

# FOR SALE

36.24 ACRES | GONZALES, LA

- ◆ Industrial Zoned with OVER 1,300 FT. Road Frontage
- ◆ Located on W. Edenborne Pkwy.
- ◆ Easy Access to I-10, Hwy 30, and Hwy 44
- ◆ Within 12-Miles from over 20 major chemical plants & refineries

Priced @ 3\$ per sq. ft.

\*Will consider subdividing at a size & price to be negotiated

Gary Binns | 225.268.8639

Brandon Bell | 225.910.3696



GRB Real Estate | 38058 Hwy 621, Suite F | Gonzales, LA 70737 | 225.677.6767

Licensed in the State of Louisiana



# FOR SALE

OWNERS WILL CONSIDER  
A GROUND LEASE OR  
BUILD TO SUIT OFFER ON  
A PORTION OF THE LAND

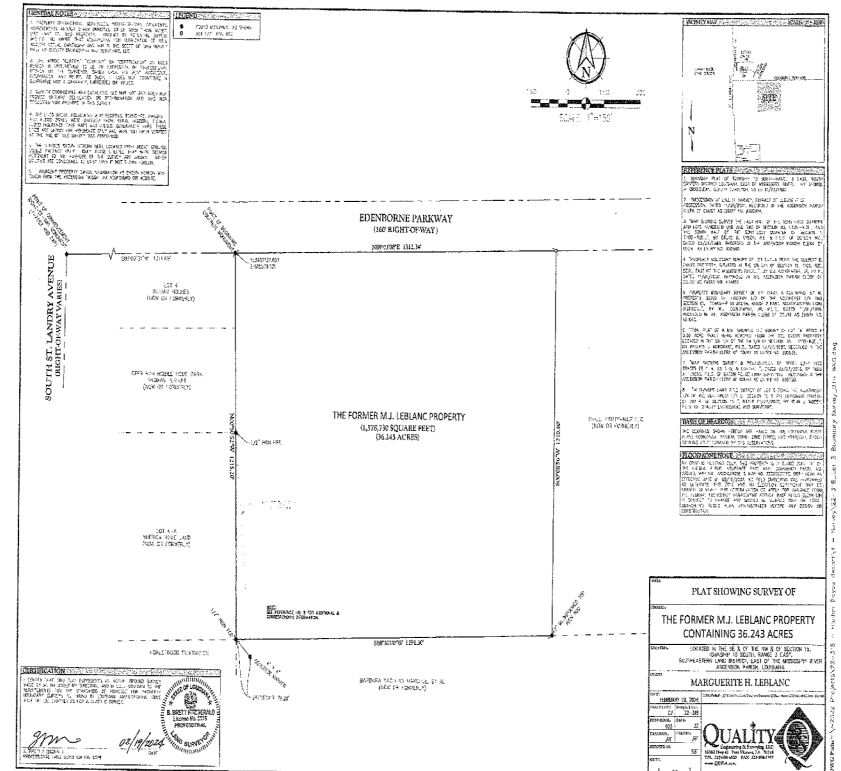
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## ASCENSION PARISH LIGHT INDUSTRIAL USES

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Community buildings, police and fire stations  
Education facilities — commercial schools  
Public utilities including equipment and supply storage  
Public utility stations and public services  
Solar farms  
Transmission towers  
Auto and truck major repairs services  
Office Activity  
Boat sales  
Convenience Store with gas pumps  
Mini-warehouses  
Minor Repair and Maintenance of Personal Vehicles  
Mobile home and trailer sales  
Sales and service of commercial and industrial supplies and equipment  
Sales and storage of construction materials  
Signs, on-site use advertising  
Light industrial Structures and Facilities  
Dry cleaning plants  
Printing Plants  
Warehouses  
Wholesale business and storage

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Real Estate





**THERE IS A 173 ACRE  
ADJACENT TRACT THAT  
COULD BE REZONED  
TO ADD TO THIS  
PROPERTY IF NEEDED**

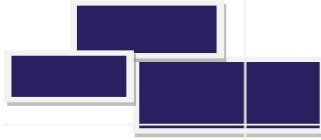
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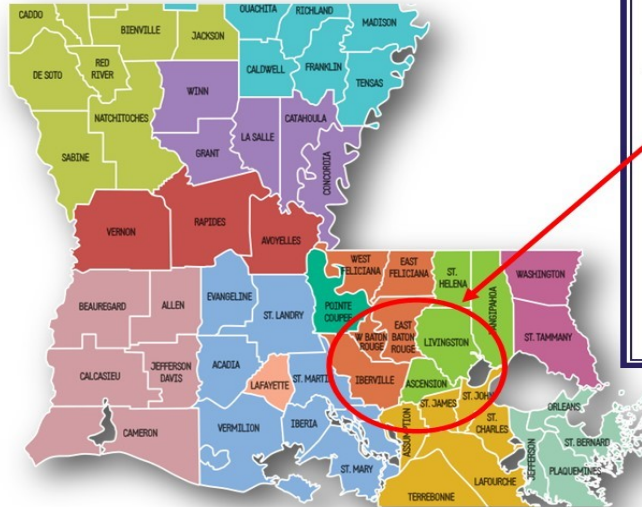
# INDUSTRIAL FACT SHEET

W. Edenborne Pkwy. | 36.24 Acres

INDUSTRIAL ZONED | OVER 1,300FT. ROAD FRONTAGE | ASCENSION PARISH, LA

## REFINERIES WITHIN 12-MILES

CF Industries  
Kinder Morgan  
Nutrien  
Air Liquide  
Chevron (REG)  
NOVA Chemicals  
Westlake Vinyl's  
Eastman Chemical  
Occidental Chemical  
Rubicon  
Honeywell  
BASF  
Methanex  
Air Products and Chemicals  
Linde  
Hexion  
Lion Elastomers  
Innophos  
Enterprise Products  
Shell Chemical  
TOTAL Petrochemicals



## MAJOR INDUSTRIAL PROJECTS

2025 THROUGH 2027

NEW CONSTRUCTION | EXPANSIONS | TURN-AROUNDS

## PARISHES

ASCENSION | ASSUMPTION | ST. JAMES | ST. JOHN | IBERVILLE | LIVINGSTON | EAST & WEST BATON ROUGE

JULY 2025 through DECEMBER 2025

58 PROJECTS VALUED @ \$5.2 BILLION

YEAR 2026 through 2027

170 PROJECTS VALUED @ \$47.82 BILLION



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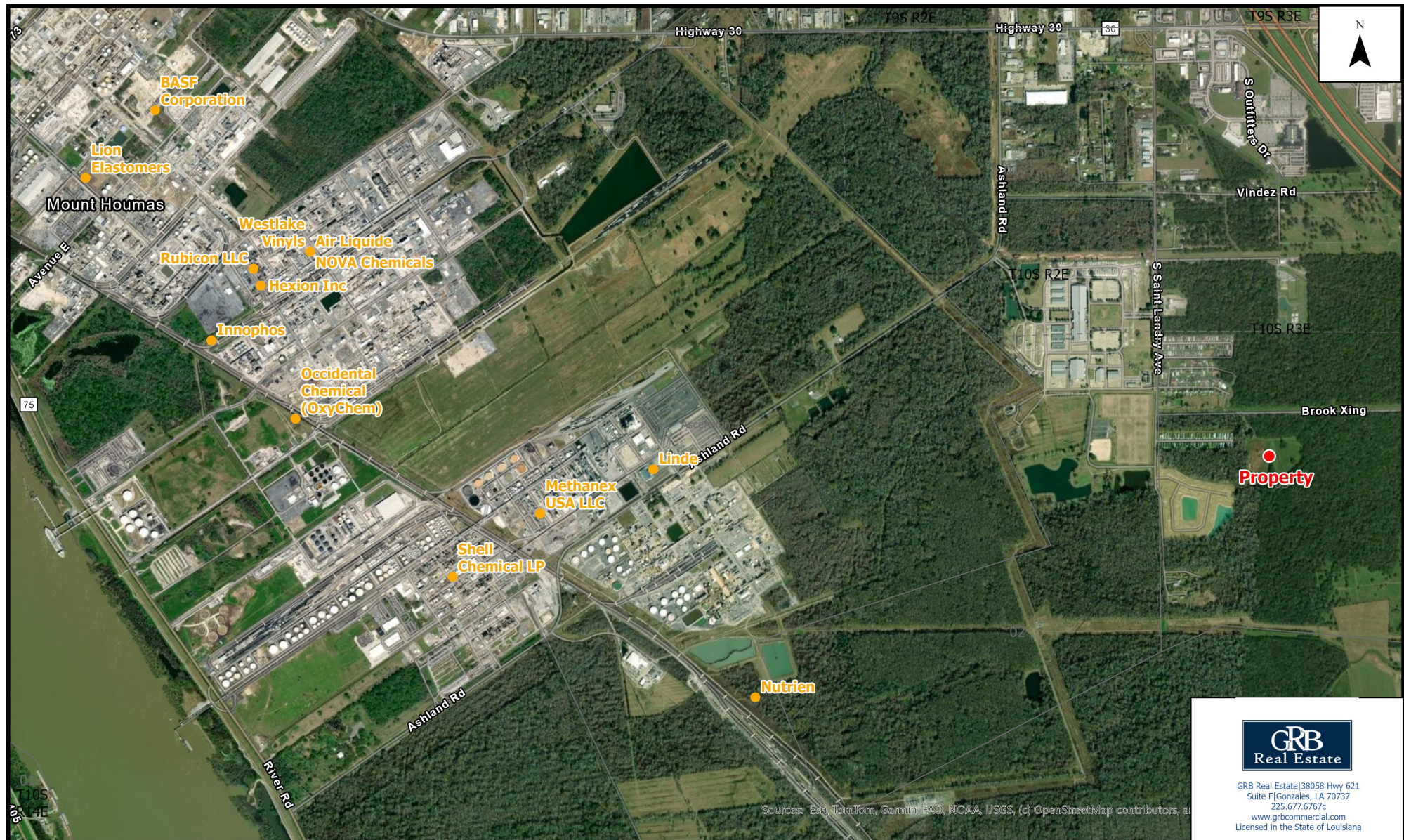
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# PROXIMITY TO PLANTS





# FOR SALE

VIDEO

<https://youtu.be/JrRnotsoKx4?feature=shared>

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