



# OFF THE HOOK

4.65% RENT-TO-SALES

ACTUAL LOCATION

**GONZALES, LA (BATON ROUGE MSA)**

MARKETING PACKAGE



**ACROPOLIS**  
COMMERCIAL ADVISORS LLC

**BANG**  
REALTY

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ACTUAL LOCATION

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Area Overview

# PRICING SUMMARY

437 N Airline Hwy, Gonzales, LA 70737

## PRICING SUMMARY

Purchase Price	\$2,000,000.00
Cap Rate	6.15%
NOI	\$122,991.76

## RENT ROLL SUMMARY

Off The Hook	\$105,991.76
Chase Bank Parking	\$12,000.00
Billboard	\$5,000.00

## OFF THE HOOK

Tenant	Corporate
Rent Commencement	02/11/2020
Lease Expiration	01/31/2030
Guarantee	Entity, Three (3) Personal
Options	Three (3), Five-Year
Rental Increases	2% Annually (incl. Options)

## CHASE BANK PARKING AGREEMENT

Tenant	JPMorgan Chase Bank
Rent Commencement	03/01/2018
Lease Expiration	02/28/2026
Options	One (1), Five-Year
Rental Increases	None

## BILLBOARD AGREEMENT

Tenant	Bayou Signs Outdoor, LLC
Rent Commencement	05/07/2020
Lease Expiration	05/06/2040
Options	None
Rental Increases	None



ACTUAL LOCATION



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# PROPERTY SUMMARY

GLA | 3,847 Square Feet

LAND AREA | 0.89 Acres

ACCESS | Two (2) Curb Cuts

DRIVE-THRU | Yes

YEAR BUILT | 2015 / 2020

OWNERSHIP | Fee Simple



ACTUAL LOCATION

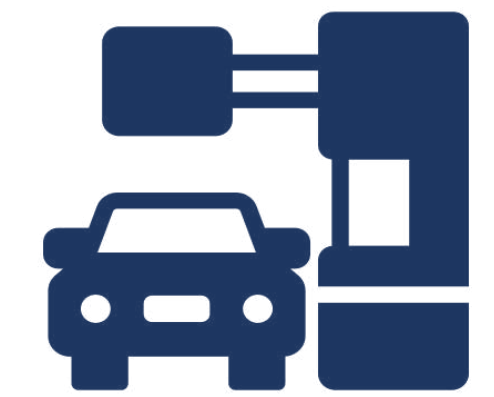
# INVESTMENT HIGHLIGHTS



**Abs. NNN Lease | Rare 2% Annual Increases**  
2 additional fixed income streams



**High-Performing Local QSR | 4.65% Rent-to-Sales Ratio**  
First option recently exercised | \$18 avg ticket systemwide



**Priced Below Replacement Costs**  
Large format QSR with drive-thru



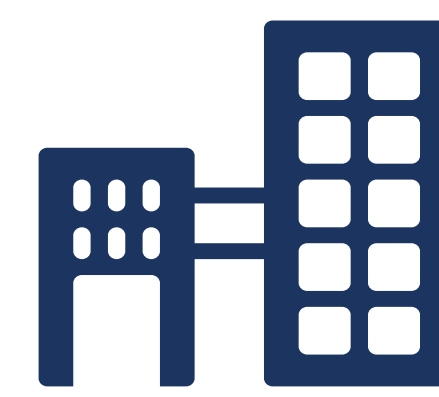
**Strategic Positioning**  
Adjacent to major intersection with 32,500+ VPD



**Heart of Gonzales' Retail Hub | Numerous National Retailers**  
Next to High-Performing Chase Bank & New Chick-Fil-A



**Situated Amongst Major Local Schools | 3,200+ Students Within 2.5 Mi**  
Ascension School Board – largest parish employer



**\$6.5B+ in Area Investments Since 2021 | Major Fortune 500 Companies**  
\$2B Nutrien | \$1.4B Shell | \$1.4B Methanex | \$950M Chevron | \$780M BASF



**35 Min to RiverPlex MegaPark | \$17.5B+ in Planned Investments**  
\$7.5B Clean Energy Works | \$6B Hyundai | \$4B CF Industries



ACTUAL LOCATION

# INVESTMENT HIGHLIGHTS



ACTUAL LOCATION



ACTUAL LOCATION

## Local QSR Concept with Home Court Advantage | 4.65% Rent-to-Sales Ratio

- Off The Hook, founded in nearby Thibodaux, benefits from strong local recognition and brand loyalty, further boosting foot traffic to the Property.
- Off The Hook's current success is seen in their low rent-to-sales ratio of 4.65%, which creates a greater likelihood of long-term tenancy. Off The Hook is now in their 1st option period with only two more remaining, allowing an owner future flexibility.
- There are currently 8 total Off The Hook locations throughout Louisiana with plans for at least 4 more in the immediate term. The average ticket for Off The Hook is approximately \$18, with almost 70% of total sales coming from drive-thru ordering.

## Excellent Intrinsic Value | Diverse Income Streams | Absolute NNN Lease

- The Property rests on a 0.89-acre parcel and features a 3,847 SF building with a drive-thru. The Property has two curb cuts onto Airline Highway as well as shared access with the adjacent Chick-Fil-A, allowing for access to and from the signalized intersection. Approximately 32,500+ vehicles per day pass by, creating strong visibility.
- The Property is subject to an Absolute NNN lease with two (2) additional lease agreements, creating a diverse income stream, without management responsibilities.
  - **Off The Hook ("OTH"):** Now in their 1st option period, has 2% annual increases and is backed by a corporate guarantee and guarantees from each of its three (3) principals. OTH pays for all taxes and insurance for the entire premises.
  - **Chase Bank Parking Agreement:** Chase Bank leases five (5) parking spaces in the southeast corner of the Property. This Agreement, signed in 2018 and permitted in the OTH lease, is currently in the 1st option period with only 1 more option remaining. Chase Bank has approached the landlord regarding a lease extension with increased rent.
  - **Billboard:** The Property also features a billboard lease with 15 years remaining, the rent is paid annually, and the billboard is positioned so as not to interfere with future re-development. This Agreement is a direct landlord lease and is with an affiliate of OTH.

## Excellent Residential & Daytime Population Synergies | Fastest Growing Parish in LA

- There are approximately 31,000 residents within the immediate area, as demonstrated by the success of Off The Hook as well as neighboring tenants, these residents use Airline Highway for dining and everyday essentials. Additionally, Gonzales is a part of Ascension Parish which is the #2 fastest-growing parish statewide that grew by over 23% from 2014 to 2024.
- In addition, the Property benefits from being in close proximity to area daytime employees, providing an additional recurring customer base.

# INVESTMENT HIGHLIGHTS



ACTUAL LOCATION



ACTUAL LOCATION

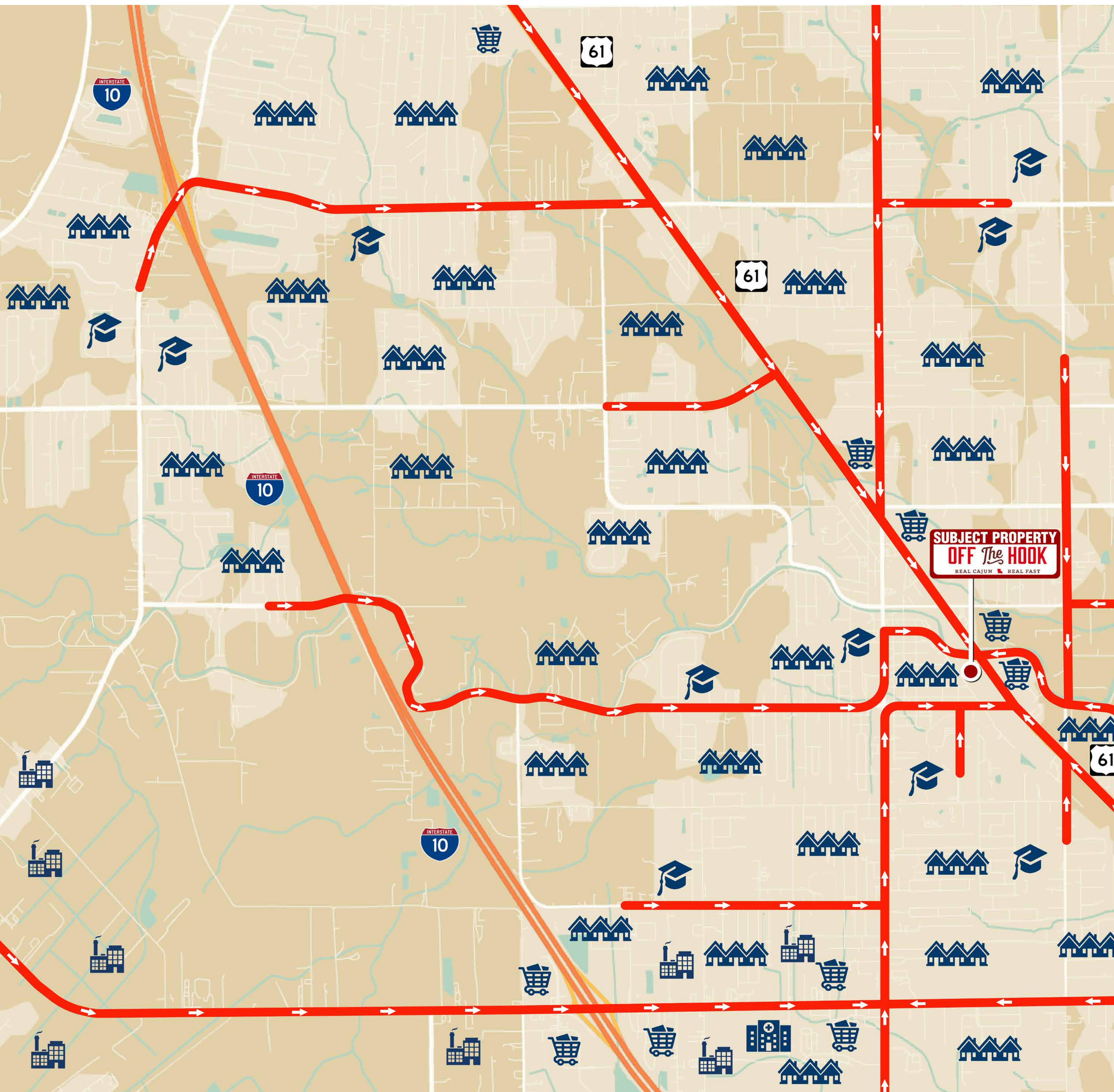
## Highly Trafficked Retail Corridor | Next to New Chick-Fil-A & Chase Bank – \$182M in Deposits

- Airline Highway serves as Gonzales main retail corridor, which the Property benefits from being in the dead-center of.
- The Property is positioned in between a brand-new Chick-fil-A to the north which is set to open in the spring of 2025 and Chase Bank to the south. Chase has the highest bank branch deposits in the area. The next closest Chick-Fil-A sees approximately 950,000+ annual visits, creating greater likelihood of driving additional traffic to the Property.
- The Property is situated amongst numerous successful national retailers in the immediate area. These include, but are not limited to:
  - Walmart Supercenter sits across Airline and ranks in the 87th percentile statewide per annual visits at over 2.6 million.
  - Just north Raising Cane's, Whataburger, McDonald's each see annual visits of 622,000, 395,000, and 574,000 respectively, all extremely high for their respective brands, and for any quick-service restaurant.
  - A half-mile south is Rouses Market which sees over 627,000 annual visits.

## Major Area Investments, Home to Fortune 500 Companies | Close to Schools & Hospital

- Many area residents work in the neighboring town of Geismar. Geismar is home to numerous major oil, industrial, and agricultural facilities for companies which include **Shell, Chevron, ScottsMiracle-Gro, Honeywell, BASF, Nutrien**, and many more. Such companies have made plans for, or recently completed, major investments in this area which exceeds \$6.5 Billion since 2022 and include, but are not limited to:
  - **Nutrien** recently announced plans for a \$2 Billion facility, the world's largest clean ammonia facility, which is expected to be completed in 2027.
  - **Shell**, which has a 55+ year history in Geismar, announced plans for a \$1.4 Billion expansion at their current production facility.
  - **Methanex** completed their third methanol plant in 2022 which was a \$1.4 Billion investment, totaling \$2.5 Billion in Ascension.
  - **Chevron** completed a \$950 Million expansion to their facility in 2023.
  - **BASF** is currently under construction of a \$780 Million expansion that is expected to be complete by the end of 2025.
- Additionally, the Property is approximately 35 minutes from the planned 1,700-acre RiverPlex MegaPark which recently announced over \$17 Billion in major investments from **Hyundai, CF Industries, and Clean Hydrogen Works**:
  - **Hyundai** plans to invest nearly \$6 Billion in a new steel plant which will make Hyundai Ascension's largest employer with 5,400 total employees and an average salary of \$95,000.
  - **CF Industries**, the world's largest ammonia producer, plans to invest \$4 Billion in a new manufacturing plant which will be one of the world's largest carbon dioxide capture facilities. CF currently operates the world's largest and most flexible ammonia and nitrogen production facility nearby in Donaldsonville.
  - **Clean Hydrogen Works** proposes a \$7.5 Billion project for a large-scale hydrogen-ammonia production and export facility.
- The Property is conveniently positioned within 2.5 miles of Gonzales' local schools which include but are not limited to George W Carver Primary (644 students), Gonzales Primary (496 students), and East Ascension High School (2,157 students) amongst others.
- It is also less than 10 minutes from the Our Lady of the Lake St. Elizabeth Hospital which is Gonzales' 4th largest employer.

# WHERE ARE THEY COMING FROM?



## Highways & State Routes

- Off The Hook is located on Airline Highway adjacent to the signalized intersection with E Ascension St / State Route 429. Airline Hwy is a major retail thoroughfare that is a part of U.S. Hwy 61, seeing an average traffic volume of 32,500+ vehicles daily.
- The Property benefits from two (2) Airline Hwy curb cuts as well as shared access with the adjacent Chick-Fil-A, allowing for access to and from the signalized intersection.

## Residents

- The Property benefits from being close to almost all of Gonzales' residents, most of which are located south of the Property and are likely to pass by regularly via Airline Hwy for dining and everyday essentials. There are approximately 31,000 residents within the immediate area.
- Gonzales is a part of Ascension Parish which is the #2 fastest-growing parish statewide that grew by over 23% from 2014 to 2024.
- Additionally, the Property benefits from being in close proximity to area daytime employees, providing an additional recurring customer base.

## Industrial, Manufacturing, Flex Space

- The Property is approximately 15 minutes from Geismar, LA, which is where many of the area residents work and is home to numerous major oil, industrial, and agricultural companies. Such companies have made plans for, or recently completed, major investments in this area which exceeds \$6.5 Billion since 2022 and include but are not limited to Nutrien (\$2B Announced), Shell (\$1.4B Announced), Methanex (\$1.4B Complete 2022), Chevron (\$950M Complete 2023), and BASH (\$780M Complete End of 2025).
- Additionally, the Property is approximately 35 minutes from the planned 1,700-acre RiverPlex MegaPark which recently announced over \$17 Billion in major investments for:
  - Hyundai – Nearly \$6B to become Ascension's largest employer.
  - CF Industries – \$4B in a new manufacturing plant which will be one of the world's largest carbon dioxide capture facilities.
  - Clean Hydrogen Works – \$7.5B for a large-scale hydrogen-ammonia production and export facility.

## Our Lady of the Lake St. Elizabeth Hospital

- The Property less than 10 minutes from the Our Lady of the Lake St. Elizabeth Hospital which is Gonzales' 4th largest employer.

## Retail

- The Property is positioned in between a brand-new Chick-fil-A to the north which is set to open in the spring of 2025 and Chase Bank to the south. Chase has the highest bank branch deposits in the area.
- The Property is situated amongst numerous successful national retailers in the immediate area. These include, but are not limited to:
  - Walmart Supercenter sits across US-61 and ranks in the 8th percentile statewide per annual visits at over 2.6 million.
  - Just north Raising Cane's, Whataburger, McDonald's each see annual visits of 622,000, 395,000, and 574,000 respectively, all extremely high for their respective brands, and for any quick-service restaurant.
  - A half-mile south is Rouses Market which sees over 627,000 annual visits.

## Schools

- Nearby schools, all within a 2.5-mile radius, include but are not limited to George W Carver Primary (644 students), Gonzales Primary (496 students), and East Ascension High School (2,157 students) amongst others.

# TENANT OVERVIEW



Off The Hook is the only truly authentic Cajun, quick-casual dining experience, offering a flavorful lineup that appeals to the whole family. Founded in Thibodaux, Louisiana in 2012, Off The Hook was born from a passion for Cajun cooking and a commitment to preserving the region's culinary traditions. The menu brings the taste of a backyard fish fry to the table with Louisiana staples like fried seafood, po'boys, gumbo, étouffée, hush puppies, and jambalaya, along with classic quick-casual options like burgers, wraps, salads, and chicken tenders.

Driven by a mission to serve bold, authentic flavors without compromise, Off The Hook blends the heart of Cajun heritage with the speed and convenience of fast-casual dining. Every dish is made with the freshest ingredients, including shrimp sourced straight from Louisiana fisheries, underscoring their support for local producers. A recent collaboration with fellow Louisiana icon Tabasco highlights Off The Hook's dedication to celebrating regional flavor, spicing up their already legendary seafood offerings. At its core, Off The Hook is about tradition, authenticity, and making every meal feel like home.



Ownership  
**Private**



Tenant  
**Corporate**



Locations  
**8**



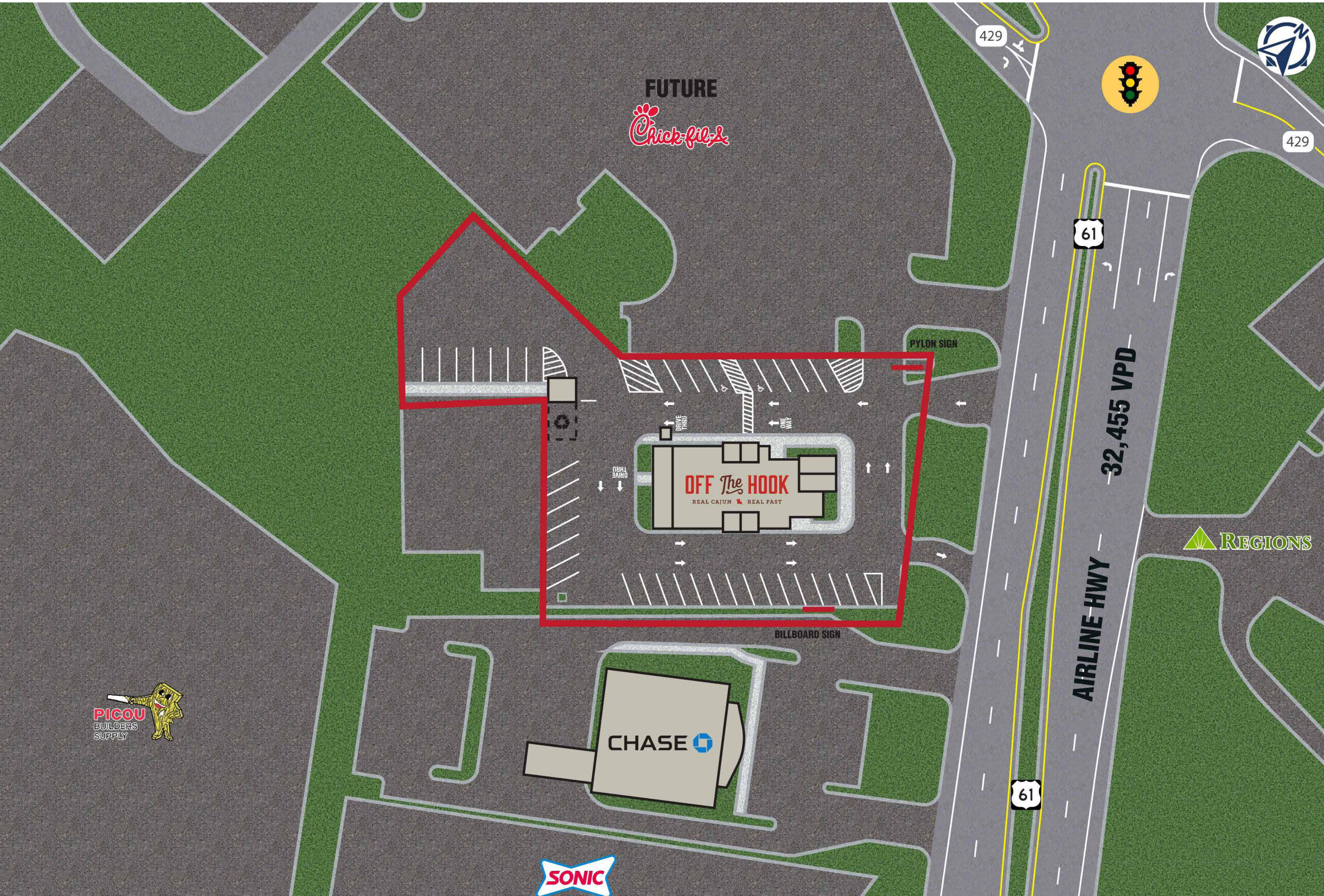
Headquarters  
**Thibodaux, LA**



Website  
**[www.othook.com](http://www.othook.com)**



# SITE PLAN



# PROPERTY PHOTOS



# AERIAL PHOTO



2.6M+ ANNUAL VISITS  
**Walmart**  
Supercenter  
87TH PERCENTILE STATEWIDE

\$123M+ IN DEPOSITS  
**REGIONS**

**HIBBETT**  
SPORTS

**9**  
goodwill

**61**

**Firestone**  
COMPLETE AUTO CARE

627K+ ANNUAL VISITS  
**ROUSES MARKETS**

**ROSS**  
DRESS FOR LESS

**61**

**AIRLINE HWY**  
32,455 VPD

**PICOU**  
BUILDERS SUPPLY

226K ANNUAL VISITS  
**SONIC**

\$182M+ IN DEPOSITS  
**CHASE**

**SUBJECT PROPERTY**  
**OFF The HOOK**  
REAL CAJUN REAL FAST

429

**E WEBER CITY ST**

429

**61**

OPEN SPRING 2025  
**Chick-fil'd**



# AERIAL PHOTO

**HERITAGE CROSSING**

tropical CAFE | JASON MITCHELL'S SUBS | FIVE GUYS BURGERS and FRIES | Orangetheory FITNESS

103 ACRES | CURRENTLY UNDER CONSTRUCTION  
RETAIL, RESIDENTIAL, HOSPITALITY, OFFICES

**OUR LADY OF THE LAKE ASCENSION HOSPITAL**

Our Lady of the Lake Ascension  
#4 LARGEST CITY EMPLOYER

**EAST ASCENSION HIGH SCHOOL**  
2,157 STUDENTS

**CIVIC CENTER**  
CITY OF GONZALES  
ARKANSAS CAPITAL OF THE WORLD

**GONZALES PRIMARY SCHOOL**  
496 STUDENTS

N EDENBORN AVE

**PICOU BUILDERS SUPPLY**

226K ANNUAL VISITS  
**SONIC**

\$182M+ IN DEPOSITS  
**CHASE**

**SUBJECT PROPERTY**  
**OFF The HOOK**  
REAL CAJUN REAL FAST

OPEN SPRING 2025

**Chick-fil-A**

61

AIRLINE HWY

61

32,455 VPD



61

E ASCENSION ST

429

429

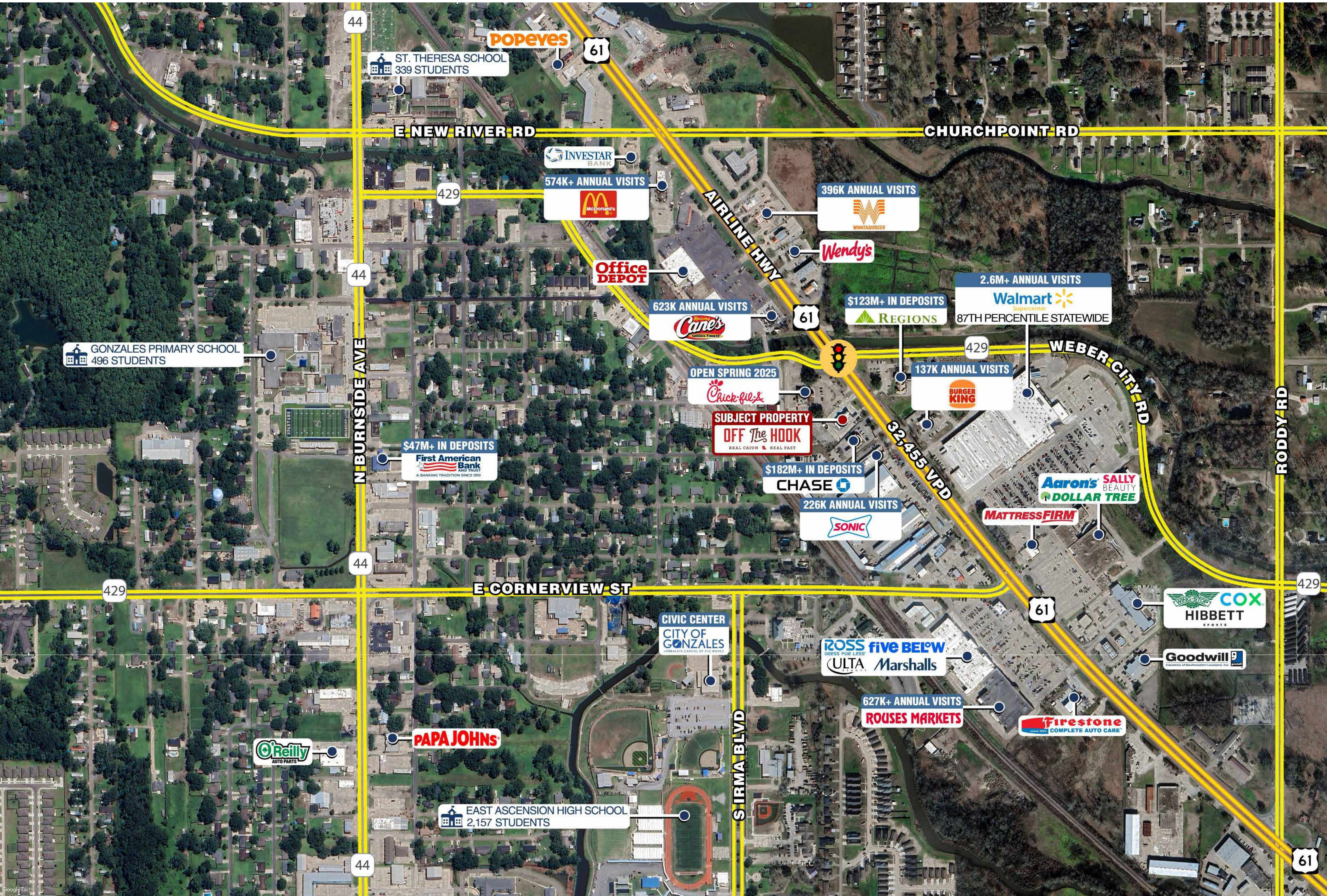
ACTUAL LOCATION

# AERIAL PHOTO

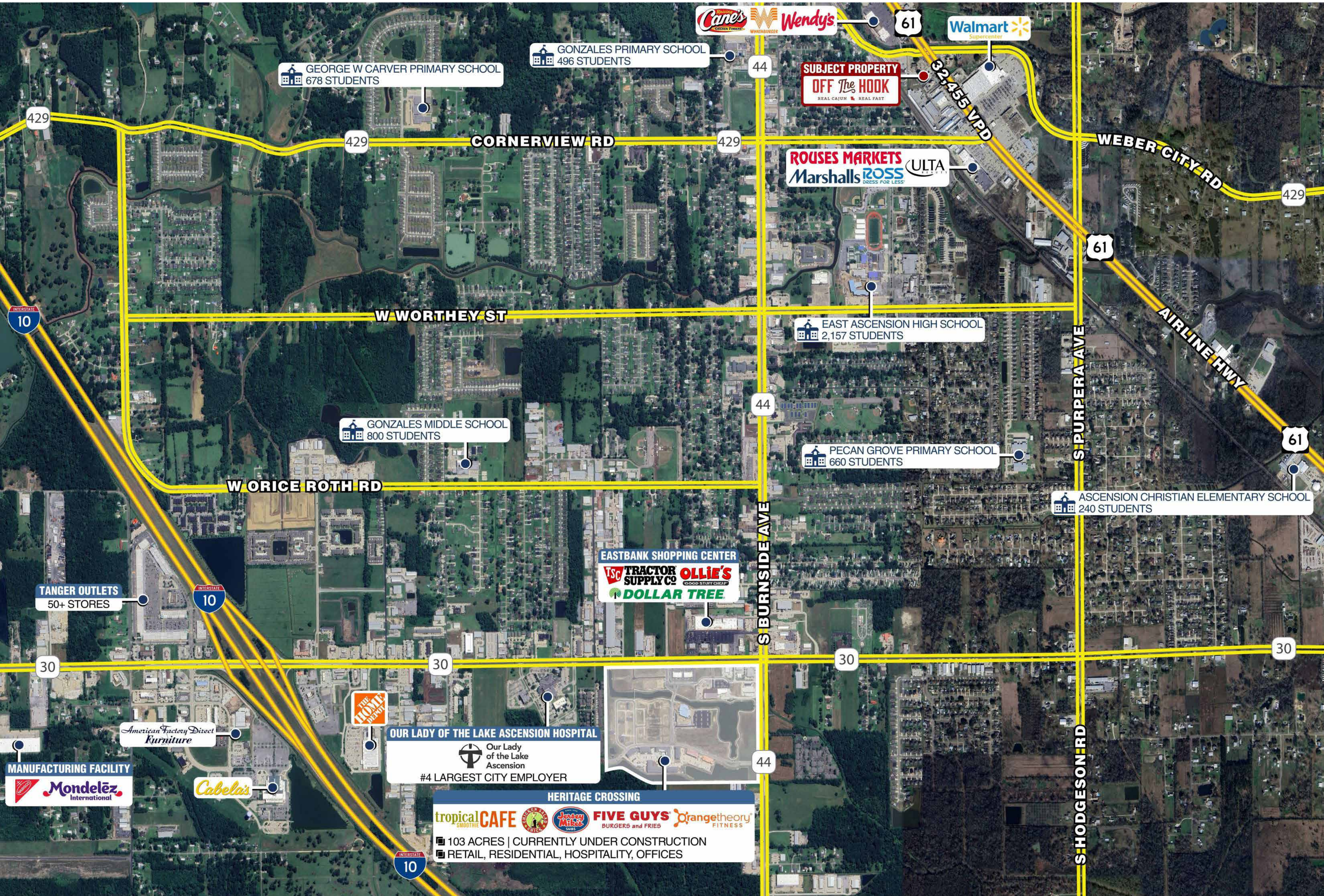


ACTUAL LOCATION

# AERIAL MAP



# AERIAL MAP



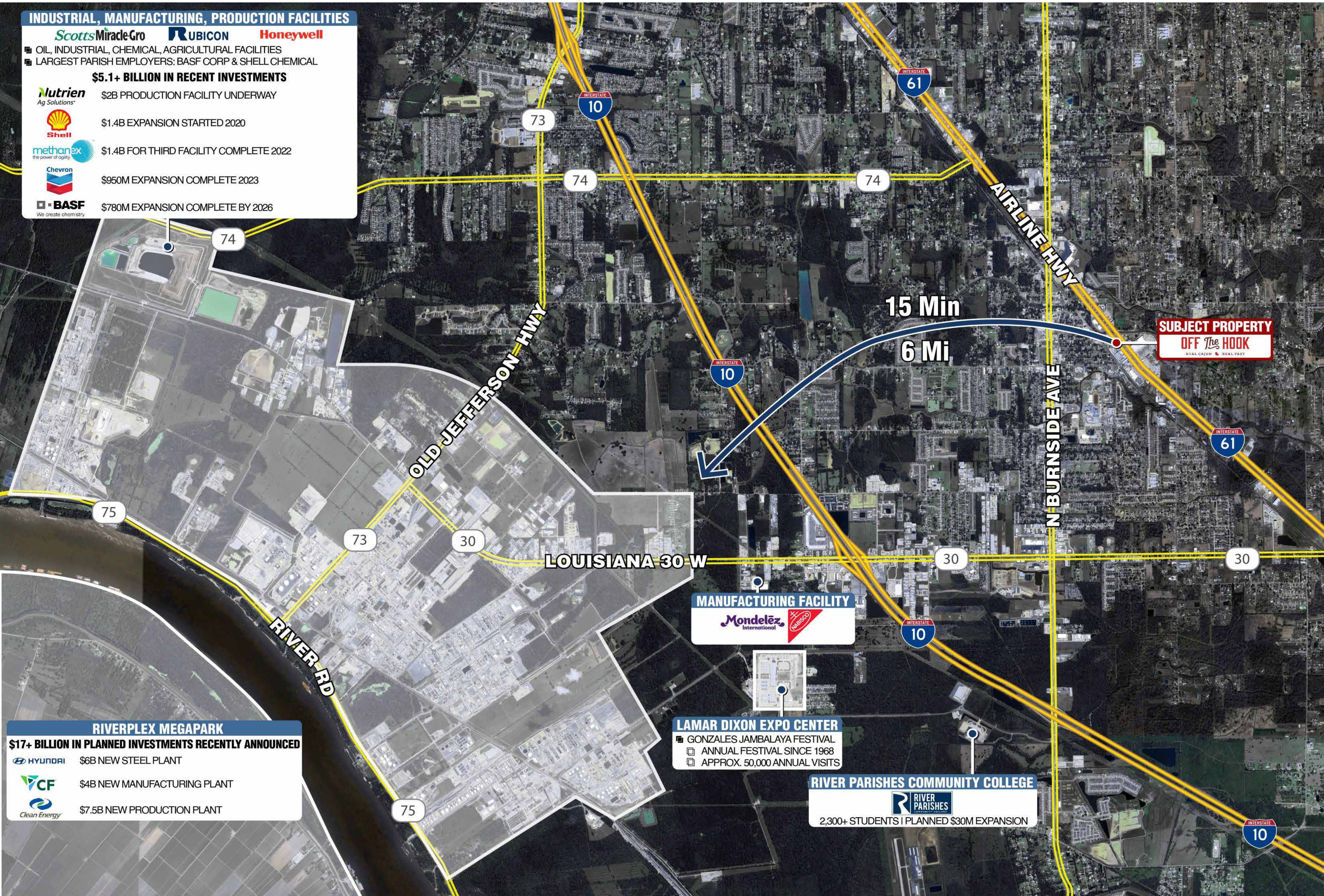
# AERIAL MAP

## INDUSTRIAL, MANUFACTURING, PRODUCTION FACILITIES

OIL, INDUSTRIAL, CHEMICAL, AGRICULTURAL FACILITIES  
 LARGEST PARISH EMPLOYERS: BASF CORP & SHELL CHEMICAL

### \$5.1+ BILLION IN RECENT INVESTMENTS

- \$2B PRODUCTION FACILITY UNDERWAY
- \$1.4B EXPANSION STARTED 2020
- \$1.4B FOR THIRD FACILITY COMPLETE 2022
- \$950M EXPANSION COMPLETE 2023
- \$780M EXPANSION COMPLETE BY 2026



**SUBJECT PROPERTY**  
**OFF THE HOOK**  
REAL CAJON REAL FAY

**MANUFACTURING FACILITY**

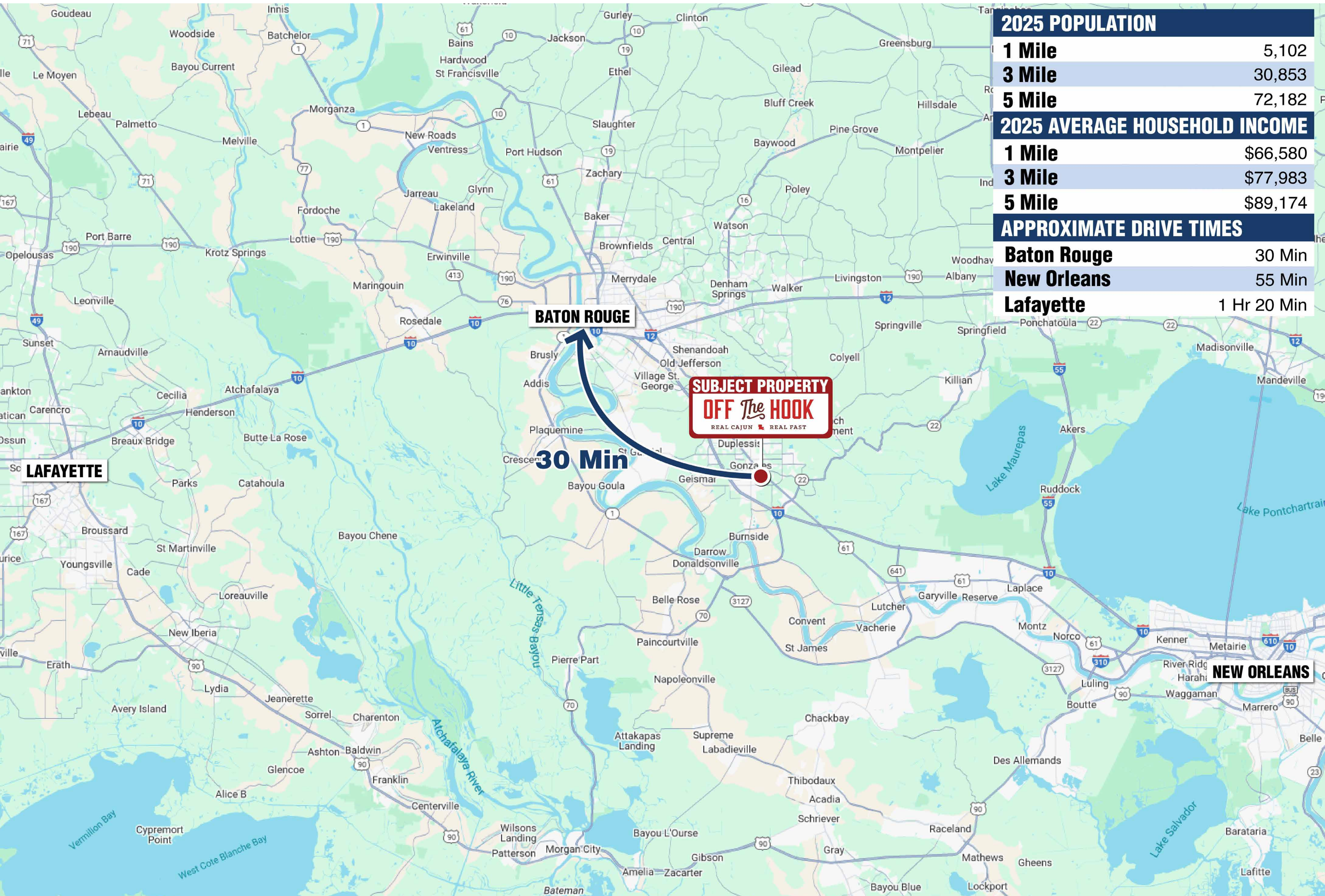
**LAMAR DIXON EXPO CENTER**  
 GONZALES JAMBALAYA FESTIVAL  
 ANNUAL FESTIVAL SINCE 1968  
 APPROX. 50,000 ANNUAL VISITS

**RIVER PARISHES COMMUNITY COLLEGE**  
  
 2,300+ STUDENTS | PLANNED \$30M EXPANSION

**RIVERPLEX MEGAPARK**  
**\$17+ BILLION IN PLANNED INVESTMENTS RECENTLY ANNOUNCED**

- \$6B NEW STEEL PLANT
- \$4B NEW MANUFACTURING PLANT
- \$7.5B NEW PRODUCTION PLANT

# REFERENCE MAP & DEMOGRAPHICS



2025 POPULATION	
<b>1 Mile</b>	5,102
<b>3 Mile</b>	30,853
<b>5 Mile</b>	72,182
2025 AVERAGE HOUSEHOLD INCOME	
<b>1 Mile</b>	\$66,580
<b>3 Mile</b>	\$77,983
<b>5 Mile</b>	\$89,174
APPROXIMATE DRIVE TIMES	
<b>Baton Rouge</b>	30 Min
<b>New Orleans</b>	55 Min
<b>Lafayette</b>	1 Hr 20 Min

**SUBJECT PROPERTY**  
*OFF The HOOK*  
 REAL CAJUN REAL FAST

**BATON ROUGE**

**LAFAYETTE**

**NEW ORLEANS**

**30 Min**

# AREA OVERVIEW: GONZALES, LA

## GONZALES, LA

Baton Rouge  
30 Min | 24 Mi

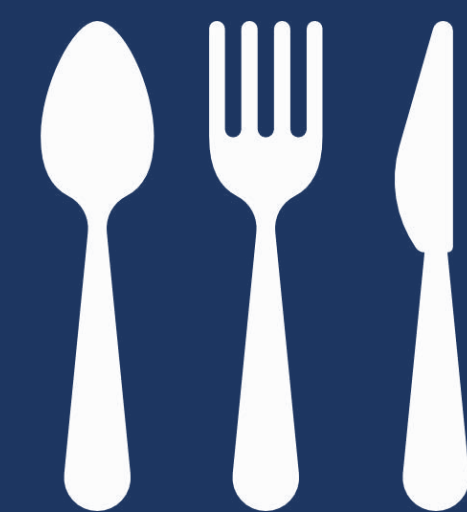


New Orleans  
55 Min | 57 Mi



**#9** Fastest-Growing City Statewide  
3.4% Population Growth Since 2020

“JAMBALAYA CAPITAL OF THE WORLD”



Annual Festival Since 1967  
50,000 Annual Visitors

## ASCENSION PARISH



**#2** Fastest-Growing Parish Statewide  
131,000+ Residents

## ASCENSION'S MAJOR COMPANIES



Geismar, LA



Donaldsonville, LA



Geismar, LA



Geismar, LA



Geismar, LA



Geismar, LA



Geismar, LA



Gonzales, LA



Geismar, LA



Shell Chemicals

Geismar, LA



Gonzales, LA

## MAJOR ASCENSION INVESTMENTS

\$22.5+ Billion in Recent Investments  
Oil, Steel, Chemical



\$7.5B Production Plant in Donaldsonville  
Announced 2022



\$6B Manufacturing Plant in Donaldsonville  
Announced April 2025



\$4B Production Plant Announced April 2025  
World's Largest CO2 Capture Facility



\$2B Production Plant Est. Complete 2027  
World's Largest Clean Ammonia Facility



Shell Chemicals

\$1.4B Production Plant Expansion  
Announced 2022



\$1.4B Production Plant Complete 2022  
Ascension's 3rd Methanex Plant



\$950M Production Plant Expansion  
Broken Ground 2021



\$780M Manufacturing Plant Expansion  
Complete End of 2025