

Edenborne Industrial Development

Edenborne Pkwy, Gonzales, LA 70737



Listing ID: 30700310
Status: Active
Property Type: Vacant Land For Sale
Possible Uses: Hospitality, Industrial
Gross Land Area: 1.50 - 230 Acres
Sale Price: \$4 - 20 PSF
Sale Terms: Cash to Seller

EDENBORNE DEVELOPMENT



Overview/Comments

PROPERTY DESCRIPTION

Premier industrial development located along Edenborne Parkway in the City of Gonzales, LA. Located at the Highway 44 exit, the Edenborne Development is perfectly situated between the Greater Baton Rouge and Greater New Orleans Markets.

Emerson Service Center, Safety Alliance Council, and River Parish Community colleges are located within the Edenborne Development.

****NOT AFFECTED BY THE ASCENSION MORATORIUM****

PROPERTY HIGHLIGHTS

- Located within the city limits of Gonzales
- City water, sewer, and natural gas
- Subsurface drainage
- Edenborne to be expanded to four lanes
- Minimal to no wetlands but not warranted
- +/- 3,000 Feet of Interstate Frontage
- Immediate access to I-10, Highway 44, and Highway 30
- Located within 5 miles of a number of industrial plants

PRICING

- Industrial Sites (5 Acres and Up): \$4.00 - \$8.00 PSF
- Retail Pad (70,000 SF): \$20.00 PSF
- Hotel / Retail Pad (+/- 7.55 Acres): \$15.00 PSF

More Information Online

<https://www.lacdb.com//listing/30700310>

QR Code

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General Information

Tax ID/APN: 4541600
Possible Uses: Hospitality, Industrial, Retail-Pad, Self Storage, Other
Sale Terms: Cash to Seller

Land Related

Easements: Pipelines, Electric Lines
Available Utilities: Water, Sewer
Water Service: Municipal
Sewer Type: Municipal

Location

Address: Edenborne Pkwy, Gonzales, LA 70737
County: Ascension

MSA: Baton Rouge
Submarket: 92



Property Images



25 Acres - Edenborne



I-10 Frontage - 1



I-10 Frontage -2



+/- 70,000 SF



+/- 7.5 Acres

Property Contacts



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