

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 (\pm 322,000 SF with 60 stores)
- Cabela's (165,000 SF)
- St. Elizabeth Hospital (Full service \pm 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

Sale Price:	\$1,627,401
Lot Size:	1.868 Acres



LOCATION DESCRIPTION

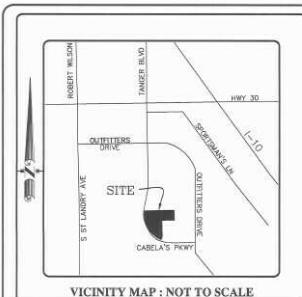
Ascension Parish's economy is forecast to grow by 13,400 jobs between 2013 and 2024 at an average annual rate of 2.5 percent. The sectors that are forecast to add the largest number of jobs are: Construction (adding 2090 jobs) Retail (1715 jobs) Administrative Support and Waste Remediation (1650 jobs) 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.





BOUNDARY & TOPOGRAPHIC SURVEY

MAP SHOWING SURVEY OF

SWING 33
LOT 15-A

LOT 15A,
BEING THE RESUBDIVISION OF
LOT 15 & LOT 16

LOCATED IN SECTION 21, T10S - R3E,
SOUTHEASTERN LAND DISTRICT,
OF THE ST. HELENA MERIDIAN,
EAST OF THE MISSISSIPPI RIVER,
ASCENSION PARISH, LA.

ASCENSION PARISH, LA.
FOR
**ARNOLD CONSULTING
ENGINEERING SERVICES, INC.**

REFERENCE MAP:

2) MAP SHOWING SURVEY RECORDED AS INSTRUMENT #925961.

* BEARINGS ARE BASED ON GPS MEASUREMENTS, LSU GULF NET, VRS, NORTH AMERICAN DATUM (1983) LAMBERT CONFORMAL CON

BLADERS ARE BASED ON GPS MEASUREMENTS, DSG 100L-NET, WRS, NORTH AMERICAN DATUM (1983) LAMBERT PROJECTION, LOUISIANA SOUTH ZONE, STATE PLANE COORDINATE SYSTEM

THIS SURVEY CONFORMS TO CURRENT STANDARDS OF PRACTICE AS DEFINED

ENGINEERS AND LAND SURVEYORS FOR A CLASS "C" SURVEY.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY

MAP DATED AUGUST 16, 2007, THIS

THIS PROPERTY IS ZONED - (C-1)
ANY NEW DRAINAGE DITCH REQUIRED BY THE SUBDIVISION OF THIS PROPERTY FOR THE PURPOSE OF
PARTICULARLY UNDRAINED DITCHES, BE DEDICATED AND OWNED BY THE OWNERSHIP OF THE PROPERTY.

PARSIS MAINTAINED DITCH SHALL BE CONSTRUCTED AND MAINTAINED BY THE PROPERTY OWNER(S).

THE RIGHTS-OF-WAY SHOWN HEREON, UNLESS SPECIFICALLY DESIGNATED AS PRIVATE, AND IF NOT PREVIOUSLY DEDICATED, ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC. ALL AREAS SHOWN AS SERVITUDES ARE GRANTED TO THE PUBLIC FOR THE USE OF UTILITIES, DRAINAGE, SEWAGE REMOVAL AND OTHER PROPER PURPOSES FOR THE GENERAL USE OF THE PUBLIC. NO BUILDING, STRUCTURE, OR FENCE SHALL BE CONSTRUCTED, NOR SHRUBBERY PLANTED, WITHIN THE LIMITS OF ANY SERVITUDE SO AS TO

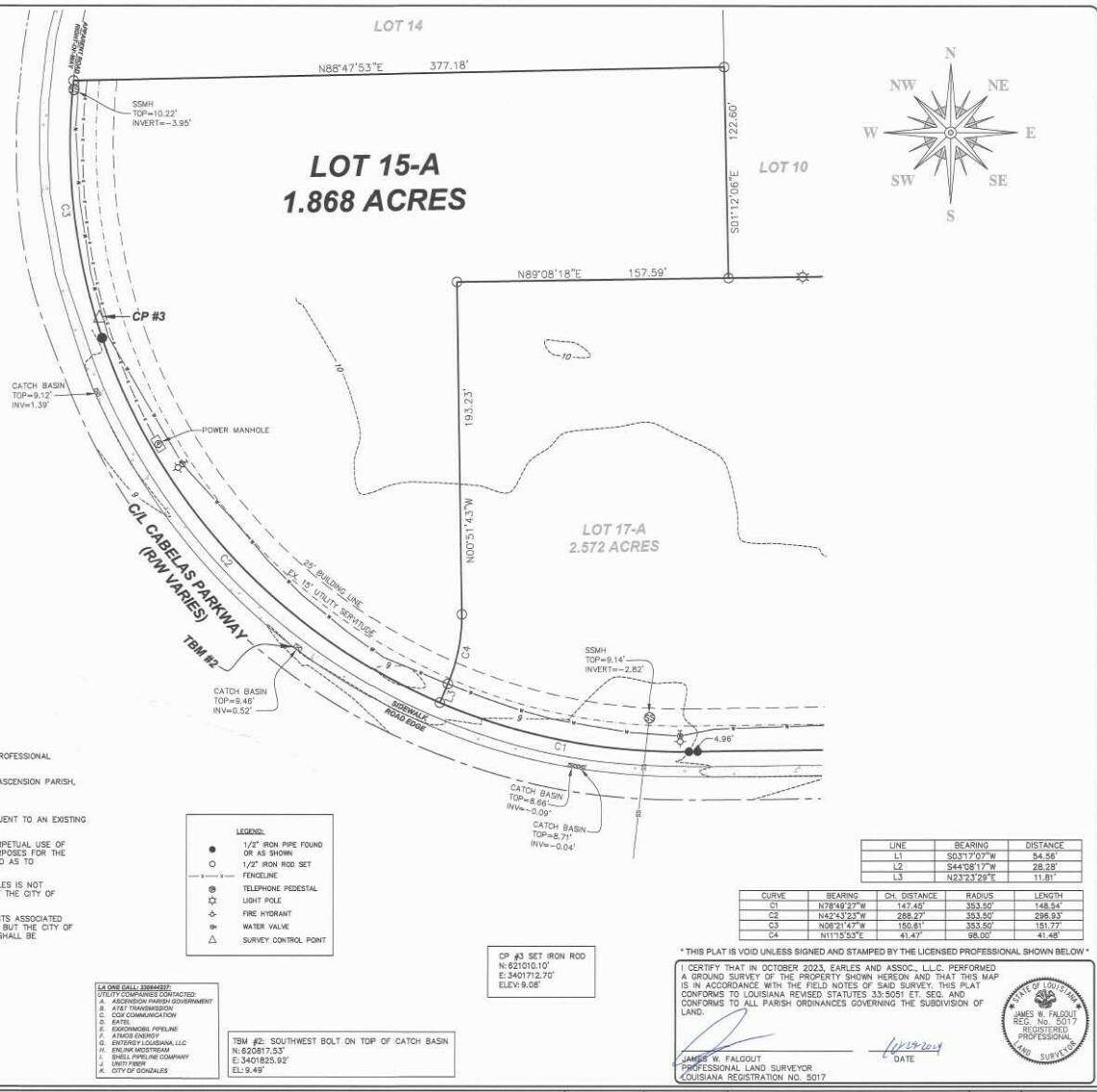
UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THIS SERVICE WAS GRANTED.

THE LAND OWNER IS RESPONSIBLE FOR ANY AND ALL COST ASSOCIATED WITH SUPPLYING WATER AND SEWER TO THE LOTS SHOWN HEREON. THE CITY OF GONZALES IS NOT RESPONSIBLE TO EXTEND SERVICE OR PRIVATE UTILITY ACCESS TO ABANDONED LOTS, LAND REQUESTED, WAIVED, AND OTHER UNSTRUCTURED LAND APPROVED OR DECLINED.

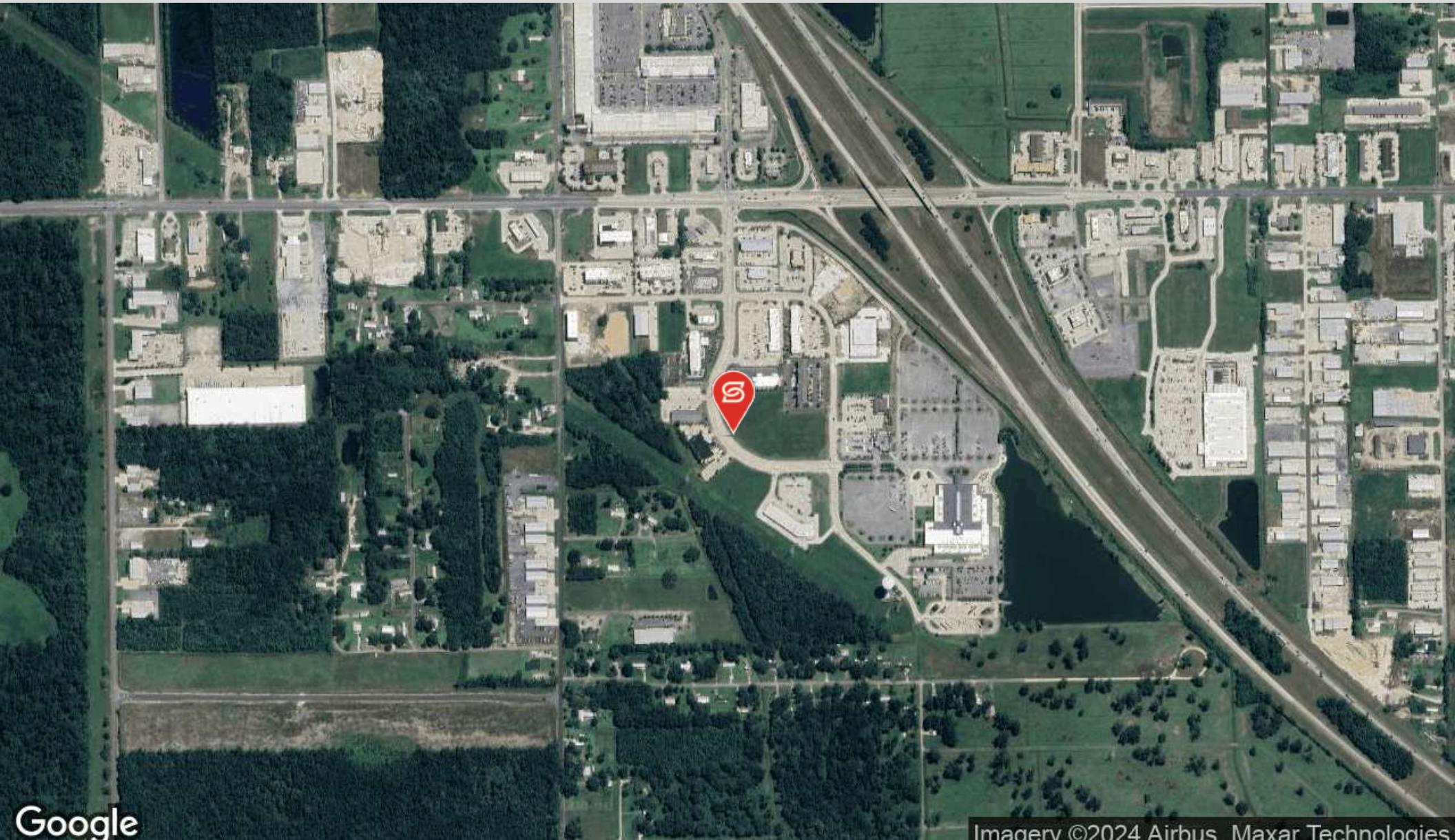
CONNECTION TO THE CITY OF GONZALES WATER AND SEWER SYSTEMS IS REQUIRED FOR DEVELOPMENT. THE LAND OWNER IS RESPONSIBLE FOR ANY AND ALL COSTS ASSOCIATED WITH SUPPLYING WATER AND SEWER TO THE LOTS SHOWN HEREON. UTILITY CONNECTION TO THE CITY OF GONZALES SYSTEM IS REQUIRED FOR BUILDING PERMITS. BUT THE CITY OF GONZALES IS NOT RESPONSIBLE TO EXTEND SERVICE OR PROVIDE UTILITY ACCESS TO THE PROPOSED LOTS. ANY REQUIRED WATER AND SEWER INFRASTRUCTURE SHALL BE PROVIDED BY THE LAND OWNER.

APPROVED BY THE CITY OF GONZALES PRIOR TO CONSTRUCTION AND INSPECTED PRIOR TO ISSUANCE OF BUILDING PERMITS.

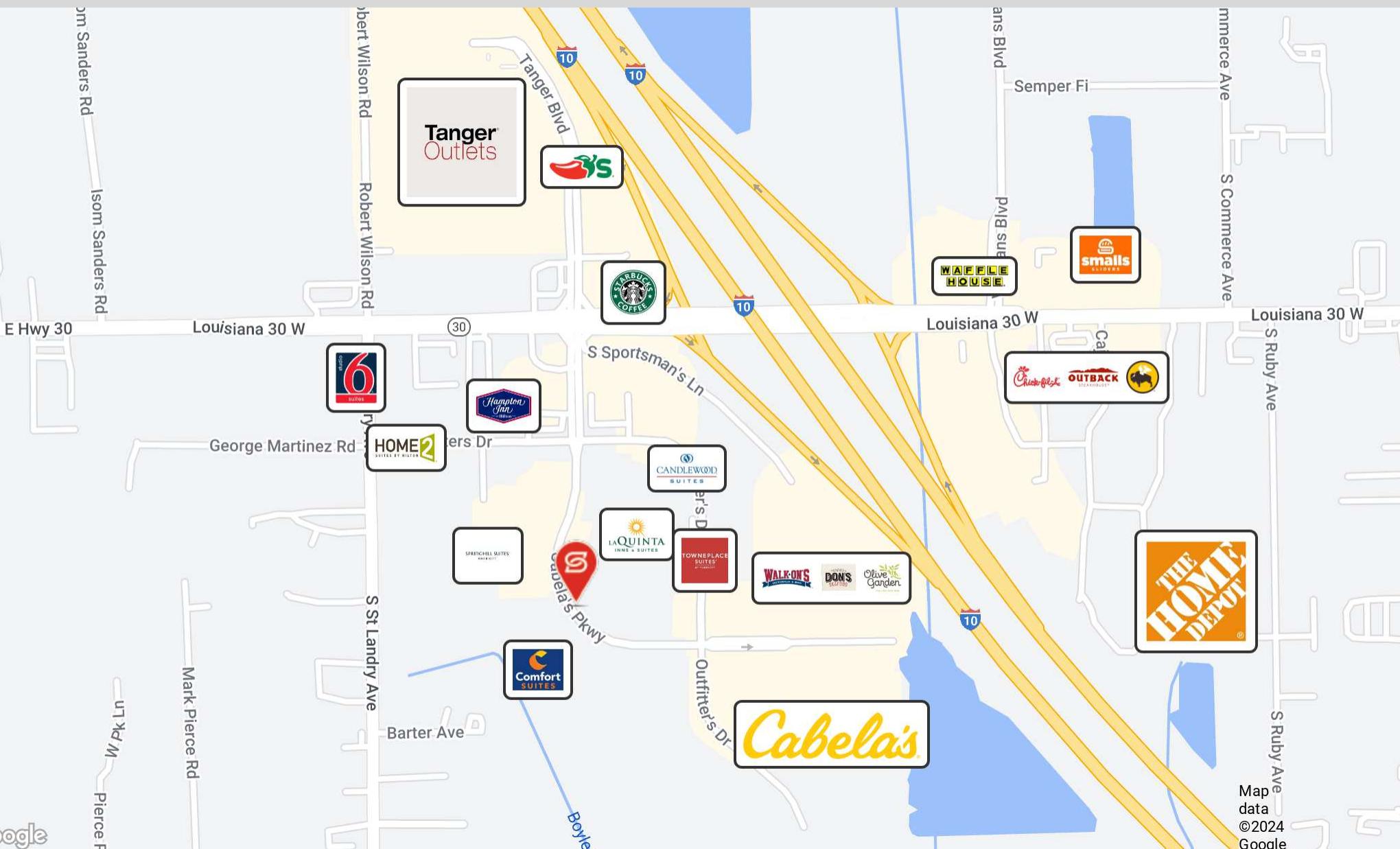
DELINEATION OF JURISDICTIONAL WETLANDS HAS NOT BEEN REQUESTED NOR IS IT A PART OF THIS SURVEY. ABSTRACTING OF TITLE ON THIS PROPERTY WAS NOT WITHIN THE SCOPE OF THIS SURVEY. SERVITUDES, RIGHTS-OF-WAY, UNDERLYING STRUCTURES OR OTHER ENCUMBRANCES OTHER THAN THOSE SHOWN ON THIS SURVEY MAY EXIST. THIS SURVEY DOES NOT GUARANTEE TITLE NOR OWNERSHIP. THE ORIGINAL DRAWING OF THIS WORK IS THE PROPERTY OF EARLES AND ASSOC., LLC. REPRODUCTION IS PROHIBITED EXCEPT BY WRITTEN PERMISSION OF THIS FIRM.



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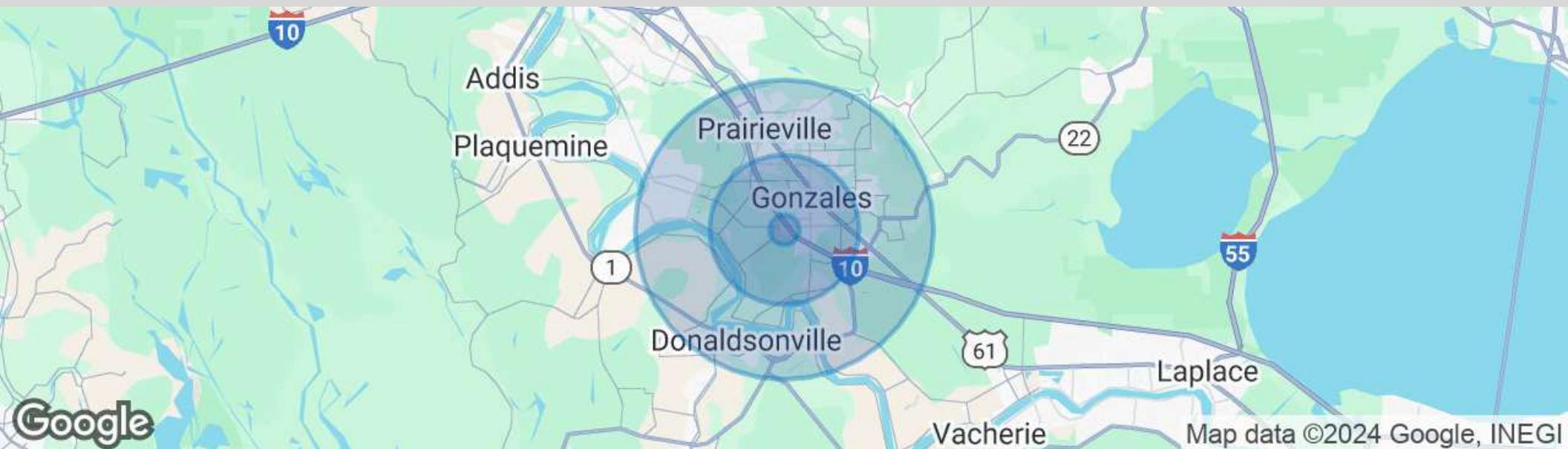


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Map data
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Google

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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)