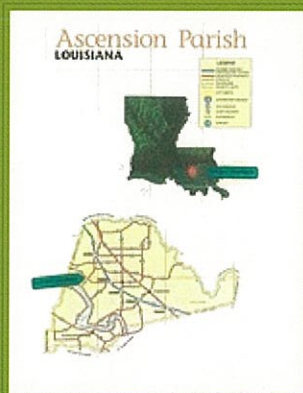


LJG Land Company

[Home Page](#)[Properties](#)[Hunting](#)[Cattle](#)[Contact Us](#)

Commercial and Industrial Properties

Ascension Commerce Center: An Ongoing Industrial Development
325 Acres on Hwy. 30 and Hwy. 73 in Gonzales, LA



Located approximately 1.8 miles west of Interstate 10 and the Gonzales, La. city limits, this represents a large percentage of the property available for commercial, light industrial, and industrial use and development in the area.

Contact us with any questions you may have.

For more information about LJG Land Company or any of our properties, please contact us:

Phone: 225-638-9015

Fax: 225-638-9016

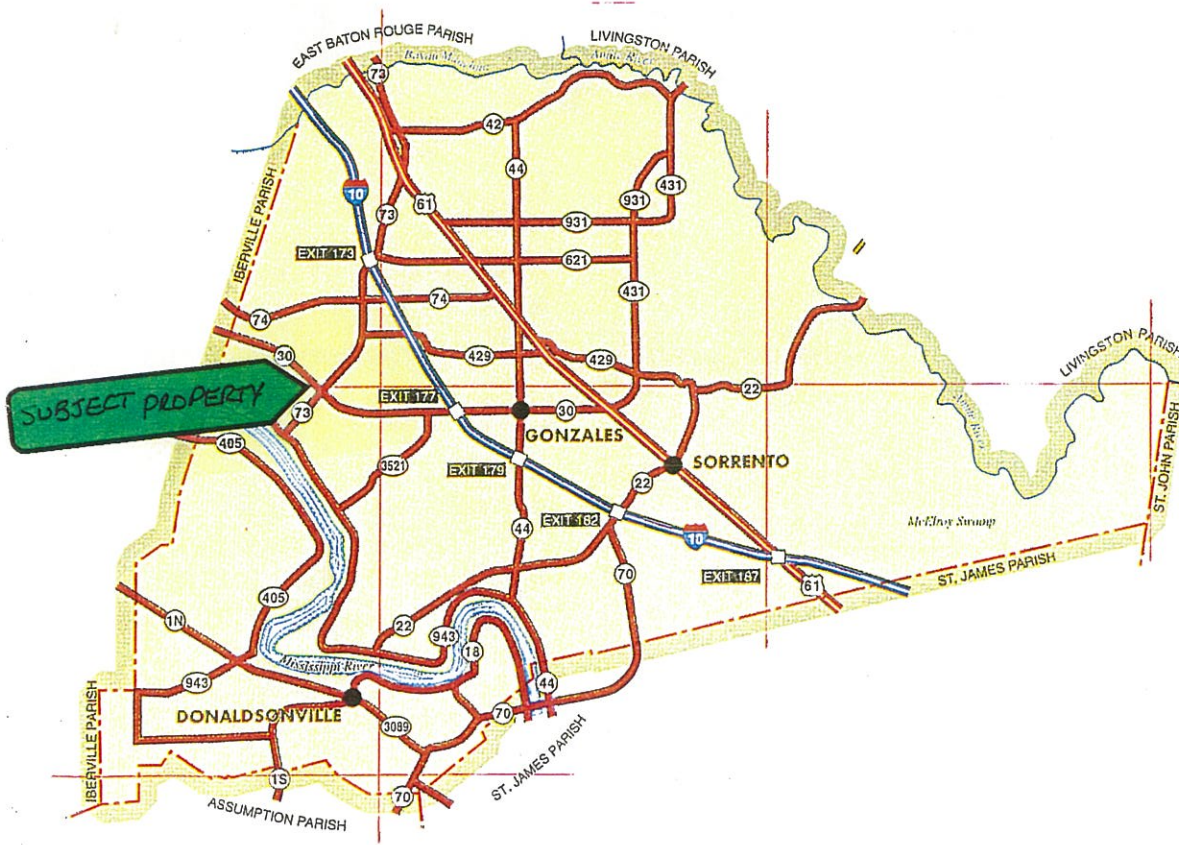
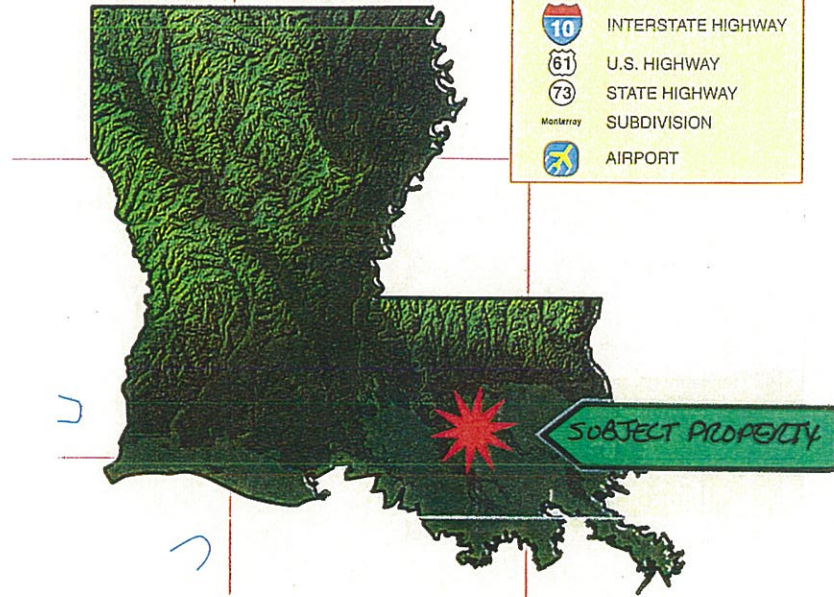
Email: info@ljglandcompany.com

Ascension Parish

LOUISIANA

LEGEND

- DIVIDED HIGHWAY CONTROLLED ACCESS
- UNDIVIDED HIGHWAYS
- STREETS
- RAILROADS
- COUNTY LIMITS
- CITY LIMITS
- INTERSTATE HIGHWAY
- U.S. HIGHWAY
- STATE HIGHWAY
- SUBDIVISION
- AIRPORT



ASCENSION
COMMERCE CENTER

LA Highway 30
Geismar, Louisiana



*L. J. G. Land Co.
P.O. Box 692
New Roads, Louisiana 70760*

*Area Code (225)
638-9015*

Please find enclosed information on **Ascension Commerce Center: An Ongoing Industrial and Commercial Development**. It is located in Ascension Parish on Hwy. 30 and Hwy. 73, approximately 1.8 miles west of Interstate 10 and the Gonzales, La city limits. It is zoned “industry” (Heavy Industrial) for parish zoning identification. This 325 acre tract represents a large percentage of the property available for commercial, light industrial and heavy industrial use; this is one of the only properties zoned heavy industrial that does not belong to the chemical or petro-chemical industry plants in this area.

The immediate location is on the north/northeast side of Hwy. 30 across from BASF, Air Products, Air Liquide, and West Lake Chemicals, just to name a few of the major industries. This property is approximately 15 minutes southeast of Baton Rouge and approximately 45 minutes northwest of New Orleans.

You will find enclosed a location map (topographical) marked as Map No. 1; a local road map showing its’ relationship to Interstate 10 marked as Map No. 2; a zoning map marked as Map No. 3; and an aerial map showing the entire development and its’ relationship to the surrounding chemical or petro-chemical industry plant corridor marked as Map No. 4 (approximately 2 years old); map No. 4 enlargement; a lot layout map of the entire Ascension Industrial Park showing how each lot is laid out which are preliminarily marked is Map No. 5; also shown on Map No. 5 is the new road connecting Hwy. 30 to Hwy. 73; the dark rust colored road of Industrial Drive is complete and the light colored road is in the beginning stages of construction; an enlargement of the 4th phase of Ascension Industrial Park is marked map No. 6; a flood zone map marked as Map No. 7; Along with the new road layout is a 12 inch water line, Atmos gas line, and Entergy power line.

Acreeage Tracts For Sale All or Part, Call for Prices.



Publishing the StreetMaps & Stories of America's Best Communities, in print and online.

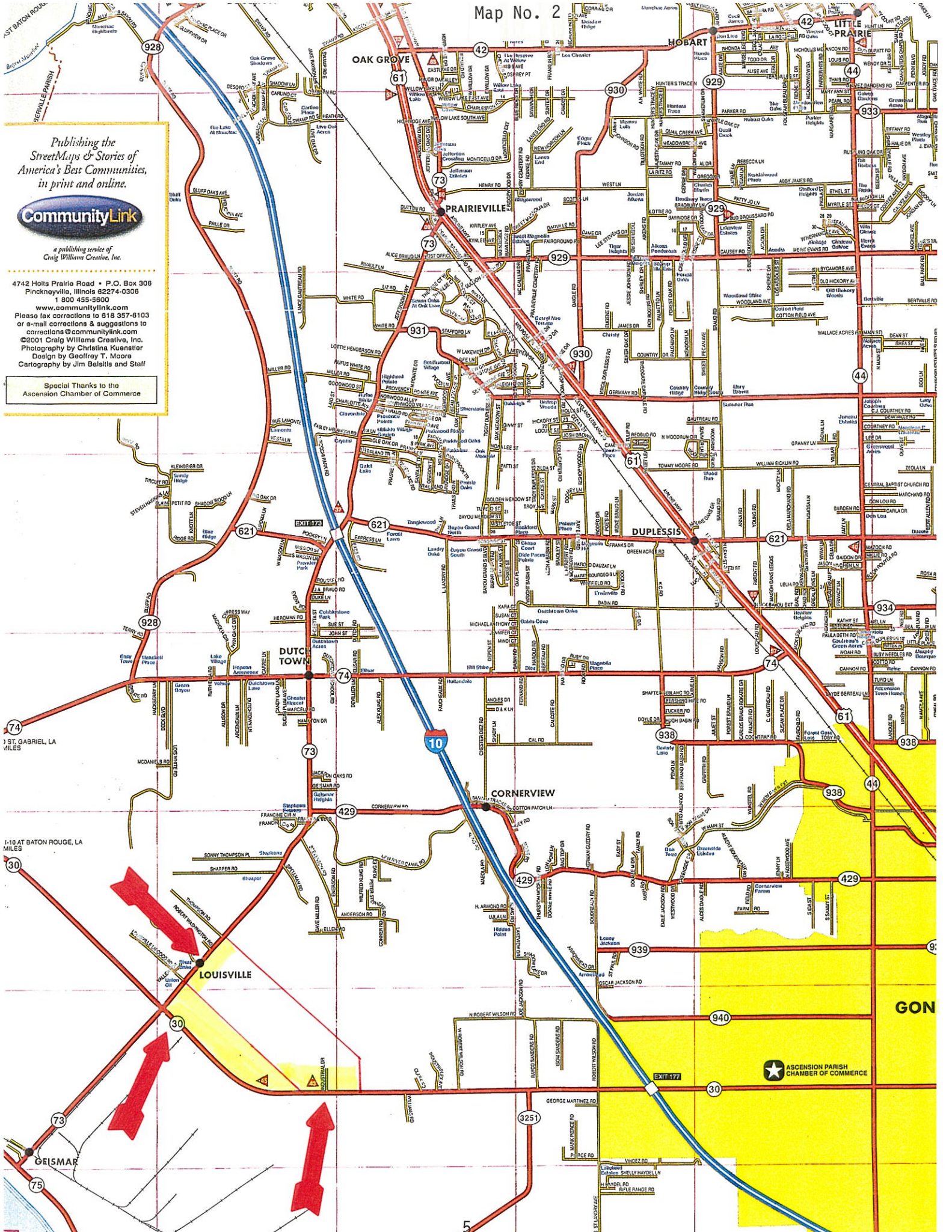


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4742 Holtz Prairie Road • P.O. Box 306 Pinckneyville, Illinois 62274-0306 1 800 455-5800

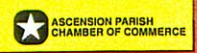
www.communitylink.com Please fax corrections to 618 357-8103 or e-mail corrections & suggestions to corrections@communitylink.com ©2001 Craig Williams Creative, Inc. Photography by Christina Kuenster Design by Geoffrey T. Moore Cartography by Jim Balatta and Staff

Special Thanks to the Ascension Chamber of Commerce



3 ST. GABRIEL, LA MILES

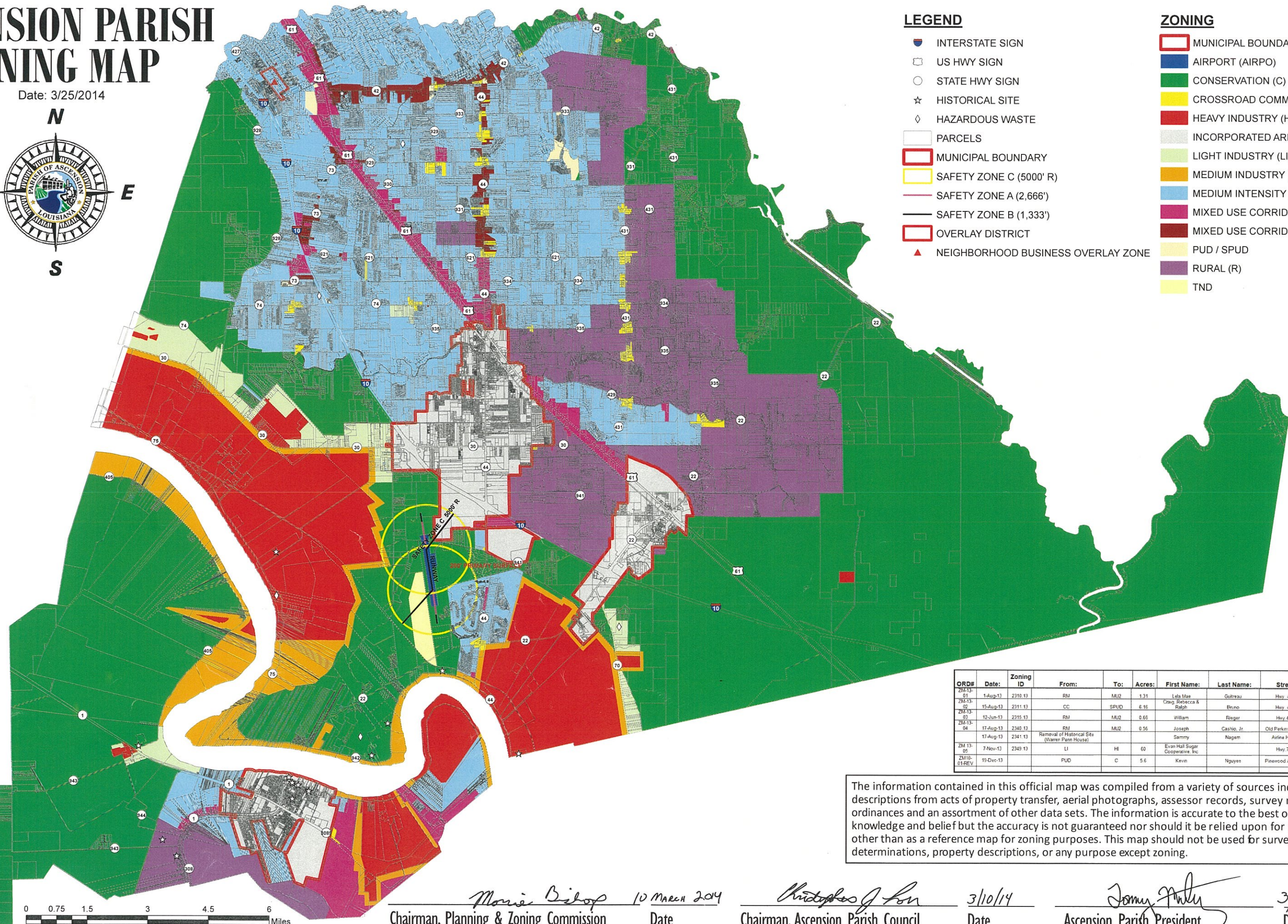
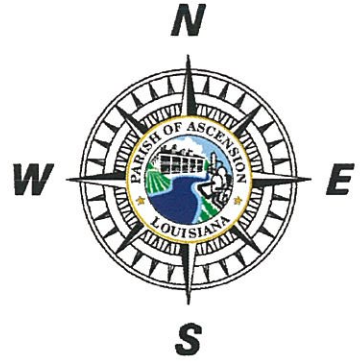
I-10 AT BATON ROUGE, LA MILES



ASCENSION PARISH CHAMBER OF COMMERCE

ASCENSION PARISH ZONING MAP

Date: 3/25/2014



LEGEND

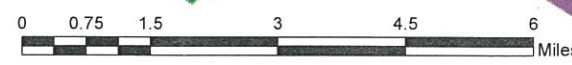
- INTERSTATE SIGN
- US HWY SIGN
- STATE HWY SIGN
- HISTORICAL SITE
- HAZARDOUS WASTE
- PARCELS
- MUNICIPAL BOUNDARY
- SAFETY ZONE C (5000' R)
- SAFETY ZONE A (2,666')
- SAFETY ZONE B (1,333')
- OVERLAY DISTRICT
- NEIGHBORHOOD BUSINESS OVERLAY ZONE

ZONING

- MUNICIPAL BOUNDARY
- AIRPORT (AIRPO)
- CONSERVATION (C)
- CROSSROAD COMMERCIAL (CC)
- HEAVY INDUSTRY (HI)
- INCORPORATED AREAS (CIT)
- LIGHT INDUSTRY (LI)
- MEDIUM INDUSTRY (MI)
- MEDIUM INTENSITY (RM)
- MIXED USE CORRIDORS (MU)
- MIXED USE CORRIDORS 2 (MU2)
- PUD / SPUD
- RURAL (R)
- TND

ORD#	Date:	Zoning ID	From:	To:	Acres:	First Name:	Last Name:	Street	Closest Cross Street
214-13-01	1-Aug-13	2310 13	RM	MU2	1.31	Lela Mae	Gultreau	Hwy 44	Old Hickory Road
214-13-02	15-Aug-13	2311 13	CC	SPUD	6.16	Craig, Rebecca & Ralph	Etou	Hwy 42	Hwy 44
214-13-03	12-Jun-13	2315 13	RM	MU2	0.66	William	Ringer	Hwy 44	Old Hickory Road
214-13-04	17-Aug-13	2340 13	RM	MU2	0.56	Joseph	Cashio, Jr	Old Perkins Road	White Oak Drive
	17-Aug-13	2341 13	Removal of Historical Site (Warner Peem House)			Sammy	Nagam	Arlene Hwy	Old Jefferson Hwy
214-13-05	7-Nov-13	2349 13	LI	HI	60	Evan Hall Sugar Cooperative, Inc.		Hwy 70	Hwy 543
214-13-01-REV	19-Dec-13		PUD	C	5.6	Kevin	Nguyen	Pinewood Avenue	Pinelake Drive

The information contained in this official map was compiled from a variety of sources including legal descriptions from acts of property transfer, aerial photographs, assessor records, survey maps, parish ordinances and an assortment of other data sets. The information is accurate to the best of the Parish's knowledge and belief but the accuracy is not guaranteed nor should it be relied upon for any purpose other than as a reference map for zoning purposes. This map should not be used for survey, flood zone determinations, property descriptions, or any purpose except zoning.

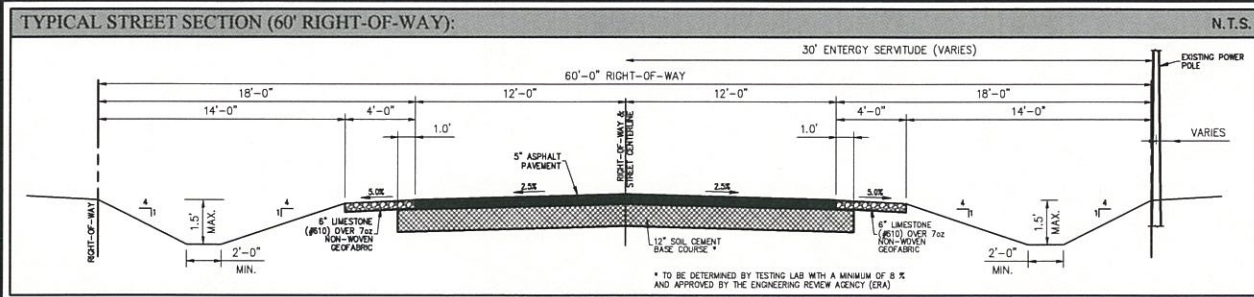


Marie Bishop 10 March 2014
 Chairman, Planning & Zoning Commission Date

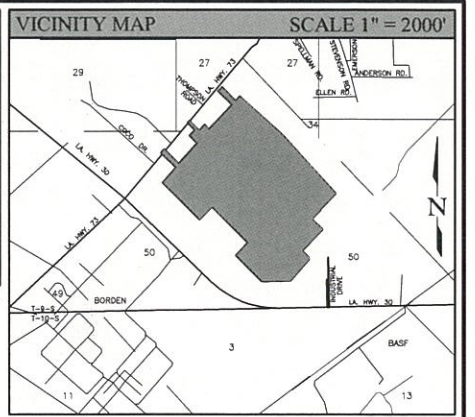
Christopher J. Lou 3/10/14
 Chairman, Ascension Parish Council Date

Tommy Miller 3/11/2014
 Ascension Parish President Date





LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	315.61'	N45°22'51"W	L8	203.61'	N44°31'10"E	L15	204.19'	S43°09'08"W
L2	242.65'	N42°07'36"E	L9	240.70'	S43°08'58"W	L16	18.74'	N45°45'34"W
L3	303.82'	N45°19'03"W	L10	179.16'	S43°09'09"W	L17	77.75'	N05°03'41"W
L4	60.06'	N42°46'59"E	L11	419.90'	S43°09'08"W	L18	60.00'	N44°45'22"E
L5	420.69'	S45°19'32"E	L12	581.06'	S45°57'35"E	L19	316.27'	N44°53'58"E
L6	228.72'	N42°25'06"E	L13	150.24'	N44°10'06"E	L20	299.91'	N45°11'56"W
L7	189.25'	S44°36'02"E	L14	579.81'	N42°44'06"W	L21	58.13'	N09°41'50"W



WAIVER REQUESTS
 (SEC. 17-4034) RE: TYPICAL STREET SECTION 0/0/15 IS REQUESTING A WAIVER TO ALLOW INDUSTRIAL DRIVE EXTENSION TO BE CONSTRUCTED AS AN OPEN DITCH ASPHALT ROADWAY SECTION TO ASSIST WITH DRAINAGE EQUALIZATION AND ROADWAY MAINTENANCE. ALSO DUE TO THE 100' MINIMUM LOT FRONTAGE, 4' IMPROVED SHOULDER, AND 4:1 MAXIMUM SLOPE ON SWALES.
 (SEC. 17-4020 E, G, H, I) REQUESTING A WAIVER DUE TO THE FACT THAT NO LOT SHALL EVER HAVE A RESIDENTIAL USE.
 (SEC. 17-5012.A.1) REQUESTING WAIVER TO ALLOW NEW OPEN DITCH STORM WATER CONVEYANCE

GENERAL NOTES
 1. NO ATTEMPT HAS BEEN MADE BY QUALITY ENGINEERING & SURVEYING, L.L.C. TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS, RIGHTS-OF-WAY, DEED RESTRICTIONS, WETLANDS OR ENVIRONMENTAL ISSUES OR OTHER ENCUMBRANCES THAT MAY EXIST ON THIS PROPERTY OTHER THAN THOSE FURNISHED BY THE CLIENT.
 2. LOT AREAS AND LOT FRONTAGE MEET OR EXCEED THE MINIMUM REQUIREMENTS OF ZONING DISTRICT ESTABLISHED BY THE DEVELOPMENT PLAN FOR THE ZONING.
 3. BASIS OF BEARING: ALL BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH ON THE LOUISIANA STATE PLANE COORDINATE SYSTEM SOUTH ZONE, NAVD 88 AND WERE ESTABLISHED USING GLOBAL POSITIONING SYSTEMS.
 4. ADJACENT PROPERTY OWNER INFORMATION AS SHOWN HEREON WAS TAKEN FROM THE LATEST TAX ASSESSORS PROPERTY OWNERS MAP WHEN THIS PLAN WAS PREPARED.
 5. THE WATER BODY SHOWN HEREON AS "EXISTING DETENTION POND" HAS BEEN DESIGNED AS A DETENTION POND IN CONJUNCTION WITH THE OVERALL APPROVED DRAINAGE PLAN OF THIS SUBDIVISION. THE POND, SHORELINES AND/OR LEVEES SHALL BE PRIVATELY OWNED AND MAINTAINED. THE PARISH OF ASCENSION SHALL HAVE NO RESPONSIBILITY FOR THE MAINTENANCE THEREOF. NO FILING OR ALTERING OF ANY POND AREA SHALL BE ALLOWED WITHOUT THE PRIOR APPROVAL OF THE ASCENSION PARISH DEPARTMENT OF PUBLIC WORKS.
 6. THE SECTION & TOWNSHIP LINES SHOWN HEREON WERE TAKEN FROM REFERENCES AND WERE NOT FIELD VERIFIED THIS SURVEY.
 7. ANY CHANGE IN THE LAYOUT OF THE PLAT THAT CREATES ADDITIONAL LOTS WILL REQUIRE AN ADDITIONAL TRAFFIC IMPACT STUDY AND DRAINAGE IMPACT STUDY.
 8. NO CURVES EXIST ON PUBLIC STREETS WITHIN 1/4 MILE OF THE PROPOSED SUBDIVISION ENTRANCE.

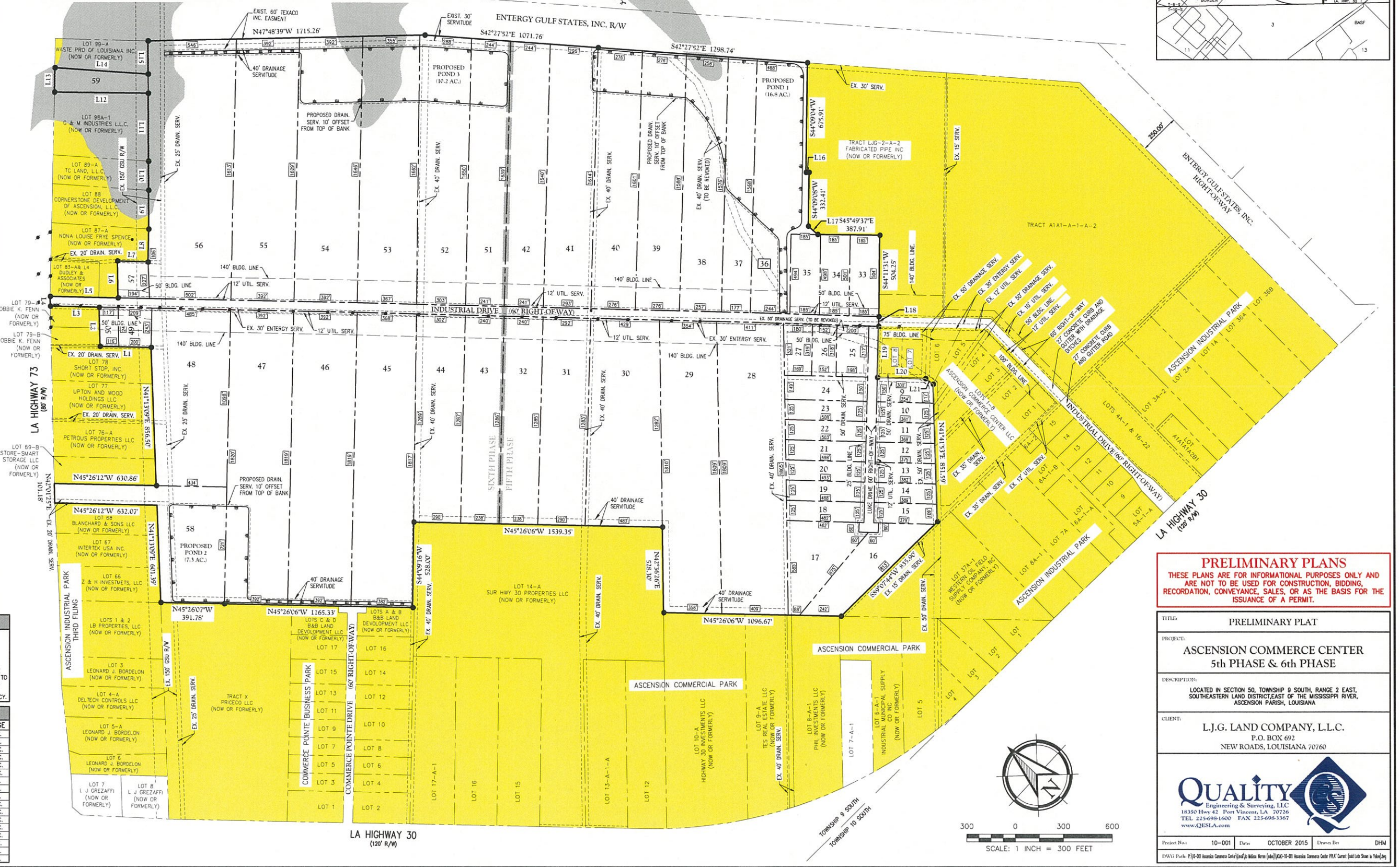
GENERAL NOTES
 ZONING: HI (HEAVY INDUSTRY) & LI (LIGHT INDUSTRIAL) AS PER ASCENSION PARISH ZONING MAP DATED 2/19/2015
 LAND USE: INDUSTRIAL
 ACREAGE: 345.3 ACRES
 NO. OF LOTS: 51 LOTS
 STREETS: STREETS TWENTY-FOUR (24') FEET WIDE WITH FIVE (5') INCHES OF ASPHALT AND FOUR (4') FEET OF LIMESTONE SHOULDER PRIVATE ROAD SYSTEM
 SEWER: ASCENSION WATER COMPANY
 WATER: ASCENSION WATER COMPANY
 ELECTRIC/GAS: ENTERGY/ATMOS
 TELEPHONE: EATEL
 CABLE: EATEL
 FLOOD ZONE: A & X-PER FIRM 22005C0105E
 100 YR. B.F.E.: 15' TO BE CONFIRMED BY PARISH
 BUILDING SETBACKS: FRONT - NONE (H) 55' (L)
 REAR - NONE (H) 20' (L)
 SIDE - NONE (H) 10' (L)

RESTRICTIONS NOTE:
 ALL LOTS ARE SUBJECT TO THE DECLARATION OF RESTRICTIVE COVENANTS RECORDED AS AN ADJUNCT HERETO.

FLOOD ZONE NOTE:
 BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONES "X" AND "A" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 220013, MAP NOS. 22005C0105E & 22005C0105E WHICH BEAR EFFECTIVE DATES OF 08/16/2007. ZONE "X" INDICATES AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD. BASE FLOOD INDICATED AS 15' TO BE CONFIRMED BY PARISH. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THESE ZONES AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

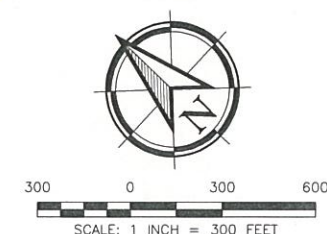
LOT ACREAGE:

LOT	ACREAGE	LOT	ACREAGE	LOT	ACREAGE
9	1.18 AC.	26	1.11 AC.	43	7.07 AC.
10	1.02 AC.	27	1.28 AC.	44	8.76 AC.
11	1.04 AC.	28	16.99 AC.	45	15.84 AC.
12	1.06 AC.	29	14.75 AC.	46	16.36 AC.
13	1.08 AC.	30	13.41 AC.	47	16.36 AC.
14	1.10 AC.	31	8.59 AC.	48	11.73 AC.
15	1.12 AC.	32	7.06 AC.	49	1.14 AC.
16	4.10 AC.	33	2.13 AC.	50	0.65 AC.
17	4.11 AC.	34	2.12 AC.	51	9.14 AC.
18	1.39 AC.	35	2.11 AC.	52	11.83 AC.
19	1.40 AC.	36	10.74 AC.	53	13.70 AC.
20	1.42 AC.	37	6.39 AC.	54	14.72 AC.
21	1.43 AC.	38	9.35 AC.	55	14.58 AC.
22	1.45 AC.	39	10.10 AC.	56	19.33 AC.
23	1.46 AC.	40	10.18 AC.	57	1.00 AC.
24	1.77 AC.	41	10.94 AC.	58	8.58 AC.
25	1.45 AC.	42	9.07 AC.	59	1.78 AC.



PRELIMINARY PLANS
 THESE PLANS ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALES, OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT.

TITLE: PRELIMINARY PLAT
 PROJECT: ASCENSION COMMERCE CENTER 5th PHASE & 6th PHASE
 DESCRIPTION: LOCATED IN SECTION 50, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SOUTHEASTERN LAND DISTRICT, EAST OF THE MISSISSIPPI RIVER, ASCENSION PARISH, LOUISIANA.
 CLIENT: L.J.G. LAND COMPANY, L.L.C. P.O. BOX 692 NEW ROADS, LOUISIANA 70760
QUALITY Engineering & Surveying, L.L.C.
 18350 Hwy 42 Port Vincent, LA 70726
 TEL: 225-698-1600 FAX: 225-698-3367 www.QESLA.com
 Project No: 10-001 Date: OCTOBER 2015 Drawn By: DHM
 DWG Paths: P:\18-001 Ascension Commerce Center\18-001-10-001 Ascension Commerce Center PLAT.dwg (add Lots 58 & 59.dwg)



LOT 66, THIRD FILING;
ASCENSION INDUSTRIAL PARK
FORMERLY COLONIAL SUGARS CO.
PRESENTLY L. J. GREZAFFI d/b/a
L. J. G. LAND COMPANY

S45°2
613

Fd. Brass Disc.
In Monument

2594.00'

SOLD

SOLD

SOLD

SOLD

SOLD

SOLD

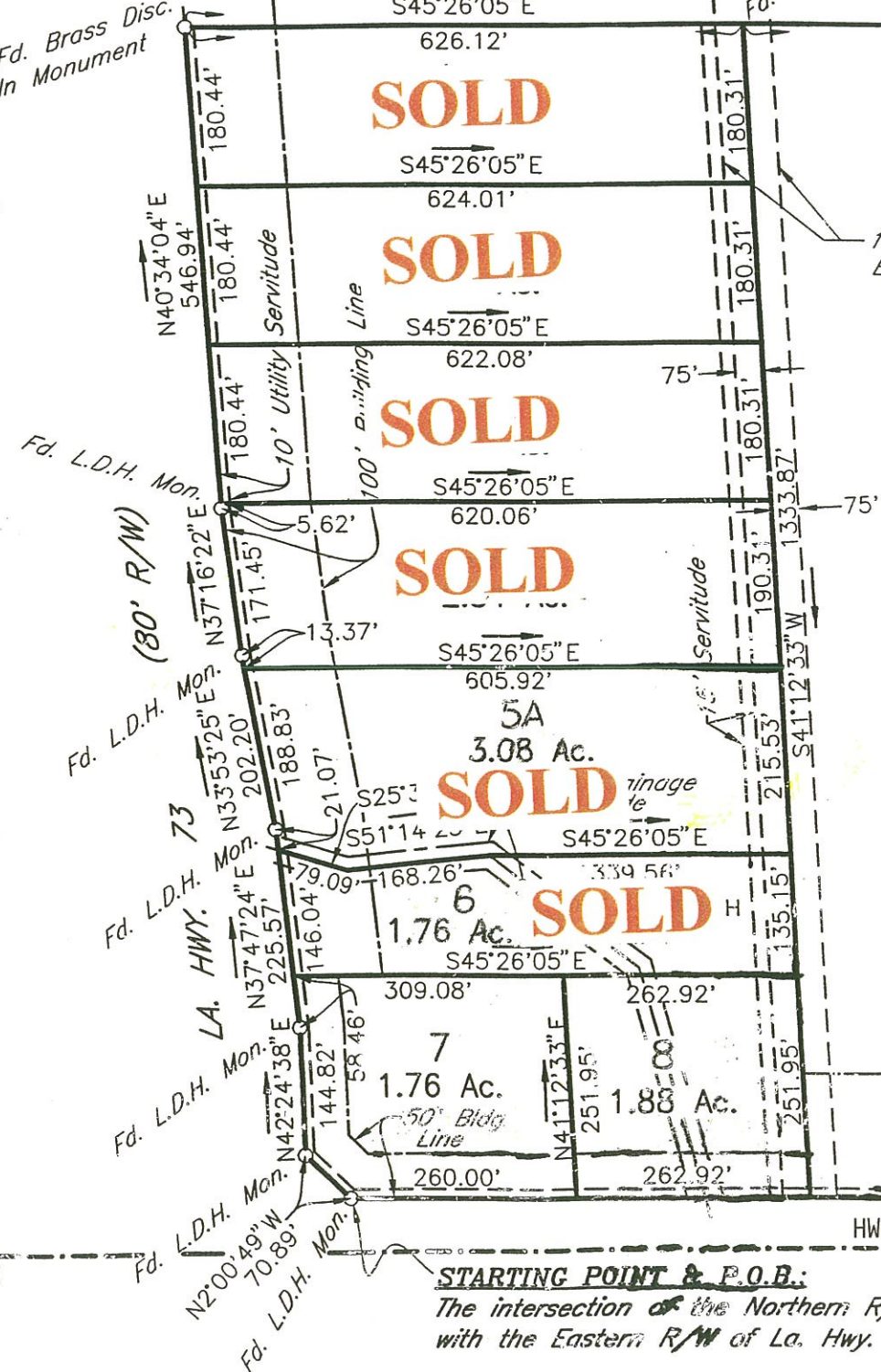
SOLD

150' GULF STATES UTILITIES
EASEMENT AND POWERLINE

15' Drainage Servitude
(7.5' Each Side)

☞ Ditch

Tract
142.86



*ENLARGEMENT

T-9-S
T-10-S

HWY. 30

2941.00'

3473.97'

N45°27'18" W

10' Utility Servitude

LA. HWY. 30

STARTING POINT & P.O.B.:
The intersection of the Northern R/W of La. Hwy. 30
with the Eastern R/W of La. Hwy. 73.*

SEWERAGE:

No person shall provide or install a method of sewage disposal other than connection to an approved sanitary sewer system, until the method of sewage treatment and disposal has been approved by the Health Unit of Ascension Parish.

Ascension Commerce Center: Hwy 30 Frontage

Lot 13 – 6.19 acres x \$119,790/ac	= \$741,500.00	(2.75/SF)	SOLD
Lot 8 – 7.40 acres x \$119,790/ac	= \$886,446.00	(2.75/SF)	SOLD
Lot 7 – 3.24 acres x \$182,952/ac	= \$593,380.00	(4.20/SF)	
Lot 6 – 5.19 acres x \$108,900/ac	= \$565,191.00	(2.50/SF)	SOLD
Lot 4 – 1.02 acres x \$174,240/ac	= \$177,724.80	(4.00/SF)	SOLD

Corner Lots Hwy 30 & Hwy 73

Lot 7 – 1.76 acres x \$326,700/ac	= \$574,992.00	(7.50/SF)	
Lot 8 – 1.88 acres x \$196,020/ac	= \$368,517.60	(4.50/SF)	

Ascension Industrial Park
(Fourth Filing)

Lot A-1 – 4.012 acres x \$130,680/ac	= \$524,288.00	(3.00/SF)	SOLD
Lot A-2 – 3.087 acres x \$130,680/ac	= \$403,409.00	(3.00/SF)	SOLD
Lot A-3 – 2.050 acres x \$130,680/ac	= \$267,894.00	(3.00/SF)	SOLD
Lot A-4 – 1.431 acres x \$130,680/ac	= \$187,003.00	(3.00/SF)	SOLD
Lot A-5 – 1.184 acres x \$130,680/ac	= \$154,725.00	(3.00/SF)	SOLD
Lot A-6 – 1.016 acres x \$130,680/ac	= \$132,770.00	(3.00/SF)	SOLD
Lot A-7 – 1.089 acres x \$130,680/ac	= \$142,310.00	(3.00/SF)	SOLD
Lot A-8 – 1.089 acres x \$130,680/ac	= \$142,310.00	(3.00/SF)	SOLD

Acreage Tracts

All or Part for Sale
Call for Prices



L J G
Land Company

ASCENSION COMMERCE CENTER
(an Industrial Park)

225-638-9015

