

## SUMMARY

## RETAIL COMPETITION

## PRICE LIST

## PHOTOS

## DEMOGRAPHICS

## FOR SALE

### PROPERTY OVERVIEW

- 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.



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# SPORTSMAN'S PARK

Cabela's Parkway, Gonzales, LA

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# OF LOTS 7 | TOTAL LOT SIZE 0.977 - 5.652 ACRES | TOTAL LOT PRICE \$550,000 - \$1,600,000 | BEST USE LIGHT COMMERCIAL / RETAIL

| STATUS    | LOT#  | SUB-TYPE | SIZE        | PRICE       | ZONING     |
|-----------|-------|----------|-------------|-------------|------------|
| Available | 9-A-1 | Retail   | 0.977 Acres | \$575,000   | Commercial |
| Available | 9-C   | Retail   | 1.057 Acres | \$550,000   | Commercial |
| Available | 9-D   | Retail   | 1.767 Acres | \$825,000   | Commercial |
| Available | 9-E   | Retail   | 5.652 Acres | \$1,600,000 | Commercial |
| Available | 15    | Retail   | 1.294 Acres | \$705,000   | Commercial |
| Available | 16    | Retail   | 1.426 Acres | \$930,000   | Commercial |
| Available | 17    | Retail   | 1.72 Acres  | \$1,160,000 | Commercial |



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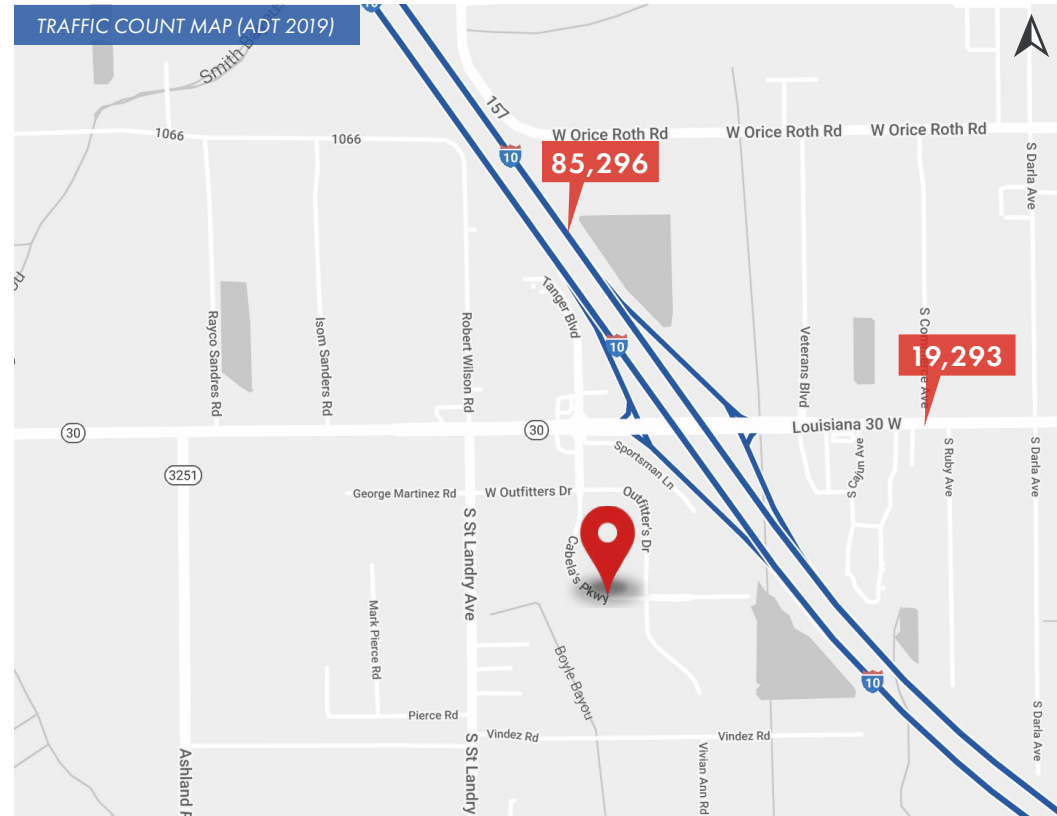
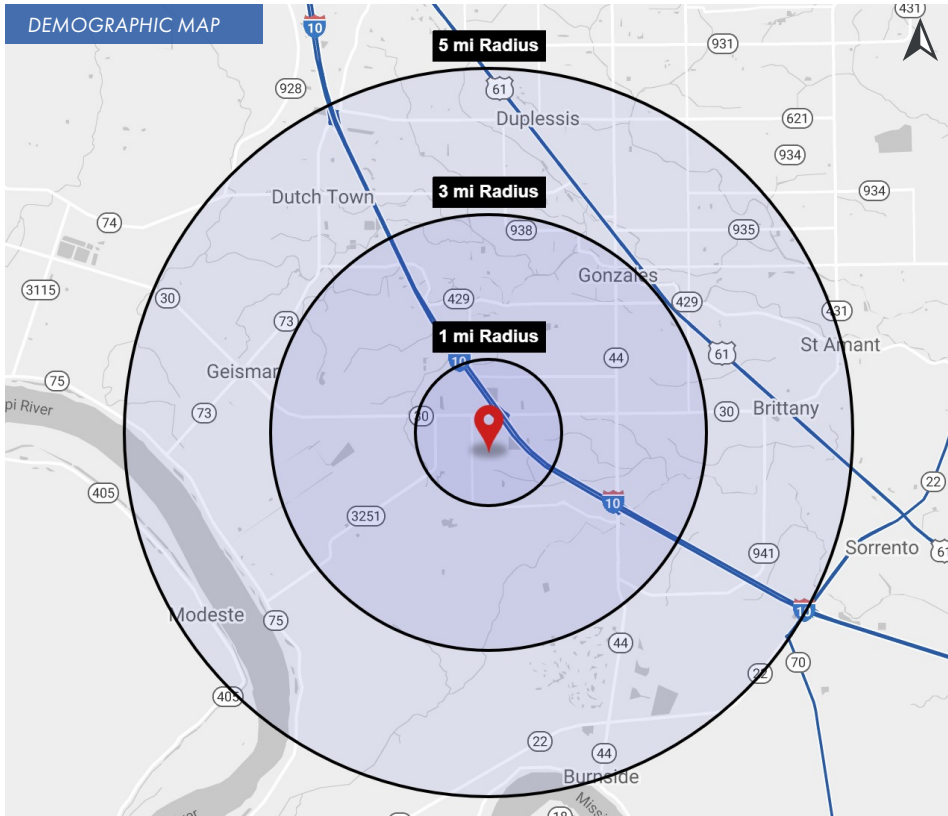
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## 2021 DEMOGRAPHICS

1 MILE

3 MILE

5 MILE



POPULATION

2,635

15,139

47,702

1 MILE

3 MILE

5 MILE



AVG. HH INCOME

\$73,842

\$73,543

\$90,871

1 MILE

3 MILE

5 MILE



HOUSEHOLDS

1,038

5,859

17,816