



PRIME LAND FOR SALE

AIRLINE HWY, PRAIRIEVILLE, ASCENSION PARISH, LA

LARGE COMMERCIAL DEVELOPMENT OPPORTUNITY

27.64 AC WITH 1,673' FRONTAGE ON AIRLINE HWY

SALE PRICE: \$14,450,000

UNIT PRICE: \$12.00 PSF

- This is the largest commercial tract with the most frontage on Airline Highway located in Ascension Parish between Baton Rouge/Prairieville and Gonzales.
- For the past decade Prairieville has been the fastest growing suburb of Baton Rouge, with Ascension being the fastest growing parish in Louisiana, with continued growth predicted going forward.*
- Airline Hwy traffic counts exceed 46,000 north of the property and 25,000 south of the property.
- The property is mostly cleared, high (located in Flood Zone X) and zoned MU (Mixed Use).
- Current use of a portion of the property is as The Flea Market of Louisiana.
- Because of its size and location, the property can be developed into a wide range of uses including multi-family, commercial/retail, medical, office and light industrial.
- This unique property offers years of premium development inventory in Baton Rouge's fastest growing suburb in Louisiana's fastest growing parish.

(*see attached "Demographic Information")

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Asking Price: \$14,450,000.00 (\$12.00 Per Square Foot)

Address: 15545 Airline Highway, Prairieville, Louisiana, 70769

Location: Along the west side of Airline Highway (US Highway 61), between LA Highway 73 & LA Highway 931

Legal Description: Tract A-1-A-1, Situated in Section 1, T9S, R2E, Prairieville, Ascension Parish, Louisiana

Frontage: 1,673 feet on west side of Airline Highway (U.S Highway 61)

Land Area: 27.640± acres (1,203,998± square feet)

Current Use: The Flea Market of Louisiana

Zoned: MU (Mixed Use)

Flood Zone: X (the property is mostly cleared and drained)

Traffic Counts: Airline Hwy/US 61: 46,749 VPD north of site (LADOT 2016) & 25,847 VPD south of site (LADOT 2013)

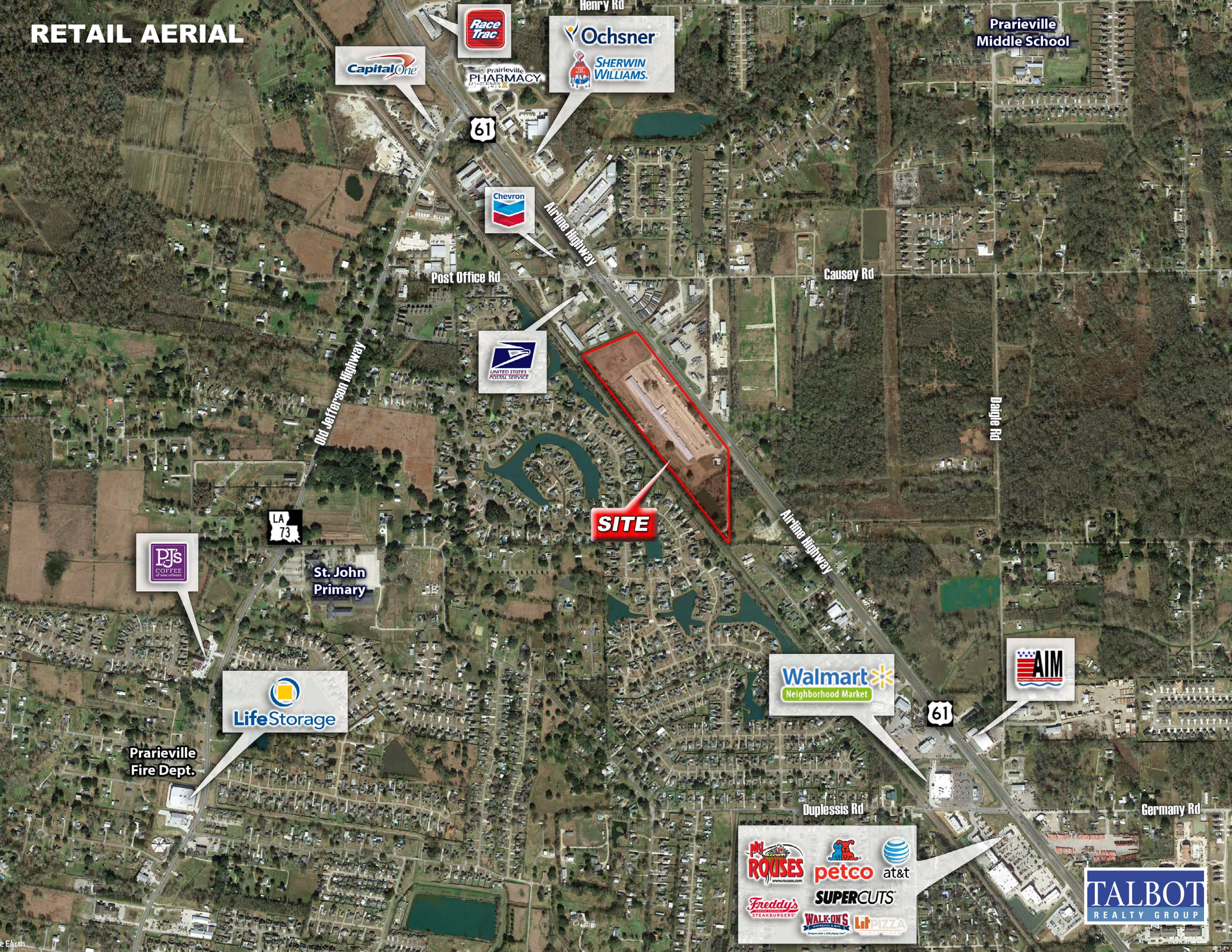
Primary Thoroughfares:

Access through the eastbank of Ascension Parish is facilitated by a series of intersecting major thoroughfares. Interstate 10 (I-10) and Airline Highway (US Highway 61) traverse the parish from northwest to southeast.

Developmental Trends (Commercial):

Development in recent years has been most focused in Gonzales (along Airline Highway and at the LA Highway 30/Interstate 10 interchange), Prairieville (along Airline Highway between Old Perkins Road and LA Highway 42) and Dutchtown (along LA Highway 73 between Interstate 10 and LA Highway 74).

RETAIL AERIAL



CapitalOne

Race Trac

Ochsner
SHERWIN WILLIAMS

Prarieville Middle School

61

Chevron

Post Office Rd

UNITED STATES POSTAL SERVICE

Airline Highway

Causey Rd

Dagle Rd

Old Jefferson Highway

LA 73

PJ's COFFEE

St. John Primary

SITE

Airline Highway

LifeStorage

Prarieville Fire Dept.

Walmart Neighborhood Market

61

AIM

Duplestis Rd

Germany Rd

MY ROUSES
petco
at&t
FREDDY'S STEAKBURGERS
SUPERCUTS
WALK-ONS
LIT PIZZA

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TRADE AREA AERIAL

Santa Maria
Golf Course

Winn-Dixie

Walmart
Supercenter

HOBART

Walmart
Neighborhood Market

Mc
ROUSES

23,286 VPD (16)
OAK GROVE

Prairieville
Middle School

PRAIRIEVILLE

Causey Rd

St. John
Primary

SITE

Walmart
Neighborhood Market

Brand Rd

Burnside Ave

Ralphs

Rocky Dr

Central
Middle School
Central
Primary

DUPLESIS

25,842 VPD (13)

Duplesis
Primary

DUTCH TOWN

Dutchtown
High School

10

61

10

61

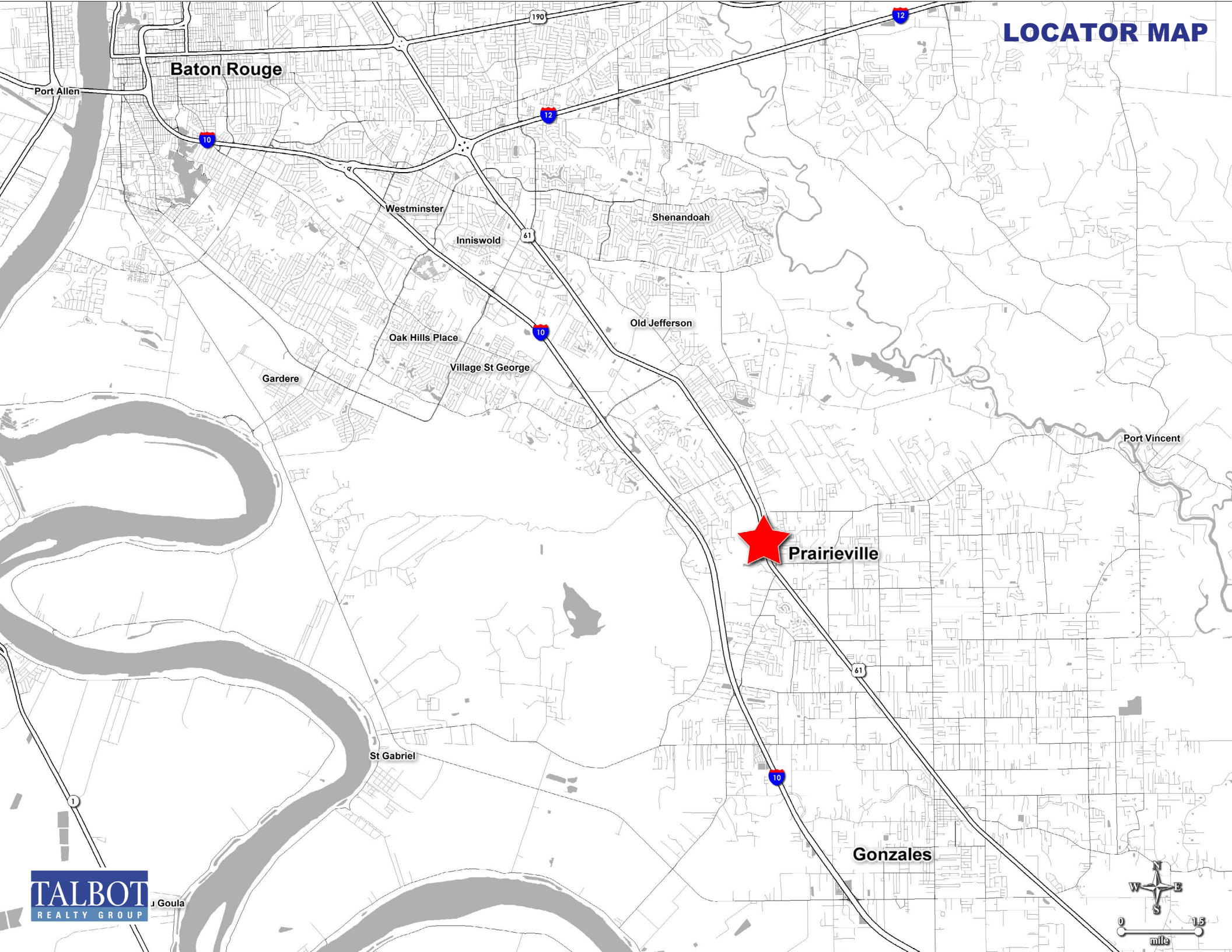
LA
621

LA
73

10

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LOCATOR MAP



DEMOGRAPHIC ANALYSIS - EASTBANK ASCENSION PARISH

Demographic Information: Following is recent data, published by the CCIM Institute's STDBOnline providing population, median family income, etc., for the eastbank of Ascension Parish, Prairieville, Gonzales and Sorrento, summarized as follows:

POPULATION

	2000 Census	2010 Census	2016 Estimate	2021 Projection
Prairieville CDP	17,244	26,895	31,409	35,503
City of Gonzales	8,405	9,781	10,693	11,652
Town of Sorrento	1,176	1,401	1,589	1,754
Ascension Parish Eastbank	65,818	96,290	110,416	123,452

HOUSEHOLDS

	2000 Census	2010 Census	2016 Estimate	2021 Projection
Prairieville CDP	5,937	9,149	10,671	12,072
City of Gonzales	3,052	3,673	4,045	4,430
Town of Sorrento	435	537	613	676
Ascension Parish Eastbank	23,004	34,012	39,045	43,686

MEDIAN HOUSEHOLD INCOME

	2016 Estimate	2021 Projection
Prairieville CDP	\$89,867	\$94,973
City of Gonzales	\$52,309	\$58,298
Town of Sorrento	\$46,991	\$51,733
Ascension Parish Eastbank	\$72,619	\$80,058

Population on the eastbank of Ascension Parish increased 46% between the 2000 and 2010 Censuses, with 15% additional growth estimated through 2016. Population is projected to increase an additional 12% in the next 5 years (total population growth of 28% from 2010 to 2021). The most rapid development has been occurring in Prairieville area (56% growth between the 2000 and 2010 Censuses, with additional growth of 17% through 2016 and 13% growth projected through 2021). The highest incomes noted are also in Prairieville, with the overall median family income reflecting the white collar/commuter nature of many residents. Over 34.7% of households on the eastbank and 44.6% in Prairieville are estimated to have median incomes over \$100,000. There is substantial population and income to support continued commercial growth in Ascension Parish.

DEMOGRAPHIC ANALYSIS - ASCENSION PARISH / BATON ROUGE

		1 mile	3 miles	5 miles	Ascension Parish	Baton Rouge MSA
Population	2010 Total	3,277	31,754	68,085	107,215	802,484
	2019 Total	3,905	39,089	82,663	126,650	865,461
	2024 Projection	4,236	43,101	90,748	137,760	896,686
	Median Age	35.2	34.8	35.5	36.0	36.0
Income	Median	\$88,383	\$87,604	\$80,585	\$64,429	\$56,552
	Average	\$110,399	\$108,165	\$101,778	\$90,004	\$78,522
Households	Average HH Size	2.9	2.94	2.84	2.82	2.6
	2019 Total	1,347	13,292	29,088	44,655	323,569
	Median Home Value	\$241,393	\$240,267	\$232,381	\$206,582	\$186,840
Daytime Population	Total Population	3,393	28,787	62,475	110,063	859,697
	Workers	1,512	9,281	21,295	45,005	408,578
	Residents	1,881	19,506	41,180	65,058	451,119



Ascension Parish (French: Paroisse de l'Ascension) (Spanish: Parroquia de Ascension) is a parish located in the U.S. state of Louisiana. As of the 2010 census, the population was 107,215.

Its parish seat is Donaldsonville. The parish was created in 1807.

Ascension Parish is part of the Baton Rouge, LA Metropolitan Statistical Area. It is one of the fastest-growing parishes in the state.

Ascension Parish is one of the 22 parishes that make up Acadiana, the heartland of the Cajun people and their culture. This is exhibited by the prevalence of the French or Cajun French language heard throughout the parish, as well as the many festivals celebrated by its residents, including the Boucherie Festival, Lagniappe Music and Seafood Festival, Crawfish Festival, and the world-famous Jambalaya Festival. The largest city in Ascension Parish, Gonzales, is celebrated as the "Jambalaya Capital of the World".

Education

Ascension Parish School Board operates the local public schools. The parish is also home to private schools and – since 1998, to River Parishes Community College.

National Guard

The 922nd Engineer Company (Horizontal), a unit of the 769th Engineer Battalion and the 225th Engineer Brigade. The 1021st Vertical Engineer Company also resides in Gonzales, Louisiana.

LAMAR DIXON EXPO CENTER was purchased by the Parish in 2009 and has a major impact on local businesses (especially hotels and restaurants).

EDENBORNE a 340-acre mixed-use development at the southwest quadrant of the Interstate 10/LA Highway 44 interchange. Original plans for Edenborne were to include 400 singlefamily homes, about 400 multifamily residences and more than 1 million square feet of commercial space, including offices, hotels, stores and a movie theater.

PRAIRIEVILLE: One of the most notable additions along Airline Highway in Prairieville has been the construction of a Walmart Supercenter and retail strip center on a 35 acre site at the intersection of Airline Highway and Old Perkins Road. Winn-Dixie, Gold's Gym, Investar Bank and numerous strip shopping centers have been constructed along Airline Highway.

DUTCHTOWN: The Dutchtown area is undergoing rapid residential and commercial development, primarily along LA Highway 73. Several single-family residential developments have been completed in the Dutchtown area, including Old Mill, Cobblestone and Highlands at Dutchtown, Lakes at Dutchtown and Oak Alley.

DEVELOPMENTAL TRENDS (INDUSTRIAL): The largest driver of the industrial market in the near term is expected to be the expansion of petrochemical facilities along the Mississippi River in Ascension, Iberville and St. James Parish. The construction and eventual completion of several upcoming projects will drive growth in the bulk storage and service industry segments of the industrial market.

DEVELOPMENTAL TRENDS (RESIDENTIAL): The commercial construction activity in the neighborhood has been driven by strong residential growth. An influx of residents from Baton Rouge has been supported by Ascension's well-reputed public school system and lower land costs. Strong population and housing growth has been noted throughout the northern portions of Ascension Parish.

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