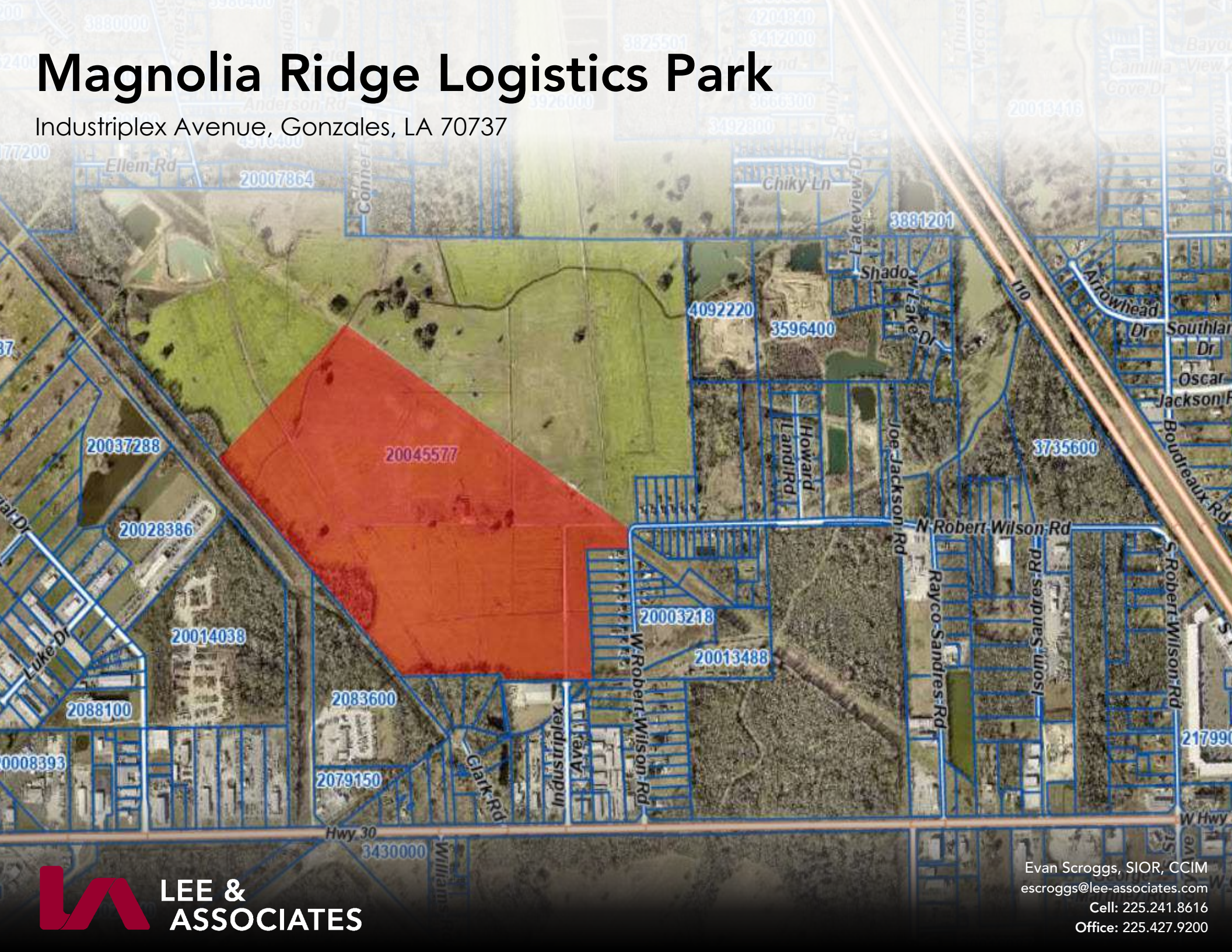


# Magnolia Ridge Logistics Park

Industriplex Avenue, Gonzales, LA 70737



**LEE &  
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LAND FOR SALE

# MAGNOLIA RIDGE LOGISTICS PARK

Industriplex Avenue, Gonzales, LA 70737



Sale Price	\$5.50 - \$7.50 / SF
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OFFERING SUMMARY

Tract Size:	186.39 Acres
Price / Acre:	\$282,614
Zoning:	MI - Medium Industrial
Market:	Baton Rouge - MSA
Submarket:	Ascension
Lot Size Range	2.69 acres - 21.62 acres

PROPERTY OVERVIEW

Magnolia Ridge Logistics Park is a planned 186.39 acre, fully entitled industrial park, north of Highway 30 and west of Interstate 10 in Ascension Parish. Construction of infrastructure is scheduled to begin in Q2 of 2024, with the first phase of lots being build ready by early 2025. All roads, utilities, zoning, storm water mitigation will be completed by developer and in place. Medium industrial zoning allows for a broad use by right and is consistent with neighboring uses and user demand. Lots with range from 2.60 - 21.68 acres, with the ability to assimilate multiple lots to accommodate larger site requirements. Located in the heart of the Mississippi River Petrochemical Corridor, Magnolia Ridge Logistics Park offers a unique opportunity to companies looking to locate near the epicenter of South Louisiana economic development.

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### LOCATION DESCRIPTION

Ascension Commerce II is located in Gonzales, Louisiana. Gonzales is located in Ascension Parish, one of the fastest growing parishes in state. Ascension Parish is part of the Baton Rouge MSA and has experienced significant economic development over the last decade. Currently, there are \$13B of economic development projects occurring in Ascension Parish. Ascension Commerce II is located between Interstate 10 exits 177 (Highway 30) and 173 (Highway 73) and less than two miles from Interstate 10. With future infrastructure improvements including a new interstate interchange at mile marker 175, a connector road running just east of the site connecting Highway 30 to Interstate 10, and a new Mississippi River crossing projected to be located 12 miles northwest of the development, Ascension Commerce II is well positioned in the heart of the Ascension Parish growth corridor.

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### VIDEO

### PROPERTY HIGHLIGHTS

- - Zoned MI - Medium Industrial
- - Fully entitled ready-to-build industrial lots
- - Roads, utilities, water, and platted lots provided by developer
- - Storm water mitigation completed by developer
- - Lot sizes ranging from 2.70 to 21.62 acres
- - Ability to accommodate larger site requirements
- - Medium Industrial Zoning allows for a variety of uses

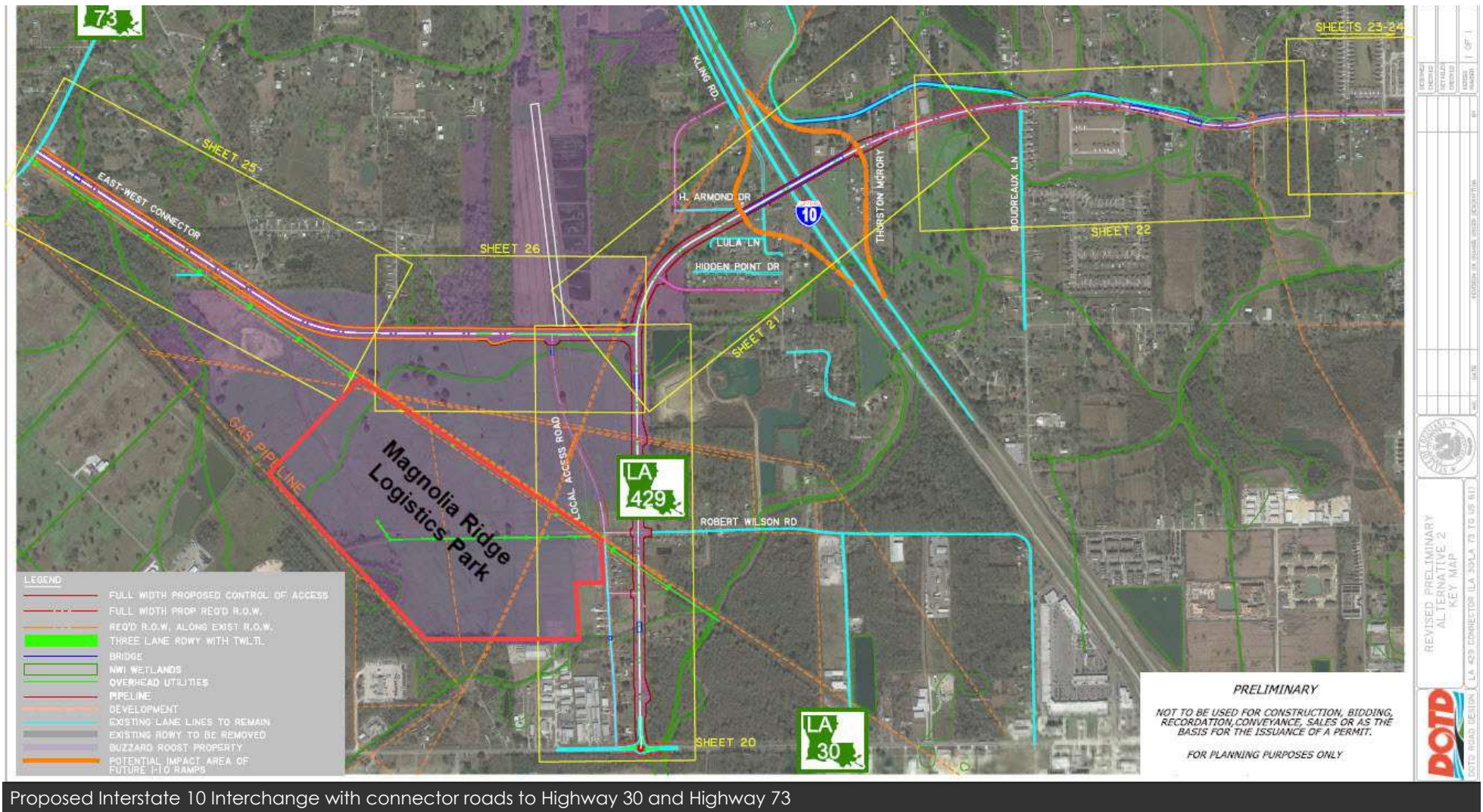
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Proposed Interstate 10 Interchange with connector roads to Highway 30 and Highway 73

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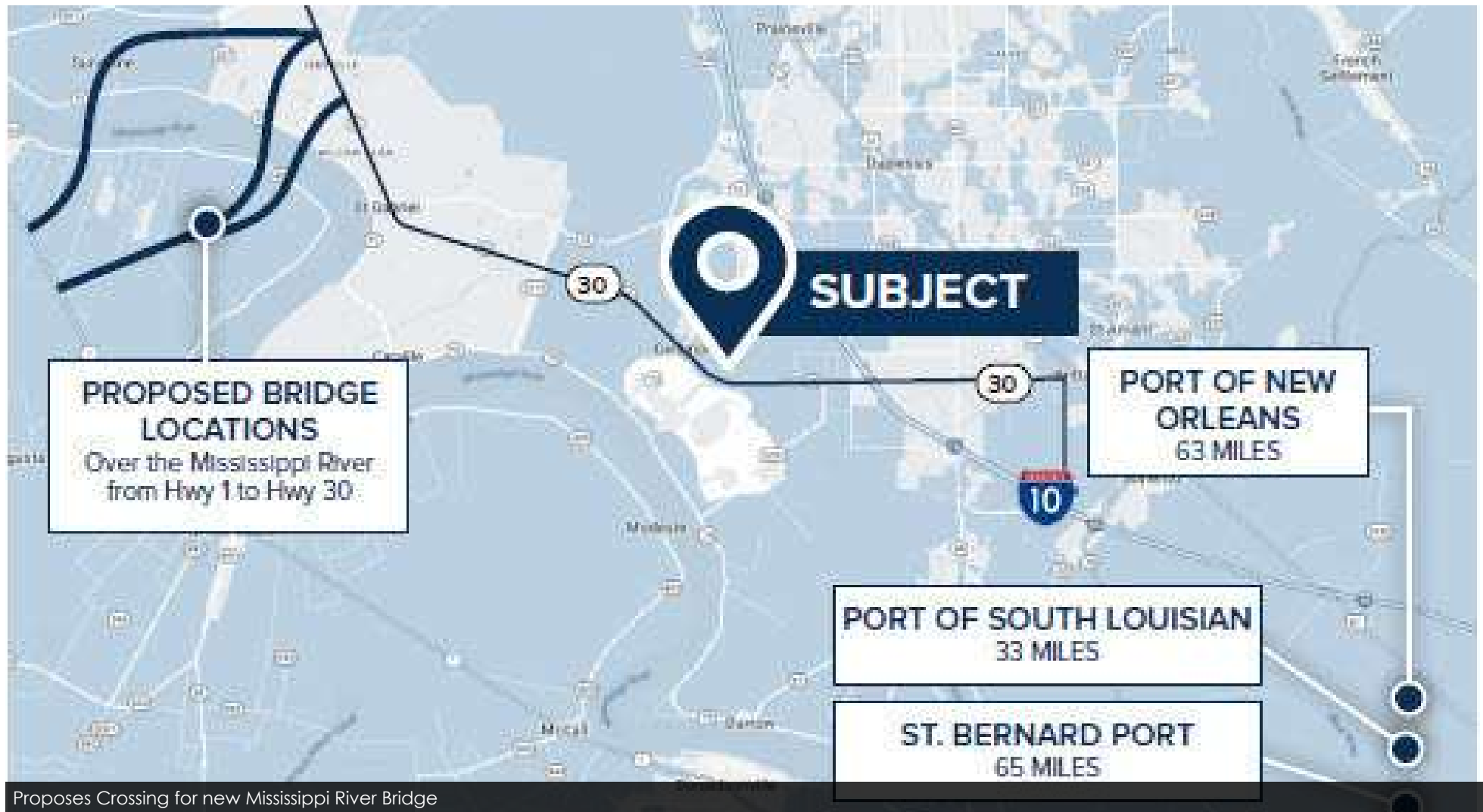
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# OF LOTS 14 | TOTAL LOT SIZE 1.81 - 17.85 ACRES | TOTAL LOT PRICE \$5.50 - \$7.50 / SF | BEST USE OWNER OCCUPANT; SPECULATIVE DEVELOPMENT; BUILD-TO-SUIT

STATUS	LOT #	SUB-TYPE	SIZE	PRICE	ZONING
Available	1	Industrial	1.81 Acres	\$7.50 / SF	MI - Medium Industrial
Available	2	Industrial	2.6 Acres	\$7.50 / SF	MI - Medium Industrial
Available	3	Industrial	6.15 Acres	\$5.50 / SF	MI - Medium Industrial
Available	4	Industrial	9.43 Acres	\$5.50 / SF	MI - Medium Industrial
Available	5	Industrial	12.27 Acres	\$5.50 / SF	MI - Medium Industrial
Available	6	Industrial	12.61 Acres	\$5.50 / SF	MI - Medium Industrial
Available	7	Industrial	6.85 Acres	\$5.50 / SF	MI - Medium Industrial
Available	8	Industrial	5.78 Acres	\$5.50 / SF	MI - Medium Industrial

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STATUS	LOT #	SUB-TYPE	SIZE	PRICE	ZONING
Available	9	Industrial	12.43 Acres	\$5.50 / SF	MI - Medium Industrial
Available	10	Industrial	15.31 Acres	\$5.50 / SF	MI - Medium Industrial
Available	11	Industrial	13.57 Acres	\$5.50 / SF	MI - Medium Industrial
Available	12	Industrial	15.77 Acres	\$5.50 / SF	MI - Medium Industrial
Available	13	Industrial	17.85 Acres	\$5.50 / SF	MI - Medium Industrial
Available	14	Industrial	8.66 Acres	\$5.50 / SF	MI - Medium Industrial

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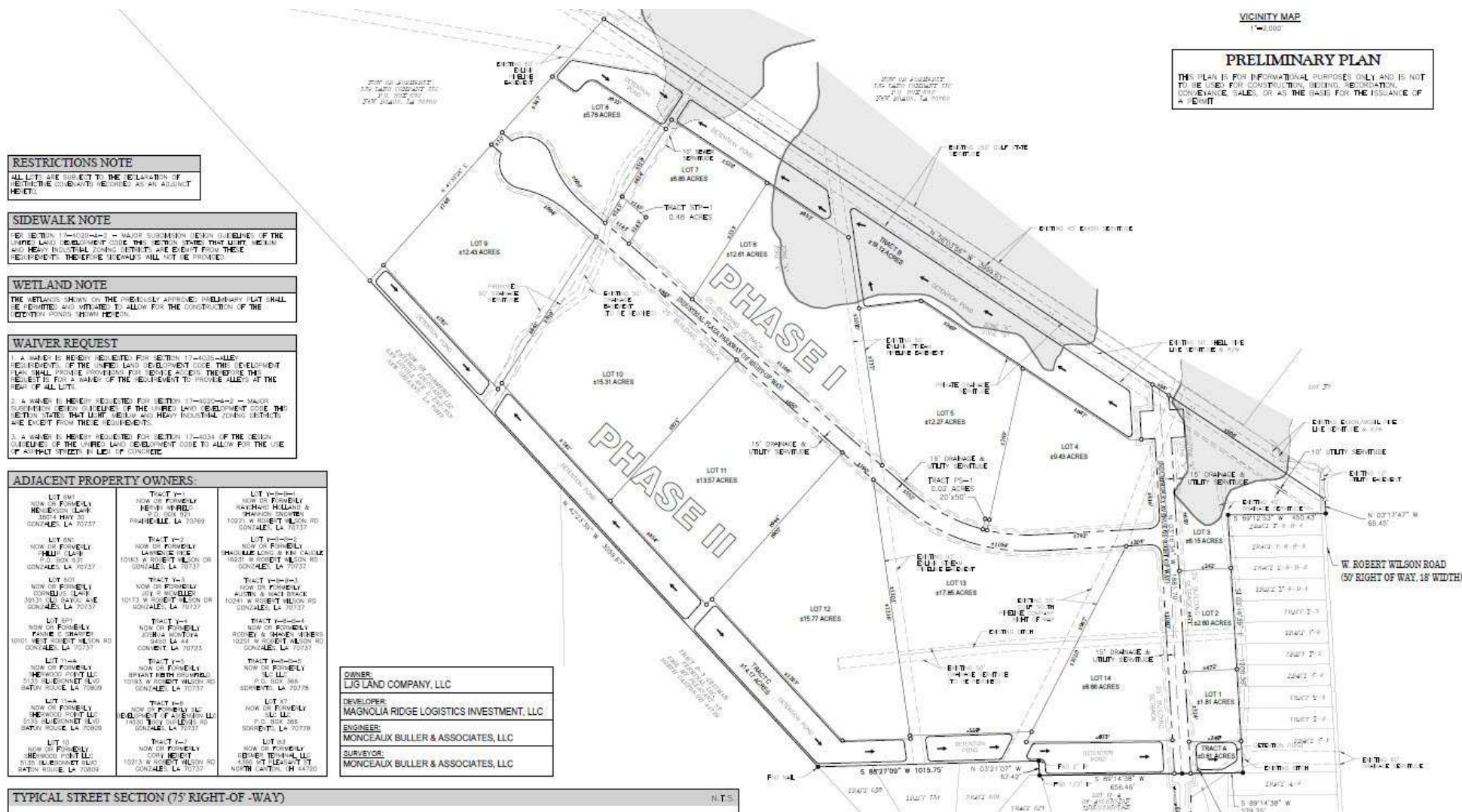
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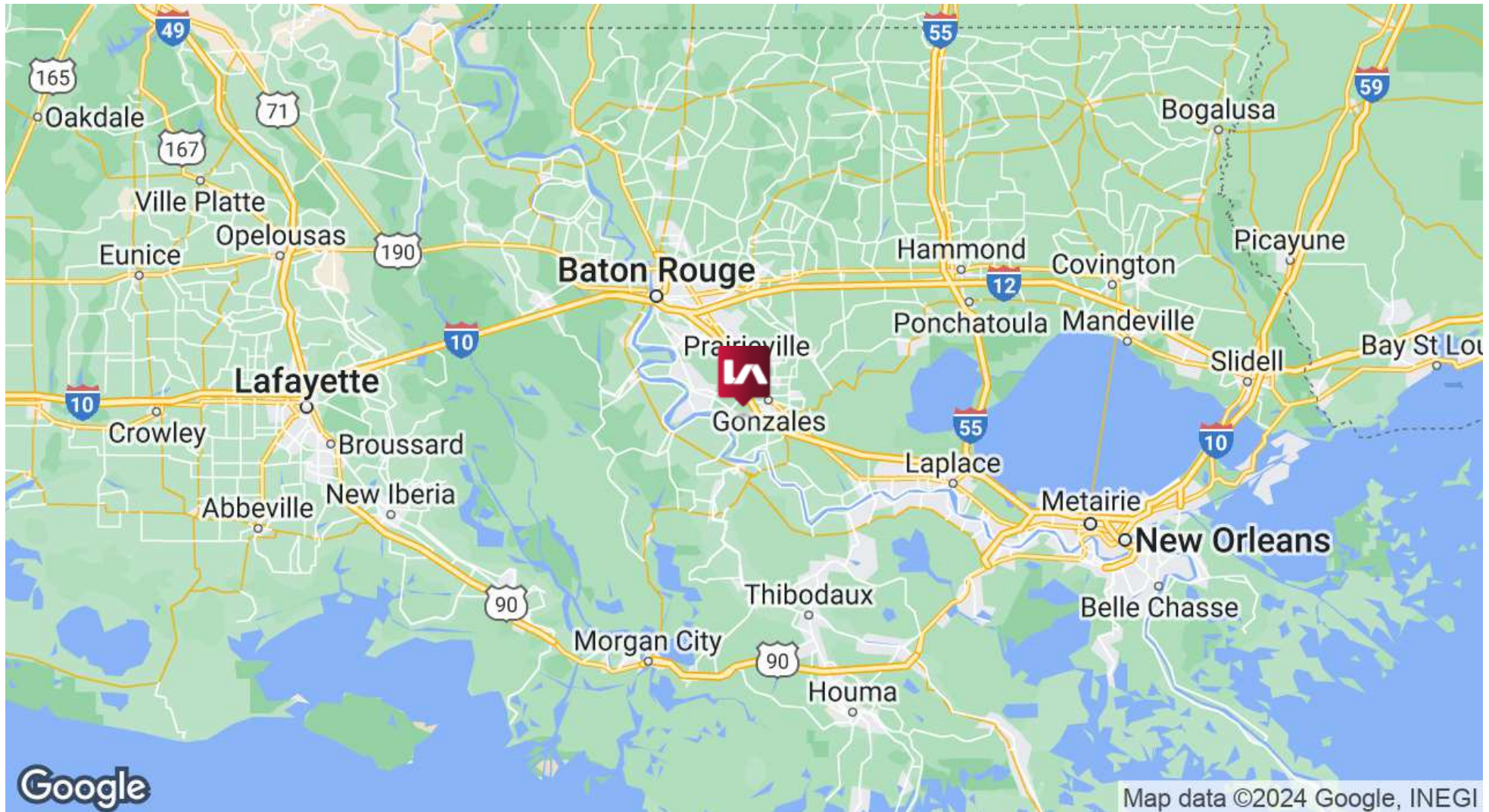
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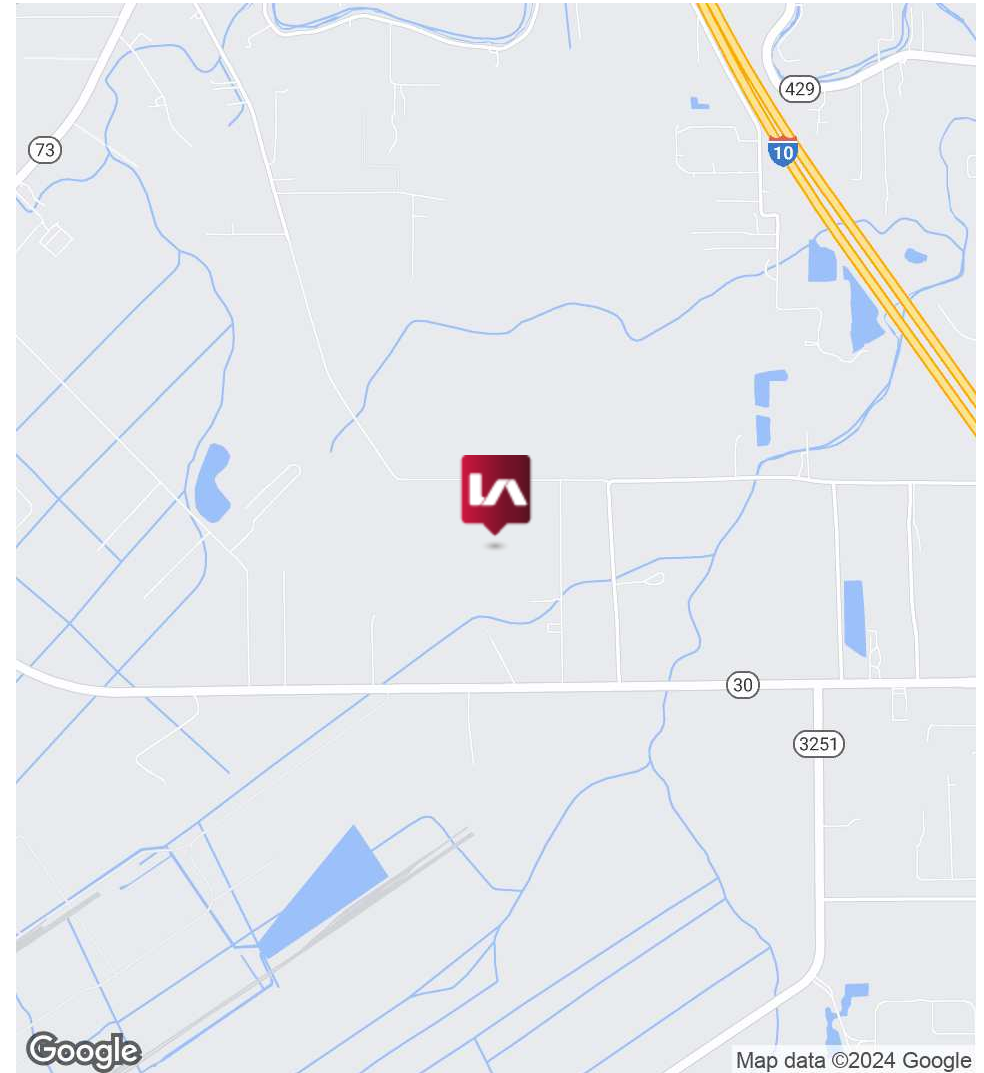
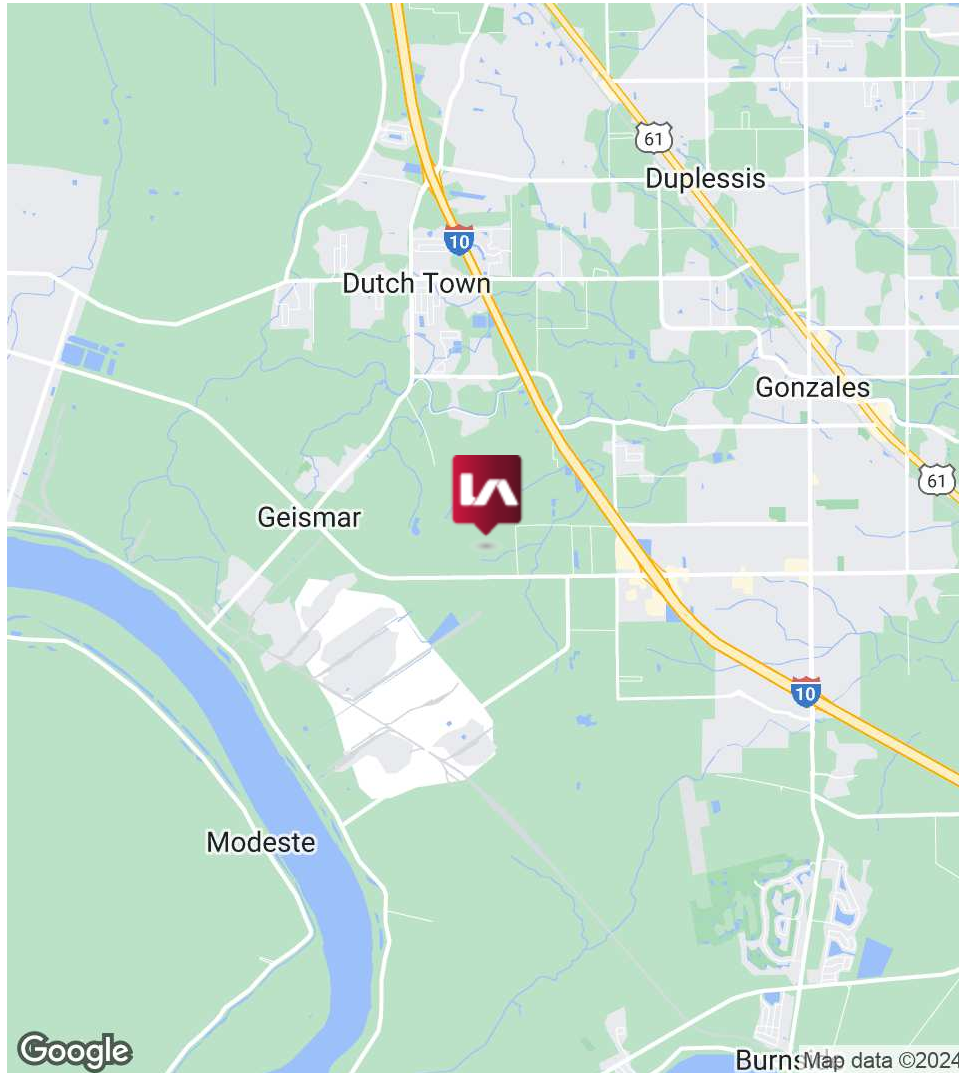
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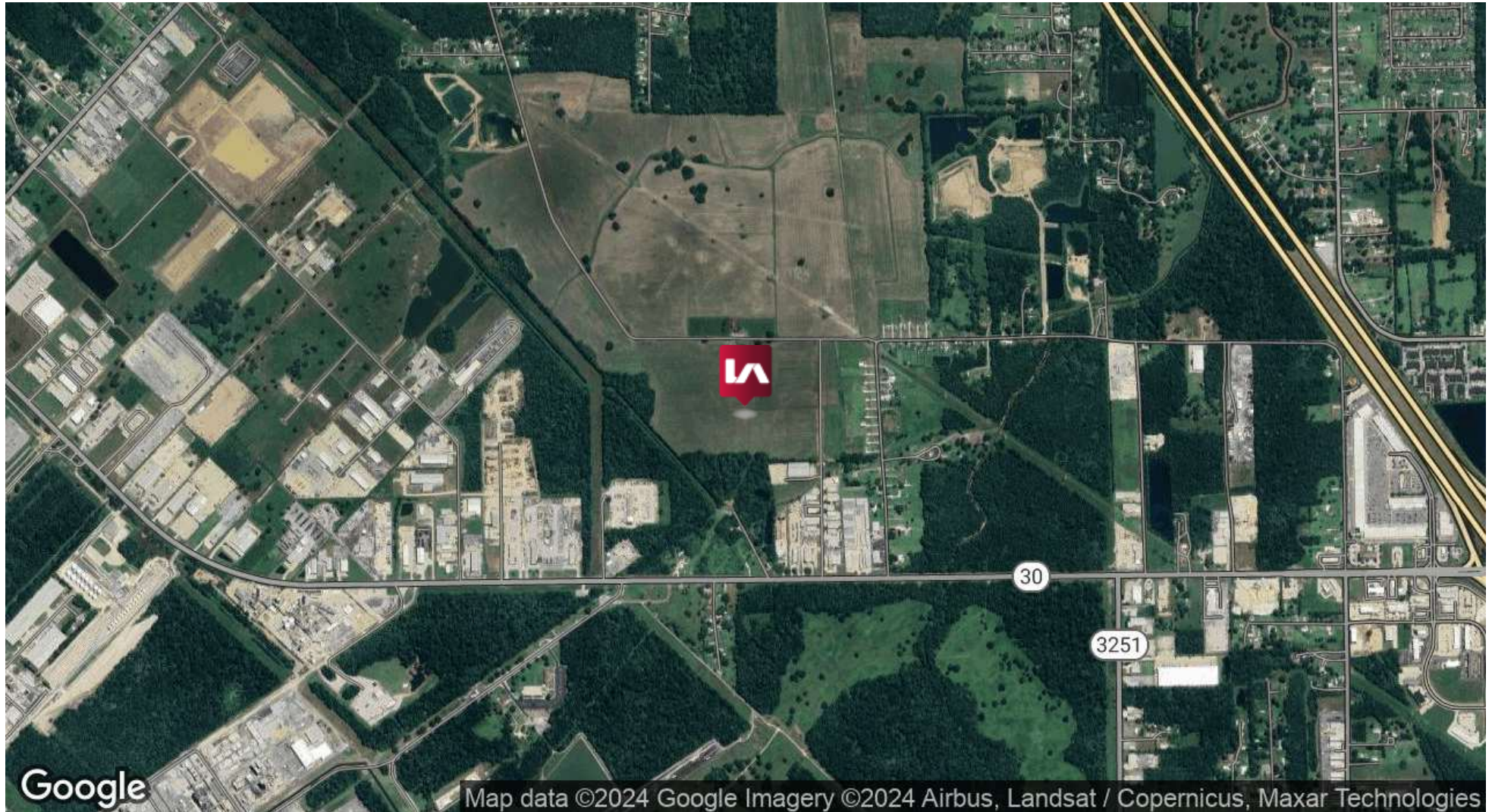
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