

+/- 44 Acres Available in Gibson

Bayou Black Dr,
Gibson, LA 70356

LAND FOR SALE

Prepared By:

Chris A. Town

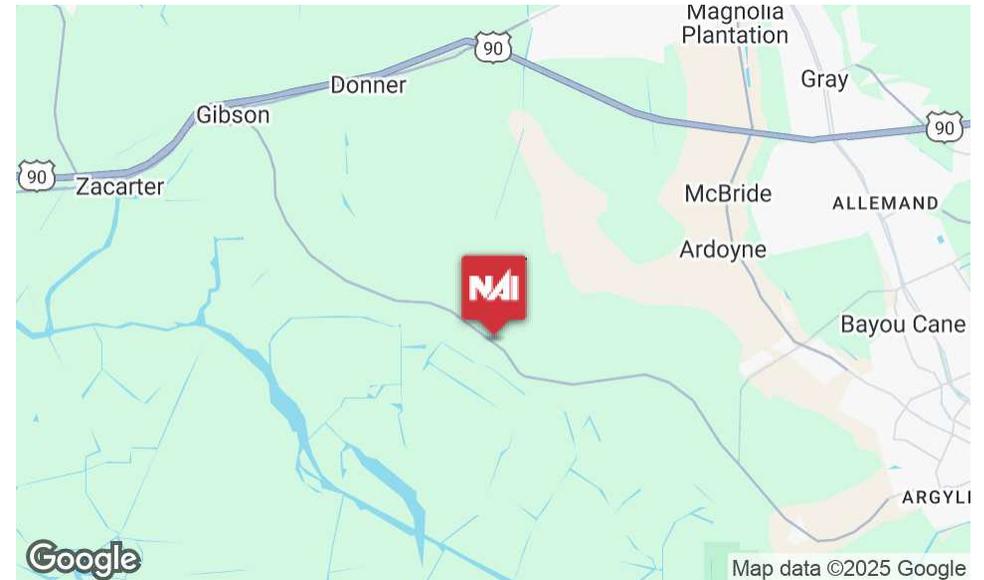
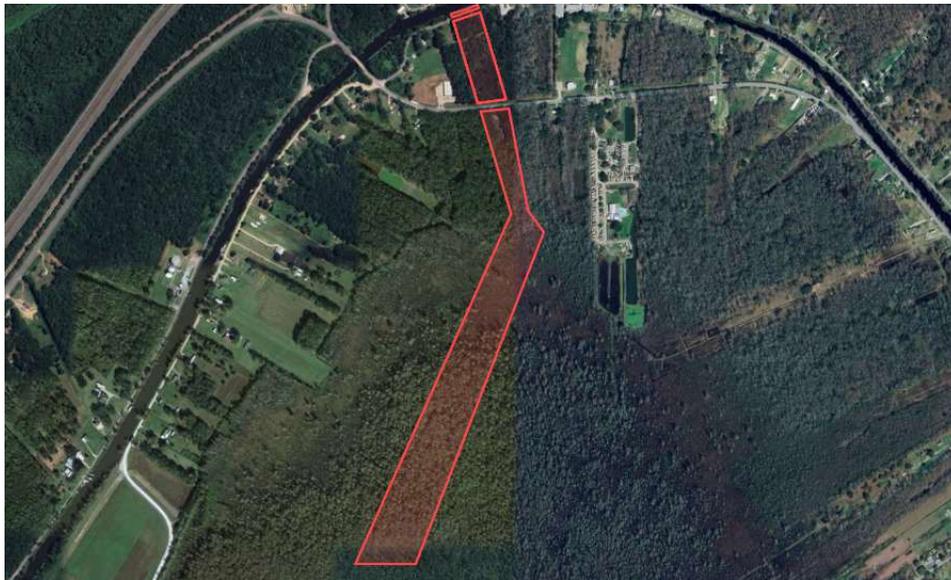
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PROPERTY DESCRIPTION

This 44-acre vacant land in Gibson, Louisiana, presents a rare opportunity for development or investment in a growing area. Located along Bayou Black Drive, the property offers significant space for a variety of commercial, industrial, or agricultural uses. Its strategic positioning within a 30-minute drive to key population and business centers enhances accessibility and market reach. The surrounding area supports a mix of industries, including construction, manufacturing, and transportation, making this site well-suited for businesses looking to expand or establish operations. Whether for long-term investment or immediate development, this expansive parcel provides versatility and potential in a thriving economic corridor.

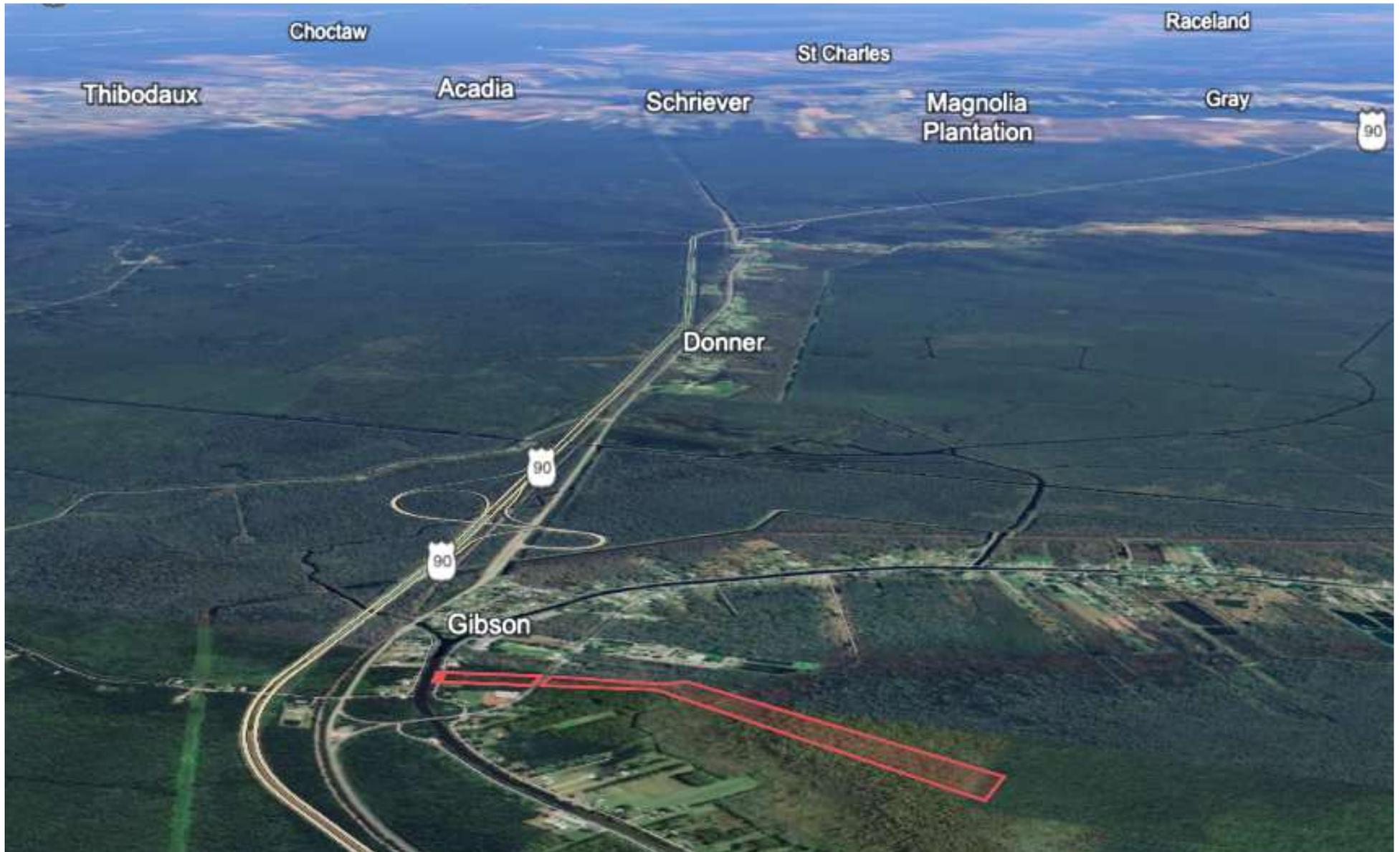
OFFERING SUMMARY

Sale Price:	\$190,440
Lot Size:	44 Acres

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	38	66	133
Total Population	90	157	319
Average HH Income	\$85,053	\$85,053	\$85,053

BULLETS HEADLINE

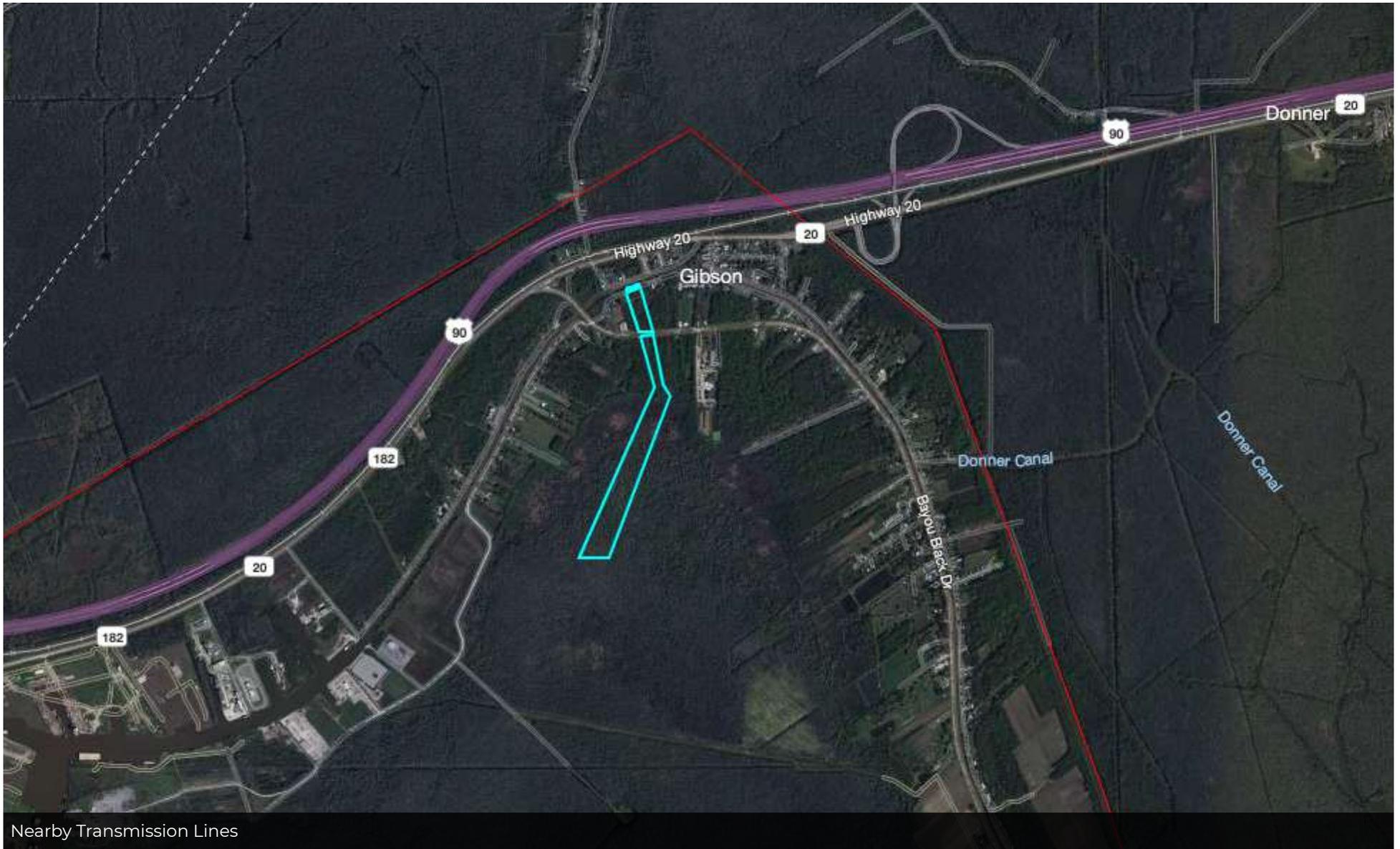
- A substantial tract of land offering ample space for various development opportunities, including industrial, commercial, or agricultural use.
- The property is zoned rural, providing flexibility for agricultural, residential, and light industrial applications.
- Situated in Gibson, LA, within a 30-minute drive of key commercial and industrial hubs, making it easily accessible for business operations.
- Located near major transportation routes, offering efficient access to supply chains and workforce mobility.
- The surrounding area supports a diverse workforce of over 71,800 employed individuals, with industries such as construction, manufacturing, and transportation well represented.
- The region hosts over 7,200 businesses, creating a robust local economy and opportunities for business partnerships.
- High demand for industrial and logistics space in the area, with a strong transportation and warehousing sector employing over 4,500 people.
- Compared to urban properties, this large parcel offers more land at a competitive price, making it an excellent investment opportunity.
- Ideal for agriculture, industrial, residential subdivision, or commercial use, allowing flexibility for various investors.
- The area's median household income is projected to grow from \$60,286 to \$71,597 within five years, indicating a strengthening local economy.
- With 62.1% of area residents owning homes, the demand for residential and mixed-use development remains strong.
- The site benefits from utilities and road access, reducing the cost and time required for future development.
- The local economy features a well-developed blue-collar workforce, making it an attractive site for manufacturing or logistics businesses.
- With zoning allowing rural applications, the property could be used for farming, agribusiness, or equestrian activities.
- Large adjacent land parcels may be available, creating an opportunity for further expansion if needed.



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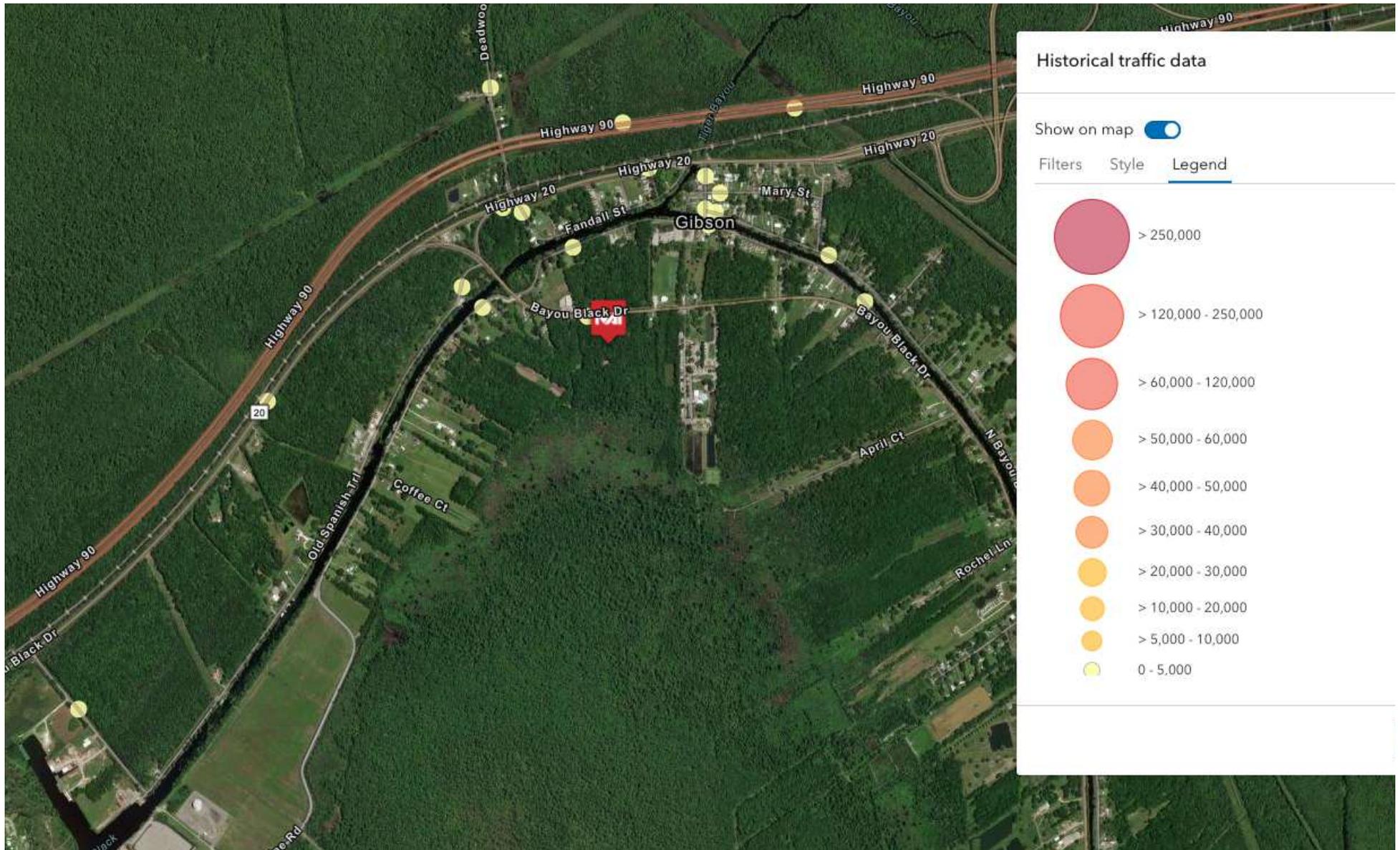
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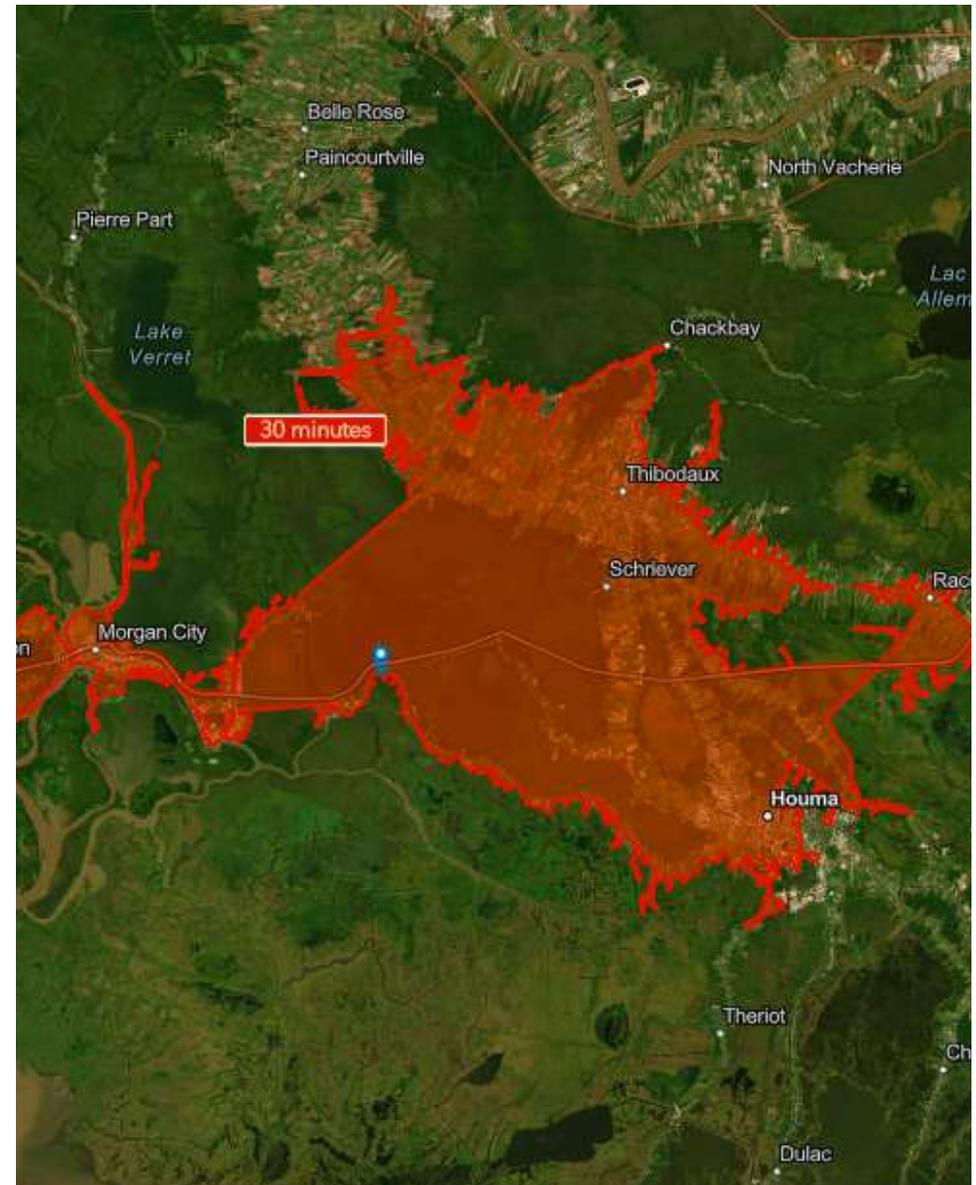
DEMOGRAPHICS - EXECUTIVE SUMMARY

The executive summary for 6401-6429 Bayou Black Dr, Gibson, Louisiana provides key demographic and economic insights into the surrounding area. The current population in 2024 stands at 161,028, with a slight projected decline to 155,153 by 2029. Over the years, the area has experienced moderate fluctuations in population growth, with a median age of 38.5 years, reflecting a stable and mature community. The number of households is currently 63,422, with an average household size of 2.49. While the total number of households is projected to decline slightly over the next five years, the area continues to support a strong residential base.

The economic outlook for the region remains positive, with a median household income of \$60,286, which is expected to increase to \$71,597 by 2029. Additionally, average household income is projected to rise from \$83,531 to \$95,681, and per capita income is expected to increase from \$33,009 to \$38,788 over the same period. This steady income growth trend suggests an improving economic environment and increased spending power among residents. The housing sector also reflects stability, with a housing affordability index of 120, indicating a relatively affordable market compared to national standards. The majority of homes in the area are owner-occupied (62.1%), reinforcing the area's appeal for long-term investment.

The real estate market in this location is also poised for gradual appreciation, with the median home value currently at \$210,875, projected to rise to \$245,809 within five years. The number of housing units continues to grow, though at a moderate annual rate of 0.22%, showing a balance between supply and demand. The area's economic diversity is supported by various industries, including construction, transportation, and retail, making it an attractive location for business investments. With strong employment opportunities and a growing economic base, this location offers long-term potential for residential and commercial development.

*Demographic reports provided upon request.



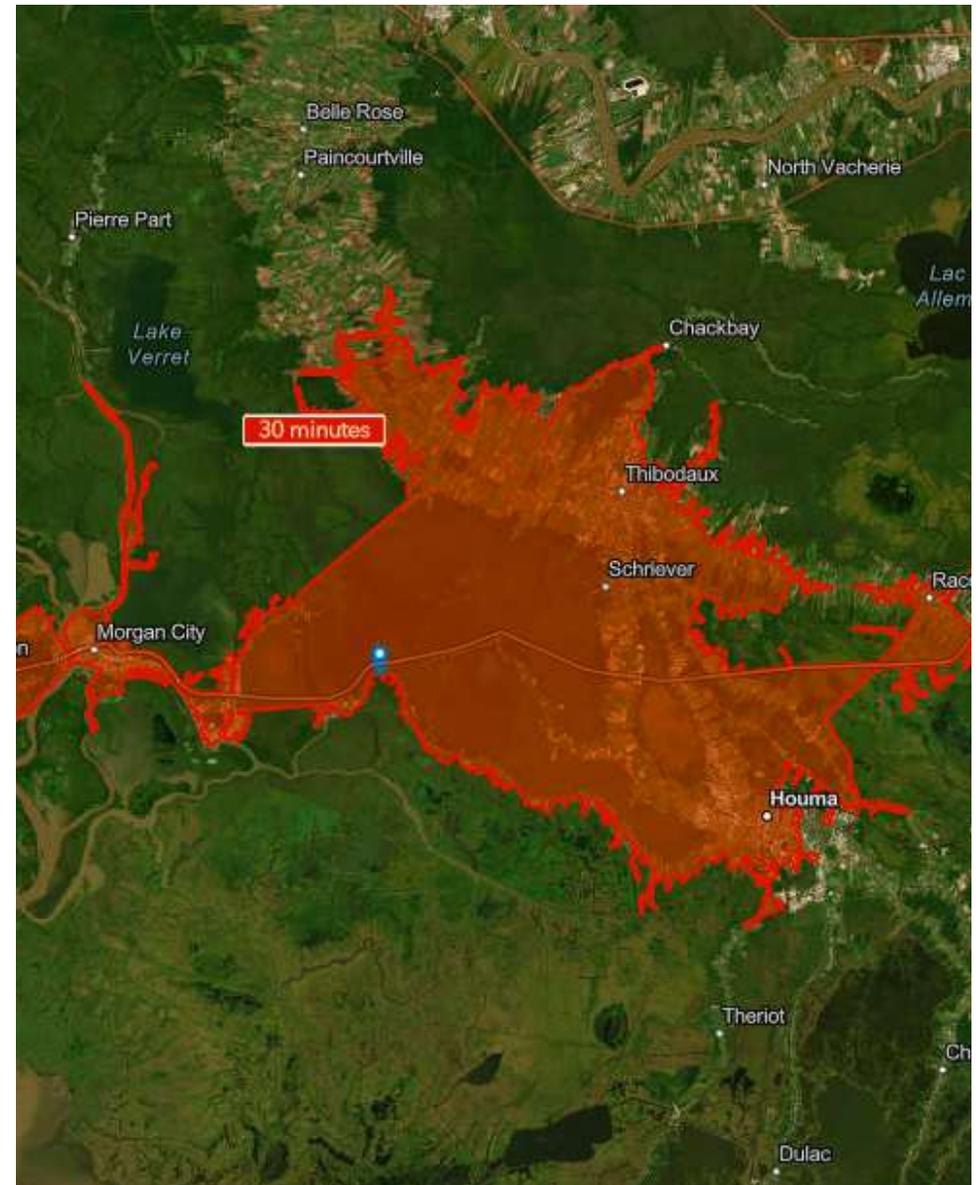
DEMOGRAPHICS - INDUSTRIAL SPECIALTY REPORT

The Industrial Specialty Report for 6401-6429 Bayou Black Dr, Gibson, Louisiana highlights the area's strong labor force and economic opportunities. The total workforce in the region is 71,809 employees, with a 5.0% unemployment rate, which is relatively stable. The largest employment sectors include healthcare and social assistance (14.8%), retail trade (13.6%), and construction (8.6%), showcasing a well-diversified economy. Additionally, the transportation and warehousing industry employs over 4,000 workers, making the area particularly attractive for logistics and distribution operations. The high location quotient of 13.75 in mining, quarrying, and oil & gas extraction indicates that the region has a significant specialization in these industries, providing strong business potential for industrial and energy-related enterprises.

The local economy is supported by over 7,267 businesses, employing more than 84,981 workers. A healthy mix of industries, including construction, manufacturing, retail, and professional services, contributes to economic stability. The high number of small businesses and diverse industry representation create a strong environment for both startups and established enterprises. The employee-to-resident ratio of 53 per 100 residents highlights the area's strong employment base, reinforcing its role as a regional employment hub. Additionally, the construction sector accounts for over 7.2% of businesses, indicating ongoing development and investment in infrastructure.

The real estate and commercial sectors benefit from affordable property costs and growing demand for industrial and warehouse spaces. The area's median household income is \$60,286, projected to grow steadily, further supporting the local economy. The presence of educational services, professional and technical industries, and public administration creates a balanced business environment, reducing over-reliance on any single industry. With ample land availability, established industries, and a well-connected transportation network, this location presents a strong investment opportunity for industrial, commercial, and logistics operations.

*Demographics provided upon request.



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CHRIS A. TOWN

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PROFESSIONAL BACKGROUND

Chris brings a wealth of expertise from his successful career in commercial and industrial construction. He possesses extensive knowledge of all aspects of development, building and risk analysis. Chris has held numerous executive positions in multiple companies and has served on various industry boards as well as charitable and religious organizations.

He actively participates in numerous commercial real estate organizations, staying at the forefront of industry trends and best practices. He has initiated several groups within NAI Latter & Blum focusing on key areas of CRE, including Sale-Leaseback, Office Space, Single Family Rentals (SFR), Carbon Capture (CCS), Solar and Land Acquisition/Disposition.

Chris believes in building long term relationships and provides exceptional service to the client, which has made him a trusted advisor in the commercial real estate industry.

MEMBERSHIPS

Certified Commercial Investment Member (CCIM) - Member, Candidate for Certification

Louisiana Association of Realtors - Member

Greater Baton Rouge Realtors Association, Commercial Investment Division - Member
Baton Rouge Chamber of Commerce - Executive Council Member, Carbon Capture Alliance

Good Growth Coalition of Baton Rouge - Member

Associated Builders & Contractors - Former Board Member, Executive Committee

St. Aloysius Parish - Former Trustee

Habitat for Humanity of Greater Baton Rouge - Past President

Sunrise Rotary of Baton Rouge - Past President

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BRYANT J. CHEELY

Advisor

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PROFESSIONAL BACKGROUND

With a background in residential investment management, including serving as Director of Single-Family Management for the largest third-party property management firm in the Gulf South, Bryant possesses a comprehensive understanding of the real estate market and has successfully supervised a team of real estate professionals managing 2.2 Million square feet of residential investment property, demonstrating exceptional leadership and management qualities. This background provides a strong foundation for transitioning into commercial real estate brokerage, consulting, and advisory services. With particular skill sets in Market Research, Financial Analysis, Site Selection, Demographic Research, Risk Management, Asset Management, and Technological Support, Bryant has been invited to join several groups within the organization, such as the Home Portfolio Group and the Carbon Capture and Sequestration Group.

Bryant also excels in Technology services, focusing on Artificial Intelligence (AI) and custom AI products to boost business efficiency and productivity. He skillfully integrates AI in real estate, using custom tools for market analysis and predictive modeling. This technological savvy, combined with his real estate expertise, uniquely positions Bryant as a forward-thinking professional, enhancing the value he delivers to his clients.

MEMBERSHIPS

- National Association of Realtors
- LA Realtors Association
- Greater Baton Rouge Association of Realtors (GBRAR)
- Greater Baton Rouge Association of Realtors Commercial Investment Division (CID)
- Certified Commercial Investment Member (CCIM) – candidate for designation
- CCIM Louisiana Chapter – Member
- CCIM Technologies Advisory Board (2023-Present)
- CCIM Presidential Action Group (PAG) for Artificial Intelligence (2023-Present)
- NAI Global Technologies Subgroup – Artificial Intelligence Advisor (2024-Present)
- Institute of Real Estate Management
- National Association of Residential Property Managers
- Licensed Louisiana Real Estate Broker Associate
- Baton Rouge Area Chamber (BRAC)
- Volunteers of America
- Friends of the Animals Baton Rouge
- Society of St. Vincent de Paul Baton Rouge

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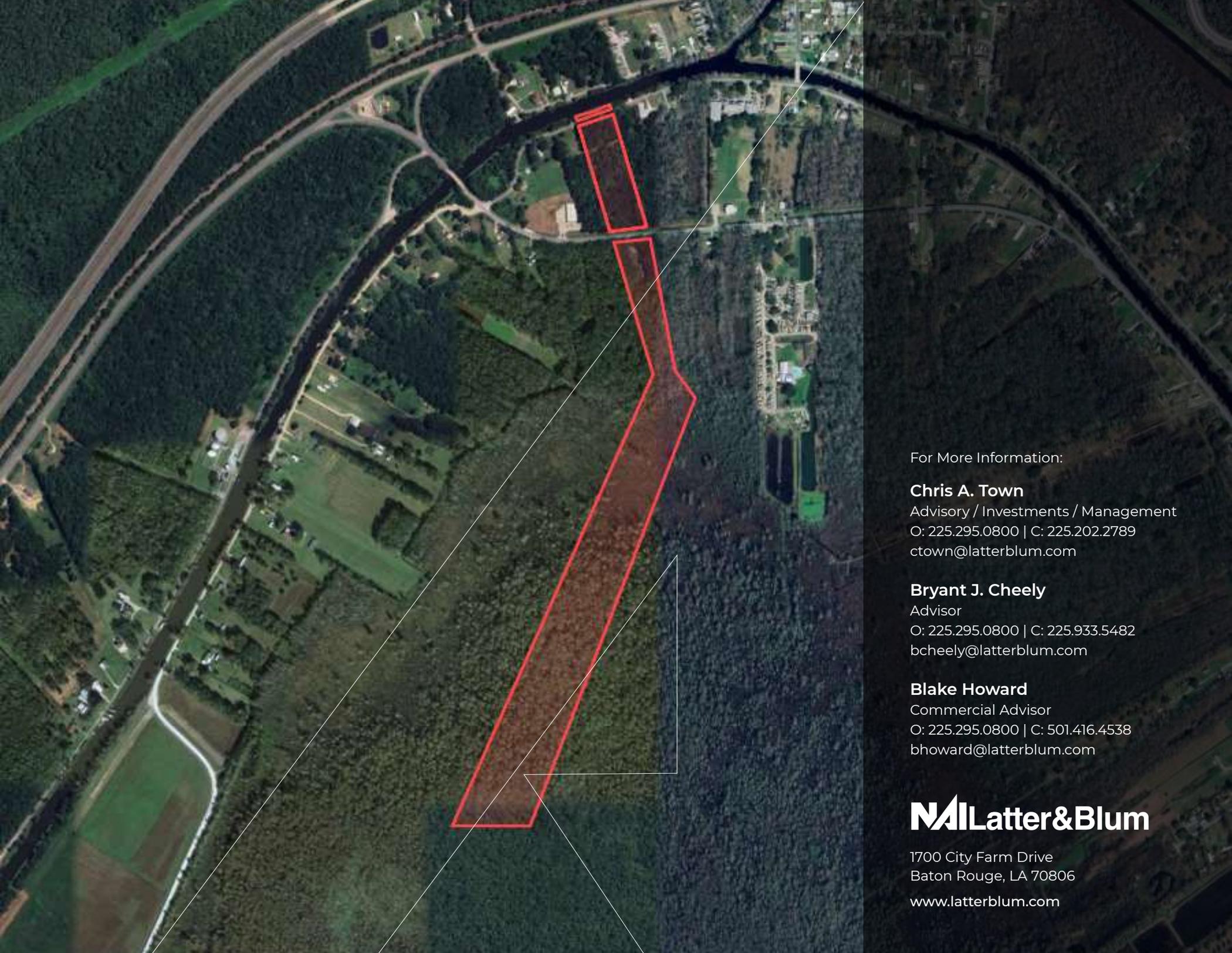
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PROFESSIONAL BACKGROUND

Blake Howard is a newly licensed Commercial Real Estate agent at NAI Latter & Blum. Blake grew up in Little Rock, and is currently finishing up his business degree at Arkansas State University virtually. His approach to real estate is straightforward—Understand your needs while using business administration experience to better connect with businesses on a personal level. No flashy stuff here—just building real connections, not just business ties. Keeping you up to date with market trends using the many tools available to NAI Latter & Blum. Blake is also currently working as an intern at Latter & Blum, allowing him to continuously learn from many experienced and established agents in real estate. In the future he plans on using his knowledge to grow in the industrial and retail markets.

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