

OFFERING MEMORANDUM  
NOVEMBER 2024

# CABELA'S OUTPARCEL 1.86 ACRES

CABELA'S PARKWAY  
GONZALES, LA

**stirling**







### PROPERTY DESCRIPTION

Shovel-ready pad site now available in Sportsman's Park, a Cabela's anchored mixed-use development located across LA Hwy 30 from Tanger Outlet in Gonzales, Louisiana. Site is located next to a soon-to-be-built 119 room Homewood Suites Hotel (2025). Gonzales, Louisiana is located along the Interstate 10 corridor between Baton Rouge and New Orleans within Ascension Parish, the fastest growing parish in Louisiana. Considered to be the gateway to Louisiana's Multi-Billion Dollar Petrochemical Corridor.

#### 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
- 11 hotels (over 1400 rooms - avg. 80% occupancy) within walking distance
- Located at the entrance to Louisiana's Petrochemical Corridor

### PROPERTY HIGHLIGHTS

- Fully Entitled, Ready to Build
- For Sale or Build To Suit
- Prominent "Island" Location
- Flexible Zoning Allows Multitude of Uses
- Located Within City of Gonzales, LA
- All Useable, No Retention Required

### OFFERING SUMMARY

<b>Sale Price:</b>	\$1,627,401
<b>Lot Size:</b>	1.868 Acres





### LOCATION 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 2090 jobs) Retail (1715 jobs) Administrative Support and Waste Remediation (1650 jobs) Health Care and Social Assistance (1340 jobs) and Manufacturing (1280 jobs). Of the sectors forecast to grow the fastest in Ascension Parish Construction and Manufacturing have above average wages.

### SITE DESCRIPTION

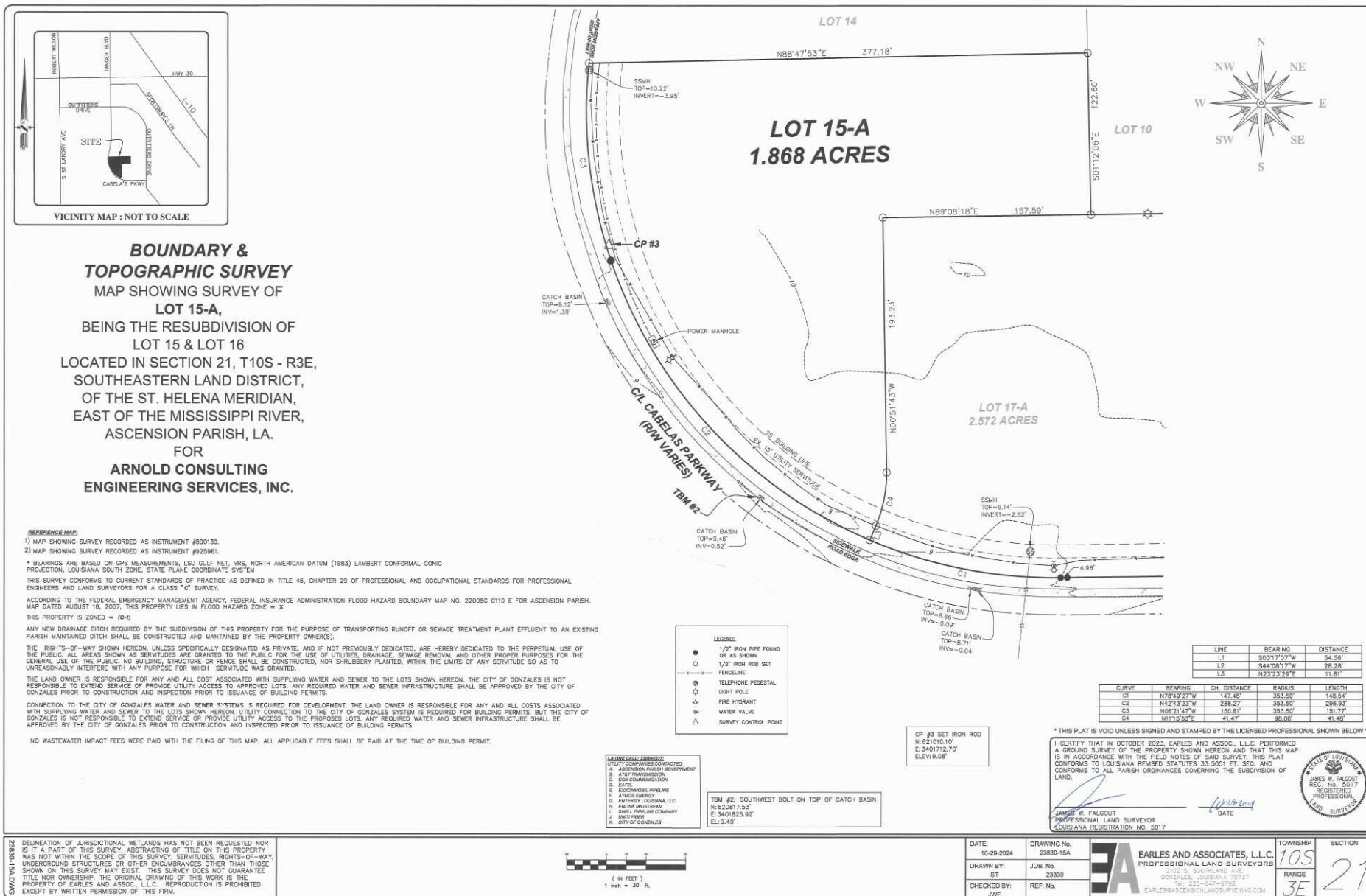
The area surrounding 2816 Cabela's Parkway in Gonzales, LA, is a vibrant commercial hub with a mix of retail, dining, and entertainment destinations. The property is near Tanger Outlets, a premier shopping destination featuring national brands, and within walking distance of Cabela's, a popular outdoor and sporting goods store. Dining options abound with restaurants like Cracker Barrel, Chili's, and Don's Seafood, providing a variety of cuisines to attract locals and travelers alike.

Strategically located along the petrochemical corridor, the area benefits from proximity to major industrial employers along the Mississippi River, including giants like BASF, Shell, and Dow Chemical. This location is also well-connected, with New Orleans International Airport (MSY) just 45 minutes away via I-10, making it ideal for businesses seeking regional access. The surrounding developments reflect a thriving economic environment, making this property a key opportunity for growth in a bustling retail and industrial market.

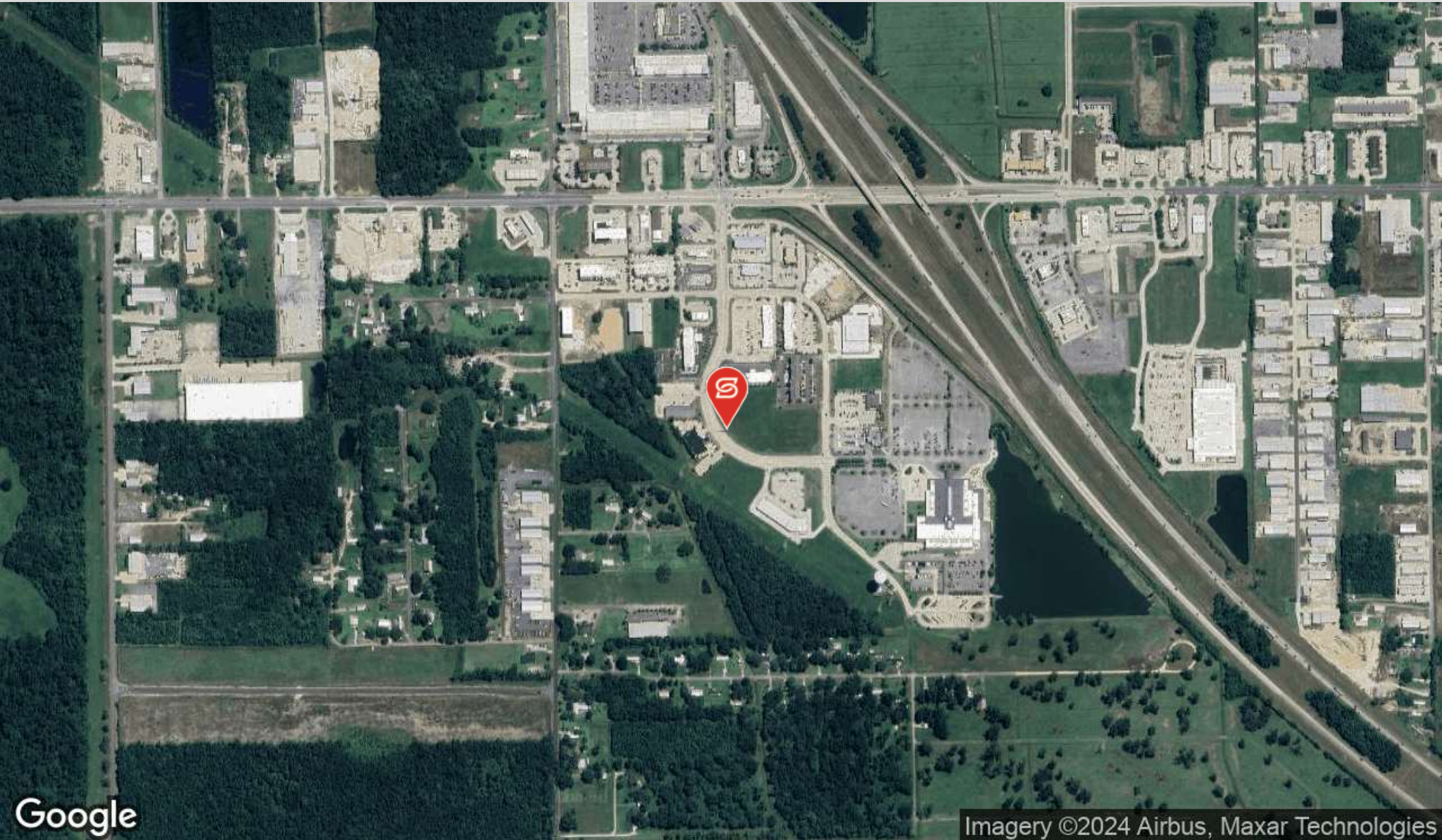






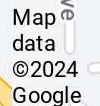


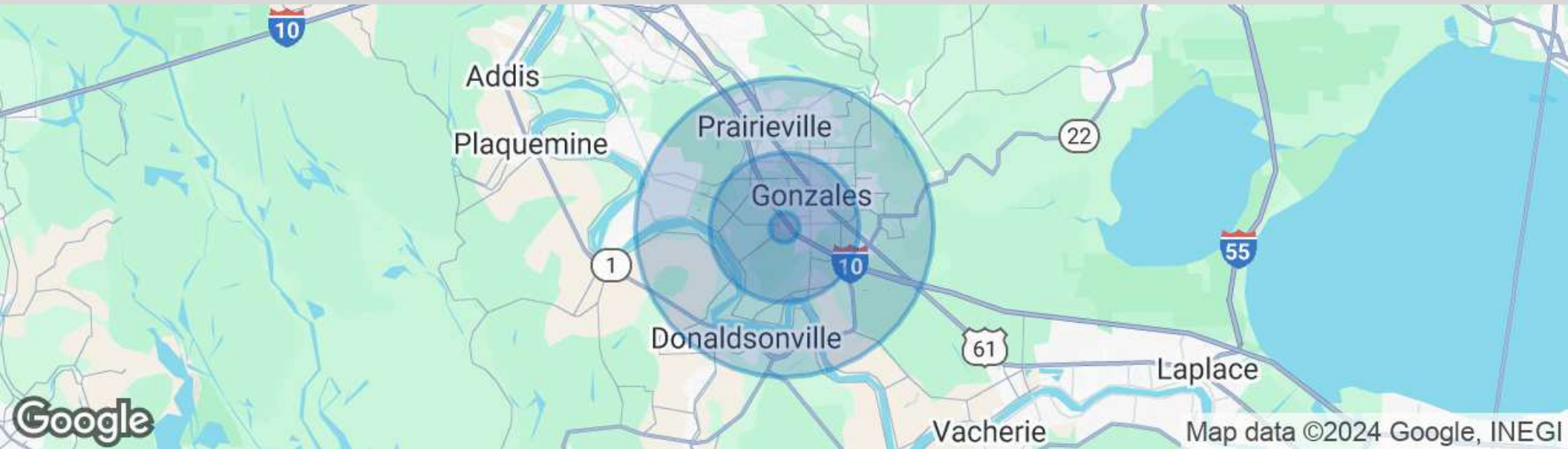




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### POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	1,442	34,320	111,630
Average Age	31.5	33.5	34.3
Average Age (Male)	30.0	31.9	33.2
Average Age (Female)	36.0	35.6	35.4

### HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	516	12,139	38,481
# of Persons per HH	2.8	2.8	2.9
Average HH Income	\$64,423	\$73,865	\$76,908
Average House Value	\$151,053	\$157,286	\$165,126

2020 American Community Survey (ACS)