

For Sale

Lots Available

- 0.738 Acres - Up to 8.5 Acres
- Can be subdivided.
- Seller will consider a build to suit for qualified tenants.

Property Description

Shovel-ready pad sites now available in Sportsman's Park, a Cabela's anchored development located across the street from the Tanger Outlet Mall in Gonzales, Louisiana. Gonzales, Louisiana is located along the Interstate 10 corridor between Baton Rouge and New Orleans within Ascension Parish, the fastest growing parish in Louisiana.

Join Cabela's, Logan's Roadhouse, SpringHill Suites by Marriot, Firehouse Subs, Candlewood Suites, Don's Seafood, D1 Sports Training, Mooyah Burgers, Sport Clips, Quaker Steak & Lube, KFC and more.

Area Traffic Generators

- Tanger Outlet Mall (±322,000 SF with 60 stores)
- Cabela's (165,000 SF)
- St. Elizabeth Hospital (Full service ±90 beds)
- Lamar Dixon Expo Center
- 9 hotels (744 guest rooms) within walking distance

Area Description

Ascension Parish's economy is forecast to grow by 13,400 jobs between 2013 and 2024, at an average annual rate of 2.5 percent. The sectors that are forecast to add the largest number of jobs are: Construction (adding 2,090 jobs), Retail (1,715 jobs), Administrative Support and Waste Remediation (1,650 jobs), Health Care and Social Assistance (1,340 jobs), and Manufacturing (1,280 jobs). Of the sectors forecast to grow the fastest in Ascension Parish, Construction and Manufacturing have above average wages.



Overview

Aerial

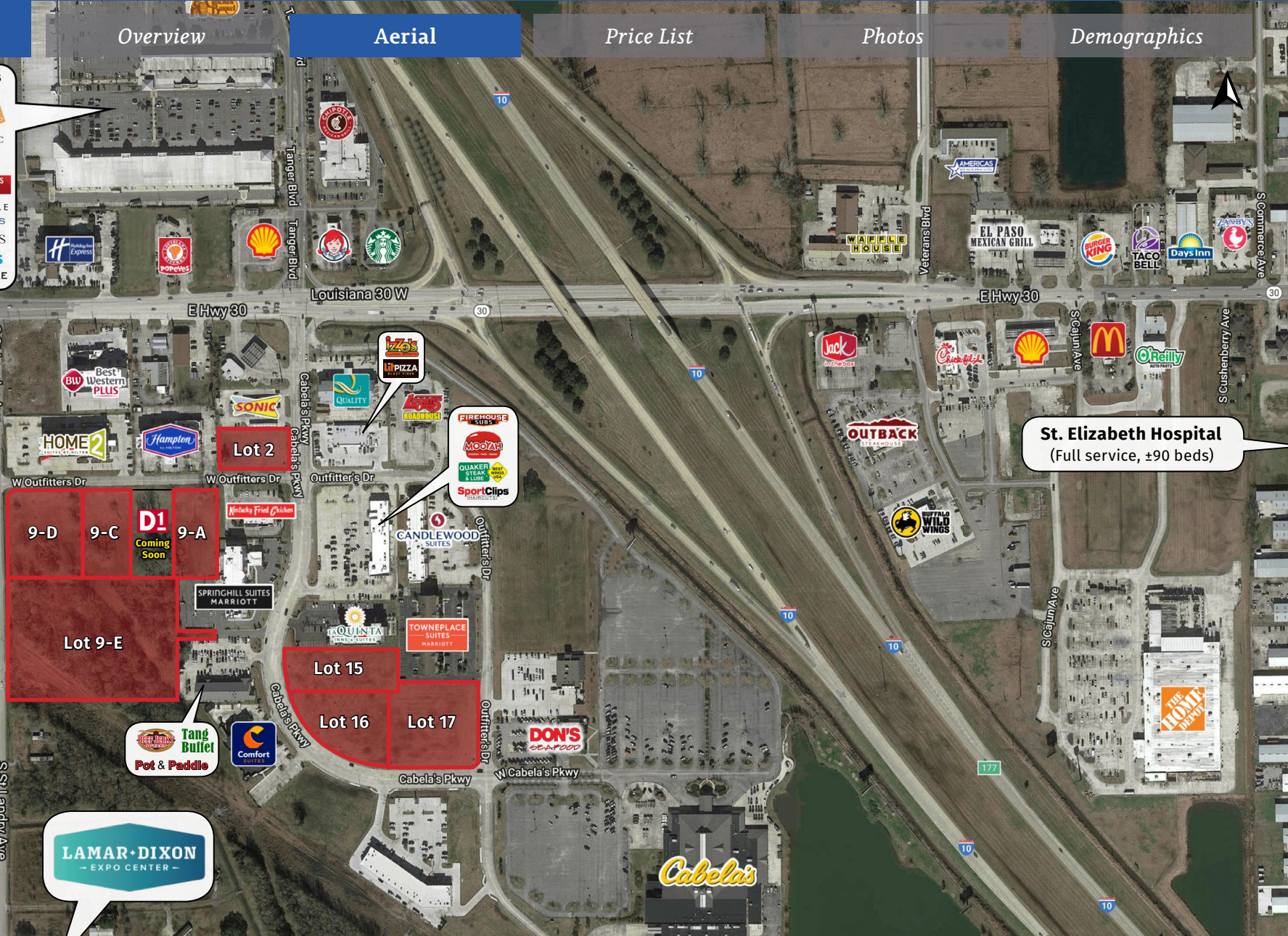
Price List

Photos

Demographics

Tanger Outlets Gonzales

OLD NAVY **dressbarn** **RACK ROOM SHOW**
 NEW YORK & COMPANY **rue21**
 LANE BRYANT **BANANA REPUBLIC**
EXPRESS **PLACE**
LOFT **OUTLET** **FAMOUS FOOTWEAR**
Justice **AMERICAN EAGLE**
maurices **Bath&BodyWorks**
 ANN TAYLOR **TALBOTS**
claire's **COACH** **carter's**
SKECHERS **AÉROPOSTALE**



St. Elizabeth Hospital
(Full service, ±90 beds)

LAMAR + DIXON
- EXPO CENTER -

Overview

Aerial

Price List

Photos

Demographics

Lot	Width	Depth	Square Feet	Acreage	Price/Foot	Value
Lot 2	140	240	32,987	0.757	16.22	535,000.00
Lot 9-A-1	145	297	42,546	0.977	13.51	575,000.00
Lot 9-C	155	297	46,036	1.057	11.95	550,000.00
Lot 9-D	241	297	76,981	1.767	10.72	825,000.00
Lot 9-E	421	575	246,202	5.652	6.50	1,600,000.00
Lot 15	150	370	56,377	1.294	12.51	705,000.00
Lot 16	445	341	62,113	1.426	14.97	930,000.00
Lot 17	255	277	74,923	1.720	15.48	1,160,000.00

Overview

Aerial

Price List

Photos

Demographics



Overview

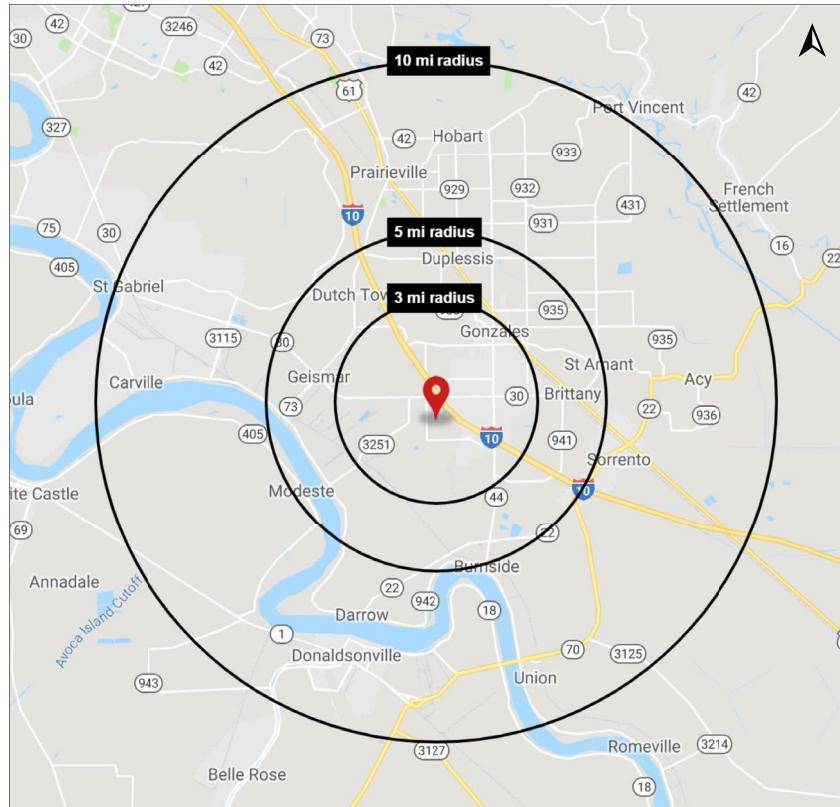
Aerial

Price List

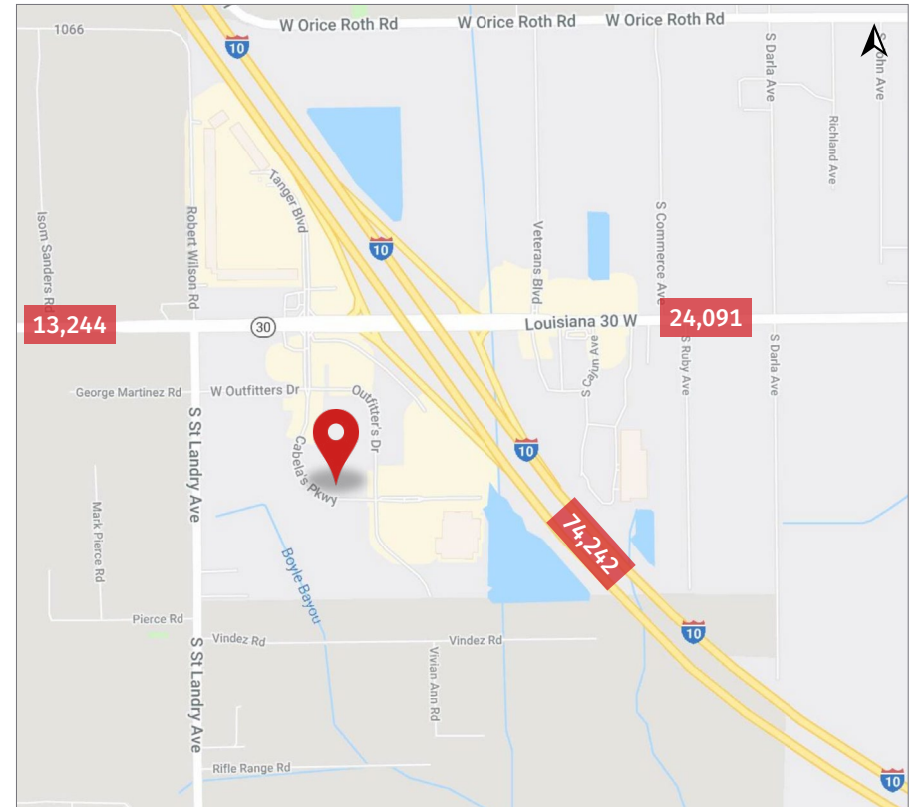
Photos

Demographics

Demographic Map



Traffic Counts (ADT 2016)



2020 Demographics

	3 mi.	5 mi.	10 mi.
Population	14,897	47,174	135,362
Avg. HH Income	\$76,606	\$86,779	\$90,136