

EDENBORNE INDUSTRIAL DEVELOPMENT

UP TO 230 ACRES

INTERSTATE 10 @ HIGHWAY 44
GONZALES, LA



BATON ROUGE

NEW ORLEANS

HIGHWAY 44

EDENBORNE PARKWAY

STIRLING
PROPERTIES

EDENBORNE DEVELOPMENT GONZALES, LA

Table of Contents

03

DEVELOPMENT SUMMARY

04

SITE MAP & PARCELS

10

ECONOMIC HIGHLIGHTS

12

LOCATION MAP

13

INDUSTRY MAP

14

COMPANY OVERVIEW



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DEVELOPMENT SUMMARY

PROPERTY DESCRIPTION

Premier industrial development located along Edenborne Parkway in the City of Gonzales, LA. Located at the Highway 44 exit, the Edenborne Development is perfectly situated between the Greater Baton Rouge and Greater New Orleans Markets.

Emerson Service Center, Safety Alliance Council, and River Parish Community College are located within the Edenborne Development.

PROPERTY HIGHLIGHTS

- Located within the city limits of Gonzales
- City water, sewer, and natural gas
- Subsurface drainage
- Edenborne to be expanded to four lanes
- Minimal to no wetlands
- +/- 3,000 Feet of Interstate Frontage
- Immediate access to I-10, Highway 44, and Highway 30
- Located within 5 miles of a number of industrial plants

PRICING

- Industrial Sites (5 Acres and Up): \$4.00 - \$8.00 PSF
- Retail Pad (70,000 SF): \$20.00 PSF
- Hotel / Retail Pad (+/- 7.55 Acres): \$15.00 PSF





SITE 1

70,000 SF RETAIL PAD

SALE PRICE

- \$20.00 PSF

HIGHLIGHTS

- All or Part
- Located at the hard corner of Highway 44 and Edenborne Parkway
- Interstate 10 visibility

TRAFFIC COUNTS (ADT 2019)

- On Interstate 10: 85,296



SITE 2

± 7.55 ACRE HOTEL/RETAIL PAD

SALE PRICE

- \$15.00 PSF

HIGHLIGHTS

- Located at the corner of Highway 44 and Edenborne Parkway

TRAFFIC COUNTS (ADT 2019)

- On Interstate 10: 85,296



SITE 3

± 90 ACRES INTERSTATE FRONTAGE

SALE PRICE

- \$8.00 PSF

HIGHLIGHTS

- All or Part
- Located between Interstate 10 and Edenborne Parkway
± 3,000 Feet of Interstate Frontage
- Borrow Ponds to be filled by Seller as Required by Purchaser

TRAFFIC COUNTS (ADT 2019)

- On Interstate 10: 85,296



SITE 4

± 25 ACRES

SALE PRICE

- \$5.50 PSF

HIGHLIGHTS

- All or Part
- Located on Edenborne Parkway next to Emerson

TRAFFIC COUNTS (ADT 2019)

- On Interstate 10: 85,296



SITE 5

± 100 ACRES

SALE PRICE

- \$4.00 PSF

HIGHLIGHTS

- All or Part
- Located on Edenborne Parkway behind RPCC and Safety Alliance Council

TRAFFIC COUNTS (ADT 2019)

- On Interstate 10: 85,296



LOCATION OVERVIEW

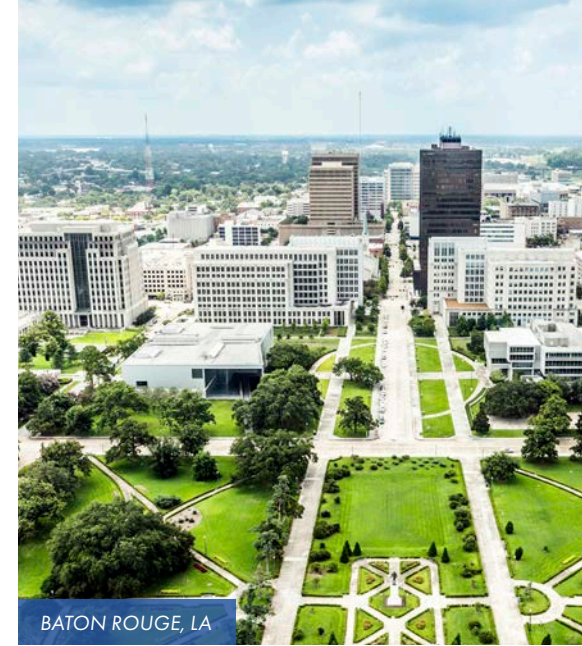
BATON ROUGE ECONOMIC HIGHLIGHTS

The state capital of Louisiana, Baton Rouge, is the fifth largest city on the Mississippi River and home to Louisiana's largest parish. Strategically seated at the mouth of the Mississippi River, the Baton Rouge area's assets are integral to the nation's logistics and energy networks. Additionally, the city boasts a thriving arts culture and food scene making it a hub for unique festivals all year long.

The city of Baton Rouge is a major industrial, petrochemical, medical, research, motion picture, and growing technology center of the American South. It is the location of Louisiana State University, the LSU System's flagship university and the largest institution of higher education in the state. It is also the location of Southern University, the flagship institution of the Southern University System, the only historically black college system in the nation. The Port of Greater Baton Rouge is the 10th-largest in the United States in terms of tonnage shipped, and is the farthest upstream Mississippi River port capable of handling Panamax ships. This, as well as its status as a major port city, is largely due to the Huey P. Long - O.K. Allen Bridge, which was intentionally constructed under the governorship of Huey Long at a low height, preventing big tankers from making their way up-river, past Baton Rouge.



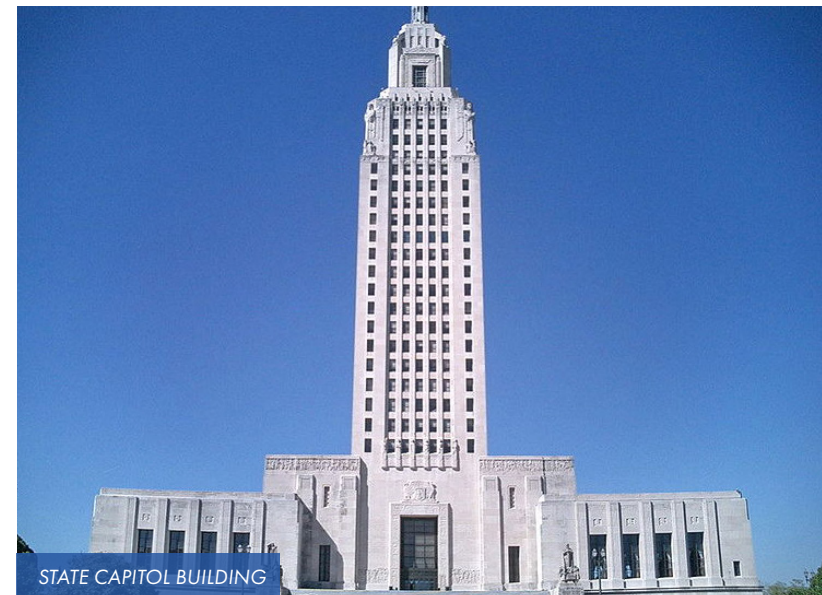
BATON ROUGE, LA



BATON ROUGE, LA



LOUISIANA STATE UNIVERSITY



STATE CAPITOL BUILDING

LOCATION OVERVIEW

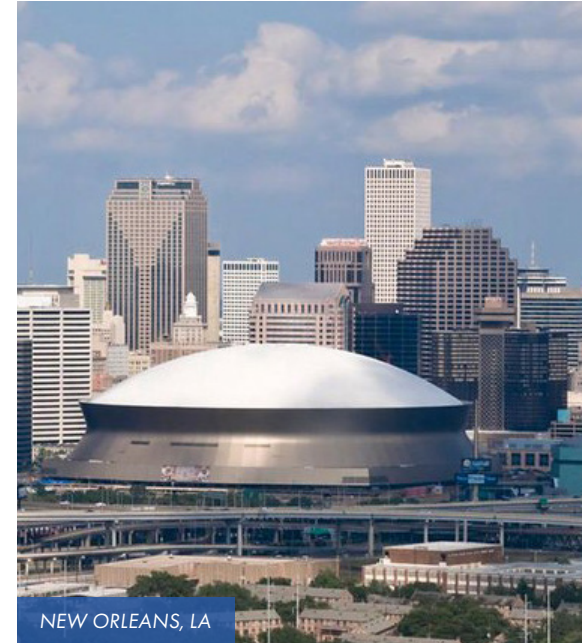
LAPLACE / NEW ORLEANS MSA ECONOMIC HIGHLIGHTS

LaPlace Louisiana is in St. John the Baptist Parish and is situated along the east bank of the Mississippi River in the New Orleans metropolitan area. LaPlace is 29 miles to the east of New Orleans, Louisiana. LaPlace is known for its easygoing nature that is the flipside of the excitement found in New Orleans. LaPlace is in the heart of plantation country and offers a variety of outdoor activities, swamp tours, and great dining. Making it not only a great place to live, but a wonderful place to visit.

The New Orleans MSA, with an estimated 586,200 non-farm workers, is the largest MSA in the state. Situated in the "toe of the boot" near the mouth of the Mississippi, the MSA's system of ports ranks among the largest in the world in terms of tonnage moved. It houses a huge medical complex for veterans and non-veterans, and it is the home to several universities—the largest being the University of New Orleans and Tulane University. New Orleans proper is a tourism magnet, in some cases attracting tourists to the unique French Quarter and to the MSA's substantial gaming industry—anchored by the state's only land-based casino, two other riverboat casinos, and the Fair Grounds Racetrack. Several large refineries (including the third largest in the country) and chemical firms reside within this MSA's boundaries, along with some key energy exploration companies such as Chevron and Shell. Recently the region has begun attracting a burgeoning tech sector.



LAPLACE, LA



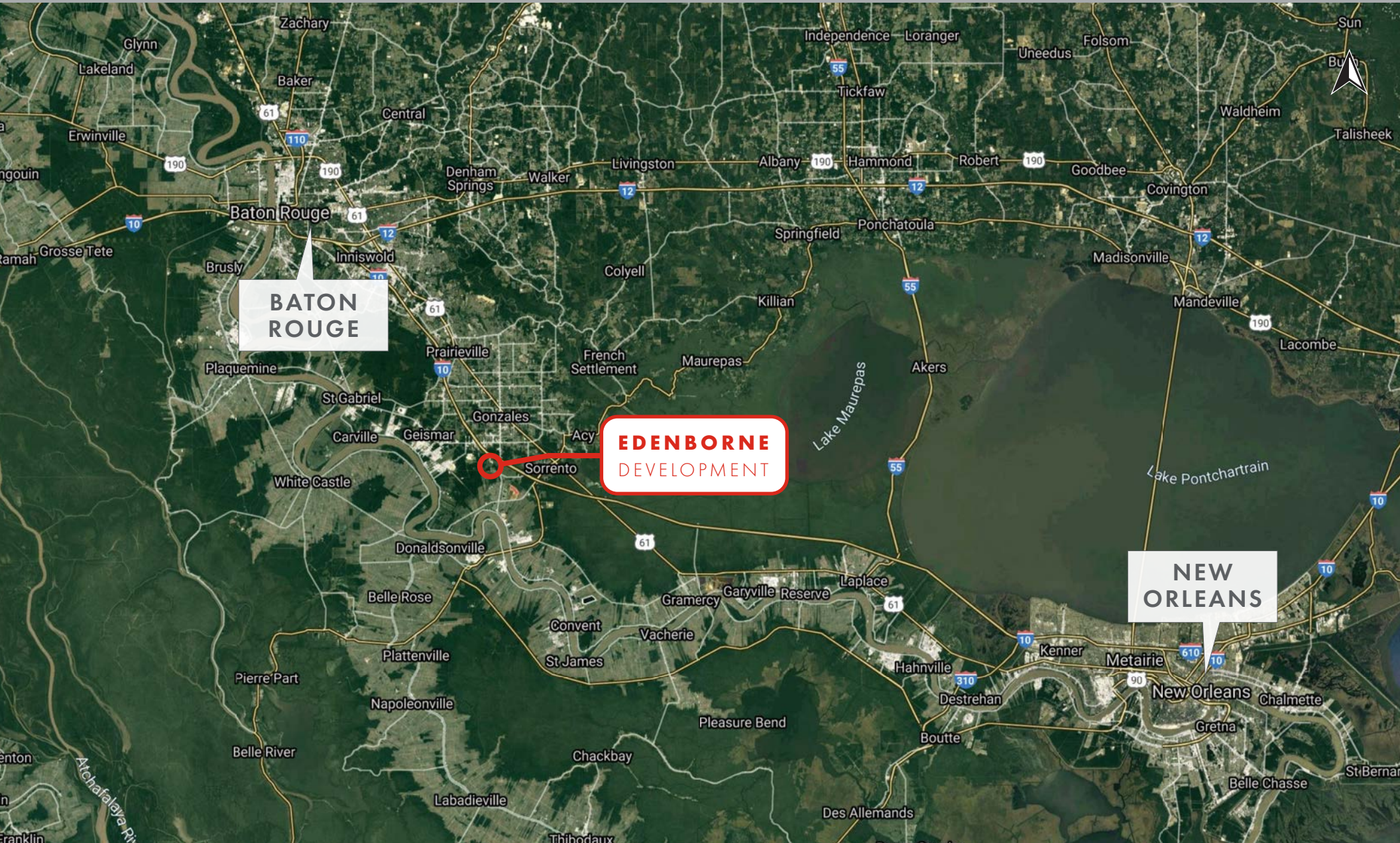
NEW ORLEANS, LA

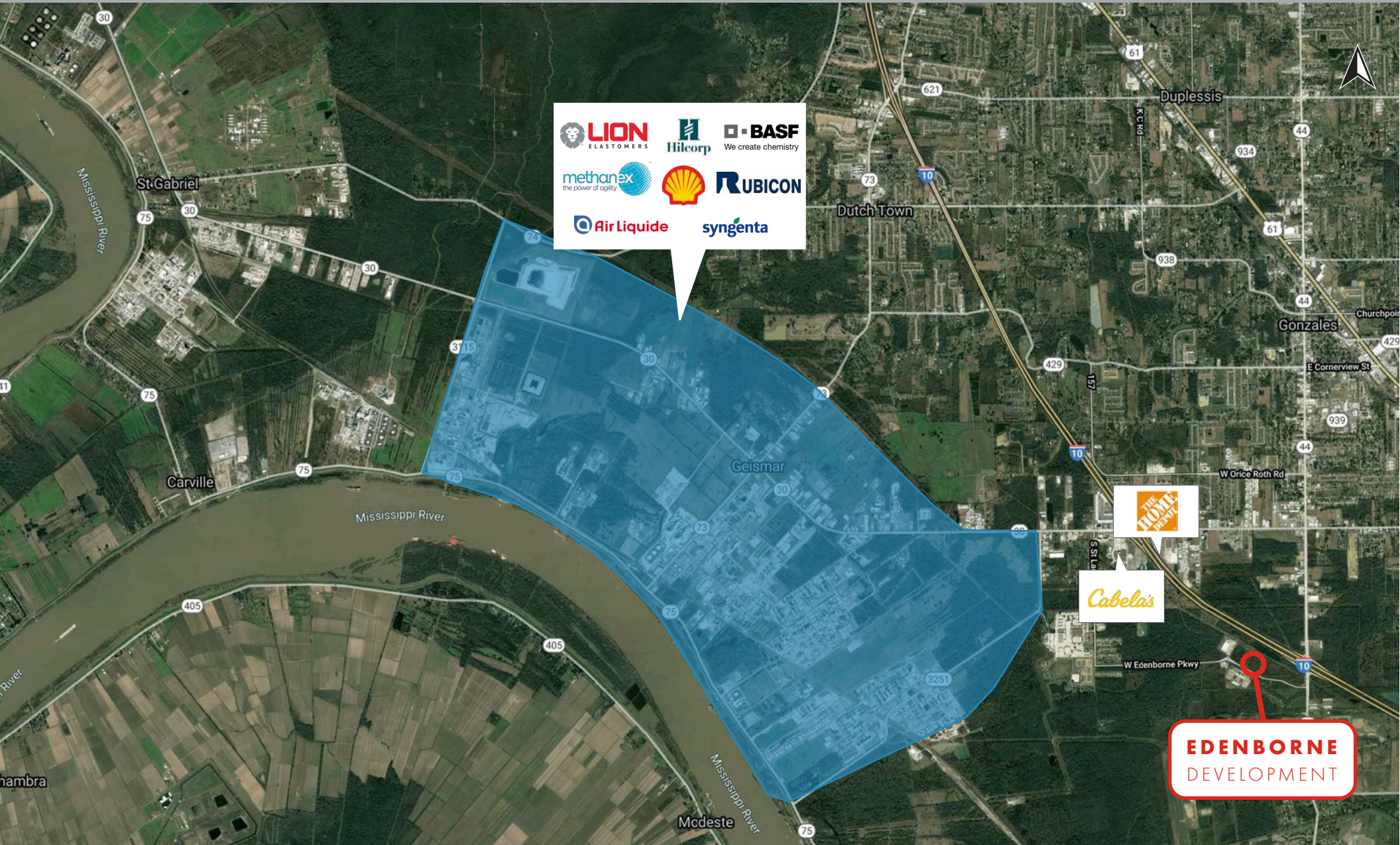


FRENCH QUARTER



TULANE UNIVERSITY





/ COMPANY OVERVIEW /

ABOUT STIRLING INVESTMENT ADVISORS

Evolution in the commercial real estate industry is creating rapid change, increasing the need for professional real estate guidance for investors and property owners. This new landscape is impacting real estate values— presenting both problems and opportunities in the market.

Stirling Properties' Investment Advisors has the depth and breadth of experience to help solve problems and maximize the potential of your investment assets. With a core focus on the Gulf South market, our team brings a myriad of services to the table along with an in-depth understanding of real estate cycles and complexities. We will assess the risk and rewards of any investment and guide our clients through difficult decisions.

Stirling Properties' Investment Advisors represent a wide range of client types, including private owners, institutional investors, and private equity firms, totaling more than \$1.64 billion in commercial volume in the last five years.

SERVICES



Retail, Multifamily,
Office, Medical,
Industrial



Single Asset/
Portfolio
Dispositions



Net Lease
Investments



1031 Tax Deferred
Exchanges



Capital Markets
Debt Placement



Financial &
Investment
Analysis



Market
Research



Valuation
Services

OFFERING UNPARALLELED MARKET
KNOWLEDGE AND PRODUCT DIVERSITY,
SIA IS COMMITTED TO PROVIDING THE
BEST POSSIBLE SERVICE TO NAVIGATE
CONSTANTLY CHANGING LOCAL MARKETS.



ABOUT THE TEAM



J. COLLIER THORNTON
Regional Vice President

J. Collier Thornton (CT) serves as a Senior Advisor with Stirling Properties' commercial real estate team, working from the company's Baton Rouge, Louisiana, office. With twenty years in the industry, he has worked as an Agent, Broker, Tenant Rep, Developer, Small Business Owner and P&C Insurance Agent. This broad knowledge base has armed him with a commercial real estate skill set that is second to none in Baton Rouge.

CT specializes in the sale and leasing of retail, office and industrial space throughout Louisiana. He has personally represented and been the owner of over \$100 million worth of developments and has an extensive background in retail tenant representation. His client list includes CVS, Taco Bell/KFC, Family Dollar and Rite Aid, in addition to numerous other local and regional companies.

If you are considering a commercial real estate investment—whether it's a purchase, new construction or a full-scale development from the ground up—CT can assist. He understands the intricacies of the rezoning process, all site-related aspects (site work, water retention, drainage, wetlands, etc.), engineering, architecture, construction, lending, insurance and more.

Prior to joining the Stirling Properties team, CT served as a Senior Advisor with SVN | Graham, Langlois & Legendre. At the age of 26, CT started Thornton, Harvison and Rhodes Real Estate (THR) and was consistently ranked as one of the top commercial real estate brokerage firms from 2004-2011. During this time, CT was recognized among the Top 40 under 40. In 2012, he put the commercial real estate business on hold to explore a new opportunity in Property and Casualty Insurance sales.

When not dedicating his time to the commercial real estate market in Baton Rouge, CT's primary focus is his three sons. He is heavily involved in the Kids Ministry at Healing Place Church and coaches both baseball and football for his children.



W. FOSTER MURPHY
Advisor

Foster Murphy is an Advisor with Stirling Properties' commercial real estate team, working from the company's Baton Rouge, Louisiana, office. Foster is focused on providing clients with the best quality of service, adding value for investors in the market, and growing new connections into long-term customer relationships. He has a personal love for architecture and experience in AutoCAD, which allows him to visualize the needs and wants that his clients have for their properties.

Foster is extremely proficient in industrial and office property sales and leasing. His background has also provided him with knowledge and insights into the acquisition and disposition of multifamily properties and tenant representation that allow him to provide quality advice to his clients.

Before joining Stirling Properties, Foster was an integral member of the SVN | Graham, Langlois & Legendre commercial real estate team in Baton Rouge. Prior to that, he spent seven years working in property management for a single owner and then transitioned to a commercial real estate/property management firm in the Capital region.

When he is not actively following the real estate market, Foster enjoys spending time with family and friends, golfing, reading, carpentry, hunting, and fishing with his black lab Goose.