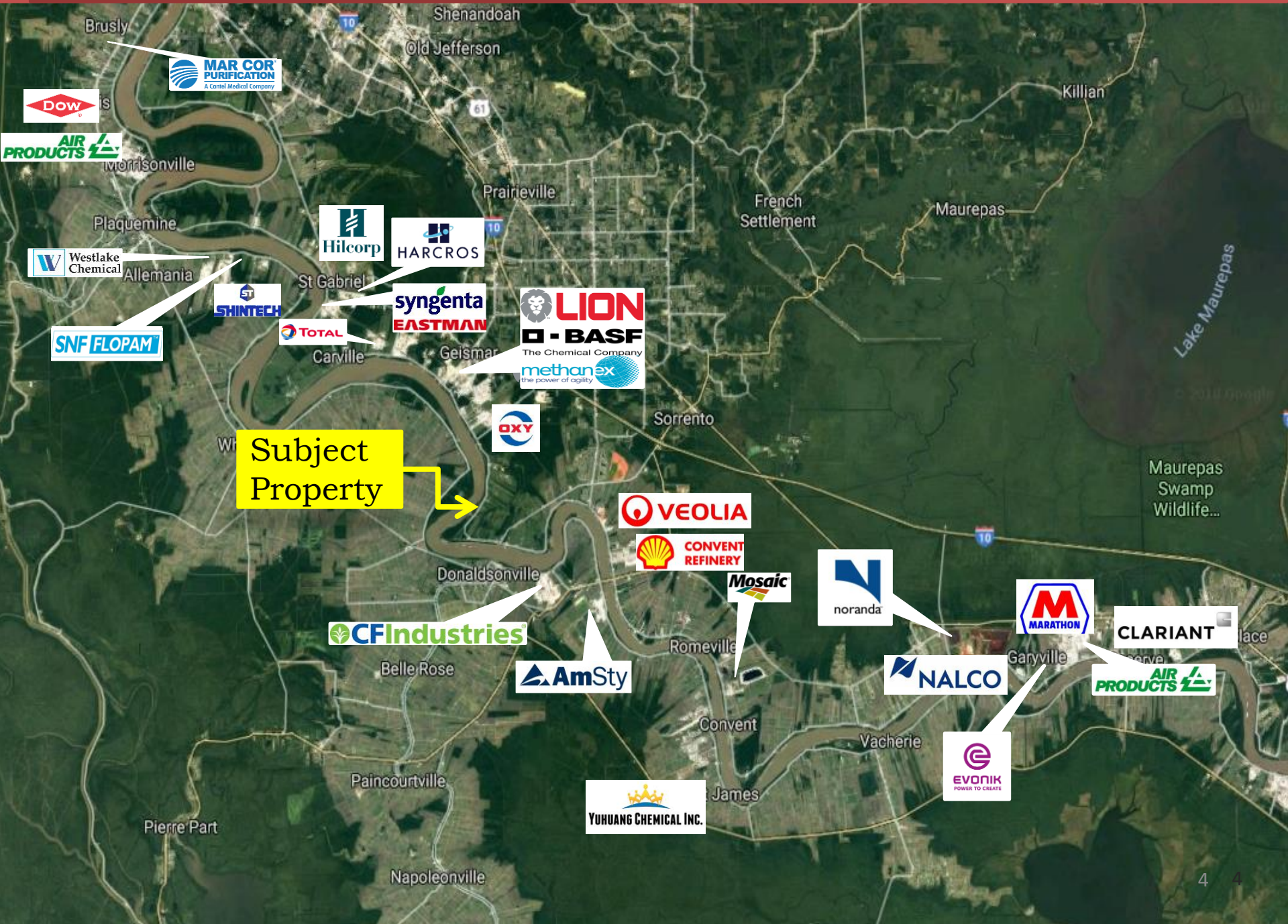
Municipal Water System

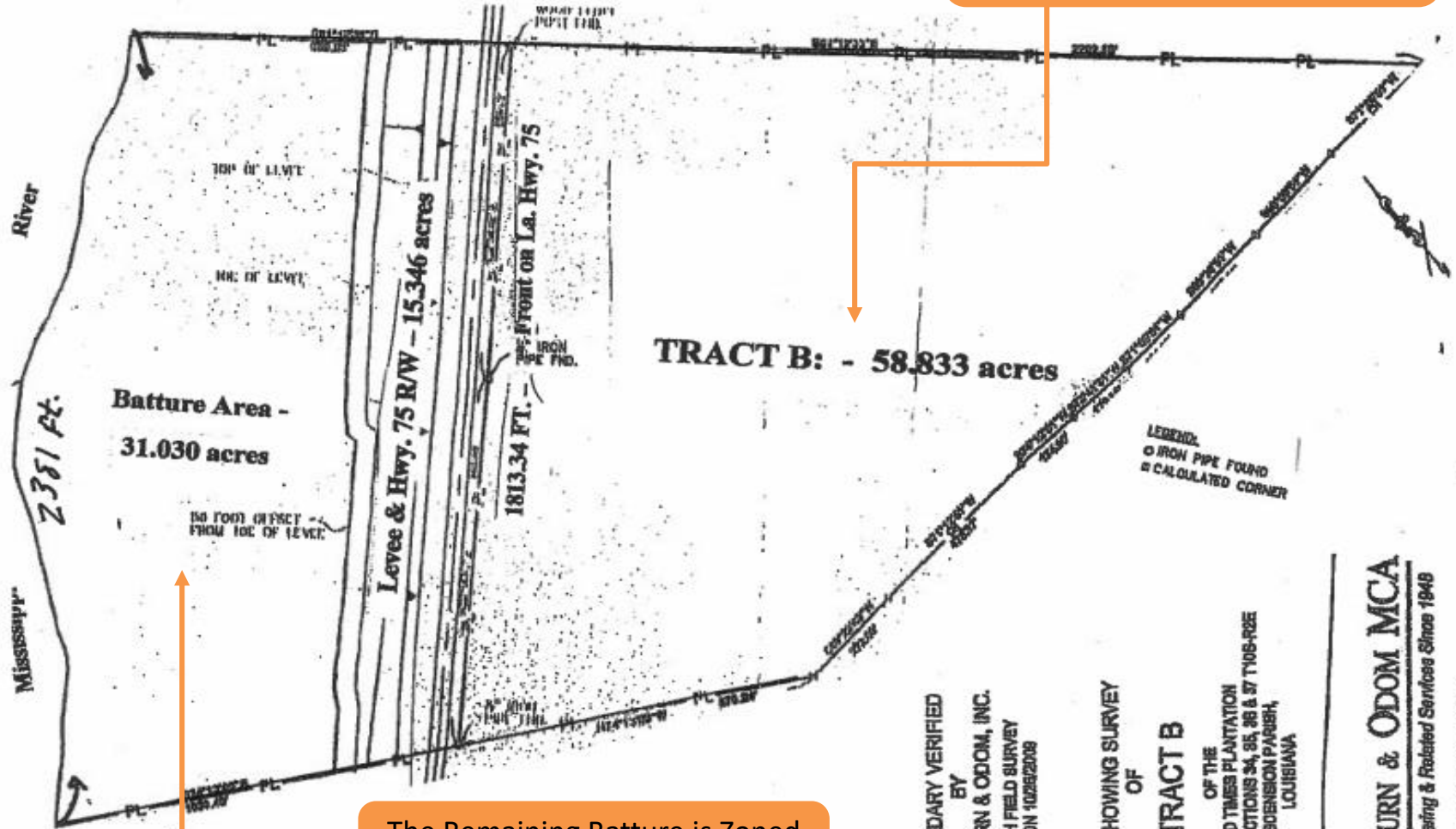
Power by Entergy

Property Mostly cleared

Permit to dig River Silt from Batture







Tract B Consists of High, Dry, Cleared Land and is Zoned Medium Industrial

The Remaining Batture is Zoned Heavy Industrial

BOUNDARY VERIFIED
BY
PYBURN & ODOM, INC.
WITH FIELD SURVEY
ON 10/28/2008

MAP SHOWING SURVEY
OF
TRACT B
OF THE
HARD TIMES PLANTATION
COATED IN SECTIONS 34, 35, 36 & 37 T106-R0E
ASCENSION PARISH,
LOUISIANA

PYBURN & ODOM MCA
Engineering & Related Services Since 1948

NO. 508 ACRES, BATTURE AREA, LA. 70008
P.M. (2008) T106-R0E PAR. (000) T106-R0E

DATE	BY	CLASS.	SCALE
10/28/08	PLV	PLV	30.00/08

5541

FILE NO.

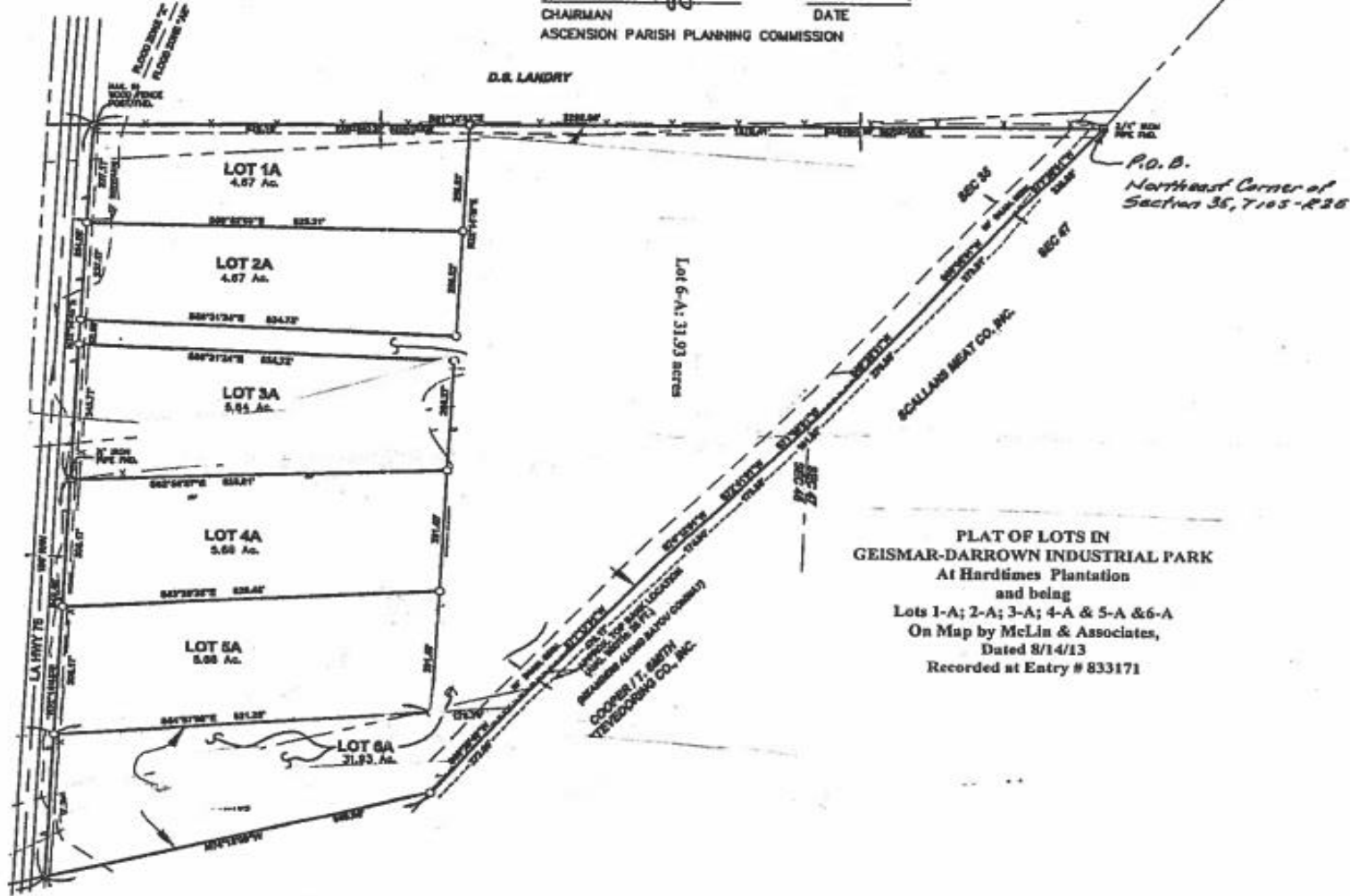
Daniel S. ...

CHAIRMAN
ASCENSION PARISH PLANNING COMMISSION

8-20-2013

DATE

D.R. LANDRY



PLAT OF LOTS IN
 GEISMAR-DARROWN INDUSTRIAL PARK
 At Hardtimes Plantation
 and being
 Lots 1-A; 2-A; 3-A; 4-A & 5-A & 6-A
 On Map by McLin & Associates,
 Dated 8/14/13
 Recorded at Entry # 833171









The Ascension Parish Market

OVERVIEW

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 122,948 persons in July 2017. The Louisiana Workforce Commission reported an unemployment rate of 4.0% for Ascension Parish in May 2018, below the state average of 4.7%. 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.

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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