

SABINE FORWARD

OUR RESOURCES. | OUR PEOPLE. | OUR FUTURE.

SABINE PARISH



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1. Introduction

The Sabine Parish Comprehensive Plan is rooted in a shared vision for sustainable growth and resilience. Dedicated community leaders and stakeholders have collaborated to provide guidance and local expertise instrumental to shaping long-range goals and implementation strategies.



To the Residents of Sabine Parish:

I'm pleased to share some exciting news — we've officially completed the Sabine Parish Comprehensive Plan, marking a major step forward for our parish. This plan represents months of thoughtful work, collaboration, and dedication from a wide range of people who care deeply about our shared goals.

From the very beginning, our aim was to create a plan that is both visionary and practical — something that not only paints a clear picture of where we want to go but also lays out the concrete steps to get there. Over the course of the planning process, we engaged Tipton Associates to provide professional planning services and guidance. The development of this plan involved comprehensive research, stakeholder engagement, and careful analysis of current conditions and future opportunities. It outlines clear objectives, measurable targets, and a phased implementation approach to guide decision-making and resource allocation over the coming years.

Here's what you'll find in the completed plan:

- **Our Vision & Goals:** A clear statement of our long-term aspirations and the priorities that will guide our work.
- **Strategic Actions:** Detailed initiatives, timelines, and responsibilities to ensure progress is measurable and achievable.
- **Community Impact:** How these actions will benefit our stakeholders and strengthen our collective future.
- **Monitoring & Evaluation:** Tools and processes to track our progress and adapt as needed.

This achievement wouldn't have been possible without the contributions of so many — from team members and partners to community participants who shared their insights and ideas. Your involvement has helped shape a plan that is grounded in reality, yet ambitious enough to inspire meaningful change.

The Comprehensive Plan will now serve as our roadmap for the coming years. It will guide our decisions, investments, and programs, ensuring that every step we take aligns with our shared vision. Implementation begins immediately, and we'll be providing regular updates so you can follow along with our progress.

Thank you once again for your support, trust, and collaboration throughout this process. Together, we've built more than just a plan — we've created a foundation for lasting impact.

Regards,



Ronald "Ronny" Bison, President – Sabine Parish Police Jury

Executive Summary

For travelers from the west, Sabine Parish is a gateway to Louisiana. The parish hugs the border between Texas and Louisiana, with the Sabine River as both a dividing line and a shared resource. It's namely the river's sparkling reservoir, Toledo Bend, that nearly doubles the local population most weekends with bass fishing tournaments and waterfront properties serving as "camps," or second homes.

To preserve this unique character while fostering modern growth, the Sabine Parish Comprehensive Plan was developed through a rigorous year-long process. Guided by a dedicated Steering Committee of local leaders and stakeholders, the planning effort integrates community aspirations, demographic and economic data, and analysis of the community's unique and immense natural resources. Our findings highlight a parish at a crossroads: while the seasonal tourism and forestry provide vital economic engines, the parish needs to better leverage its resources while also fortifying these assets for a prosperous, sustainable future.

The core of this vision is the Framework Plan, which organizes the parish into key strategic corridors. These corridors link the parish to the wider region and are rife with possibility for recreation, research and industry, and hospitality. By focusing on the primary arteries that serve as the parish fabric, we can better manage land use and realize opportunities to enhance quality of life for residents and tourists alike with gateway and community developments.

Specific priorities have been tailored for our primary population centers. In Many, the focus remains on enhancing the downtown core, essential services, quality of life, and education; in Zwolle, we emphasize cultural heritage and community celebrations; and in Toledo Town, the plan addresses the unique infrastructure needs to build community at a key crossroads.

Implementation is not left to chance. The final plan outlines Immediate Initiatives—necessary projects designed to remove barriers to future growth—alongside long-term Implementation Strategies. These strategies assign accountability, identify funding streams, and establish a timeline for infrastructure upgrades and policy shifts. Together, these elements form a cohesive blueprint to ensure Sabine Parish remains a resilient, welcoming, and prosperous home for both lifelong residents and newcomers drawn through the gates.

Acknowledgments

Sabine Parish Economic Development Committee

Georgia Craven	*Executive Director*	Parish Tourist Commission
Blake Byles	*Vice President*	Chamber of Commerce Earthmovers
Hannah Savell	*President*	Chamber of Commerce Edward Jones
Stephen Steinke	*Member*	Steinke & Associates, PLLC
Kyle Martinez		Interstate Building Materials
Gary Moore		Toledo Bend Lake Association
Barry Stevens		Parish Police Jury
Robert Hable	*Mayor* *President*	Town of Many Parish Industrial District Committee
Warren Founds		Sabine River Authority
Mallory Monteith	*Managing Partner*	CBE Properties, LLC Parish Police Jury
Mike Mancil	*Director* *Chair*	Chamber of Commerce Parish Economic Development Committee

Ex Officio

Laurie Gentry	*Legislative Asst.*	Senator Alan Seabaugh's Office
Larry Bagley	*State Representative*	Louisiana House of Representatives
Shane Cheatum	*Regional Director*	Governor's Office for Rural Development
Matthew McKee		Speaker Mike Johnson's Office
Kyle Martinez		Interstate Building Materials
Laurie Morrow	*Executive Director*	NSU Foundation

Funding provided by:
Sabine Parish Police Jury
Sabine Parish Industrial District
Weyerhaeuser
NSU Foundation

Strategic Partners

The Comprehensive Plan includes insights from institutions and organizations across the region.

Public Sector

State & National

- U.S. Rep Mike Johnson
- Sen. Alan Seabaugh
- Rep. Rodney Schamhehrorn
- Governor's Office of Rural Development

Parish

- Parish Police Jury
- Parish School Board
- Industrial District Committee
- Other Parish officials

City & Townships

- Mayor Robert Hable, Many
- Mayor Marvin Frazier, Zwolle
- Mayor Troy Terrell, Converse
- Mayor Amy Johnson, Fisher
- Mayor Eddie Jones, Florien
- Mayor Richard Wead, Noble
- Mayor Gloria Stewart, Pleasant Hill

Sabine River Authority
Coordinating & Development Corporation
North Louisiana Economic Partnership

Infrastructure

Utilities

- CLECO
- SWEPCO
- Atmos
- Optimum
- Momentum
- Pelican
- SWYFT

Water Districts

- Sabine Water District #1
- Ebarb Water
- Pendleton Water
- South Toledo Water
- Many, Florien, Zwolle

LA DOTD
Canadian Pacific Railroad
Oil & Gas Pipeline

Private Sector

Industry

- Weyerhaeuser
- Boise Cascade
- MTP
- Stella Jones
- Eagle Rail Car
- DTMidstream

Hospitality

- Cypress Bend
- Wildwood

Local Business/Entrepreneurs
Lake Business Interests
Developers/RealEstate

Service Sector

Medical

- Sabine Medical Center
- DeSoto Regional
- Sabine Rehab & Retirement
- Natchitoches Regional

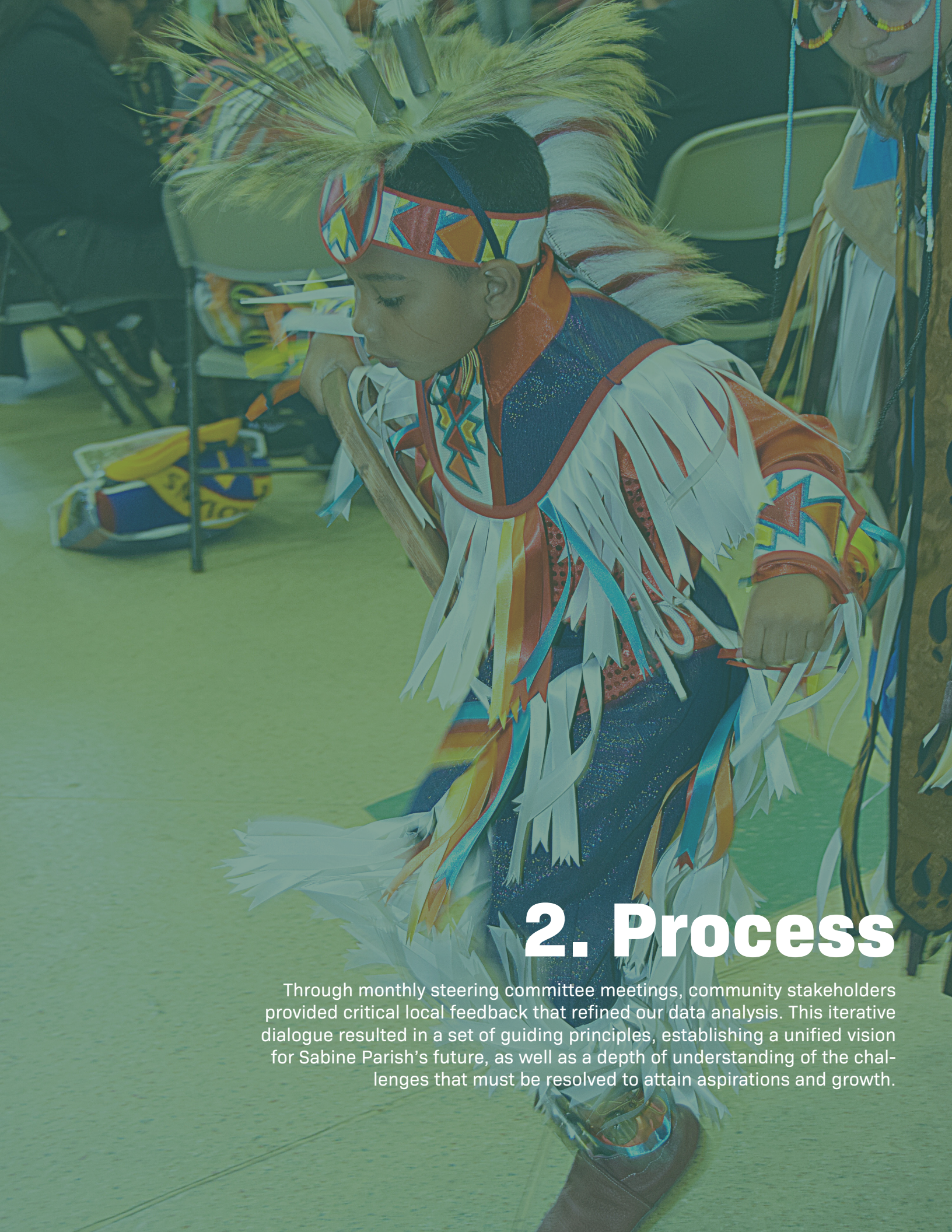
Banking/Finance

- Sabine State Bank and Trust Company
- BOM Bank
- City Bank and Trust
- Edward Jones - Financial Advisor
- Community Bank of LA

Festival Organizers

- Zwolle Tamales
- Zwolle Loggers Festival
- Battle of Pleasant Hill
- Florien Freestate
- Town of Many Events Committee

Parish Chamber of Commerce
Bossier Parish Community College
Northwestern State University
Stephen F. Austin University
Civic Club



2. Process

Through monthly steering committee meetings, community stakeholders provided critical local feedback that refined our data analysis. This iterative dialogue resulted in a set of guiding principles, establishing a unified vision for Sabine Parish's future, as well as a depth of understanding of the challenges that must be resolved to attain aspirations and growth.

Process

In fall 2024, Sabine Parish community leaders engaged Tipton Associates (Baton Rouge) and Ashe Broussard Weinzettle (Alexandria) to guide the creation of a Sabine Parish Comprehensive Plan.

Representative stakeholders formed a steering committee and began meeting monthly in January 2025. Through seven working sessions, the group established guiding principles for the project, identified immediate response initatives critical to future growth, and analyzed current parish infrastructure, demographics, assets, and challenges.

The framework plan organizes the parish into corridors and communities, with focused recommendations for development. In alignment with the guiding principles, aspirations have evolved into key and secondary priorities. A path to implementation is outlined in the pages that follow, with recommendations to pursue mindful growth and catalyze economic development.





As you imagine the future of Sabine Parish, **what community strengths** must be cultivated today to form a strong foundation for those that will follow?"



What are the current community needs that must be effectively addressed to allow Sabine Parish to realize its potential?"



What community aspirations do we need to discuss today that may open the door to new possibilities for Sabine Parish in the future?"



What challenges do we anticipate will surface as we begin to consider and implement future plans for the parish?"



Guiding Principles



Align Efforts



Model Stewardship



Celebrate Unique Culture & History



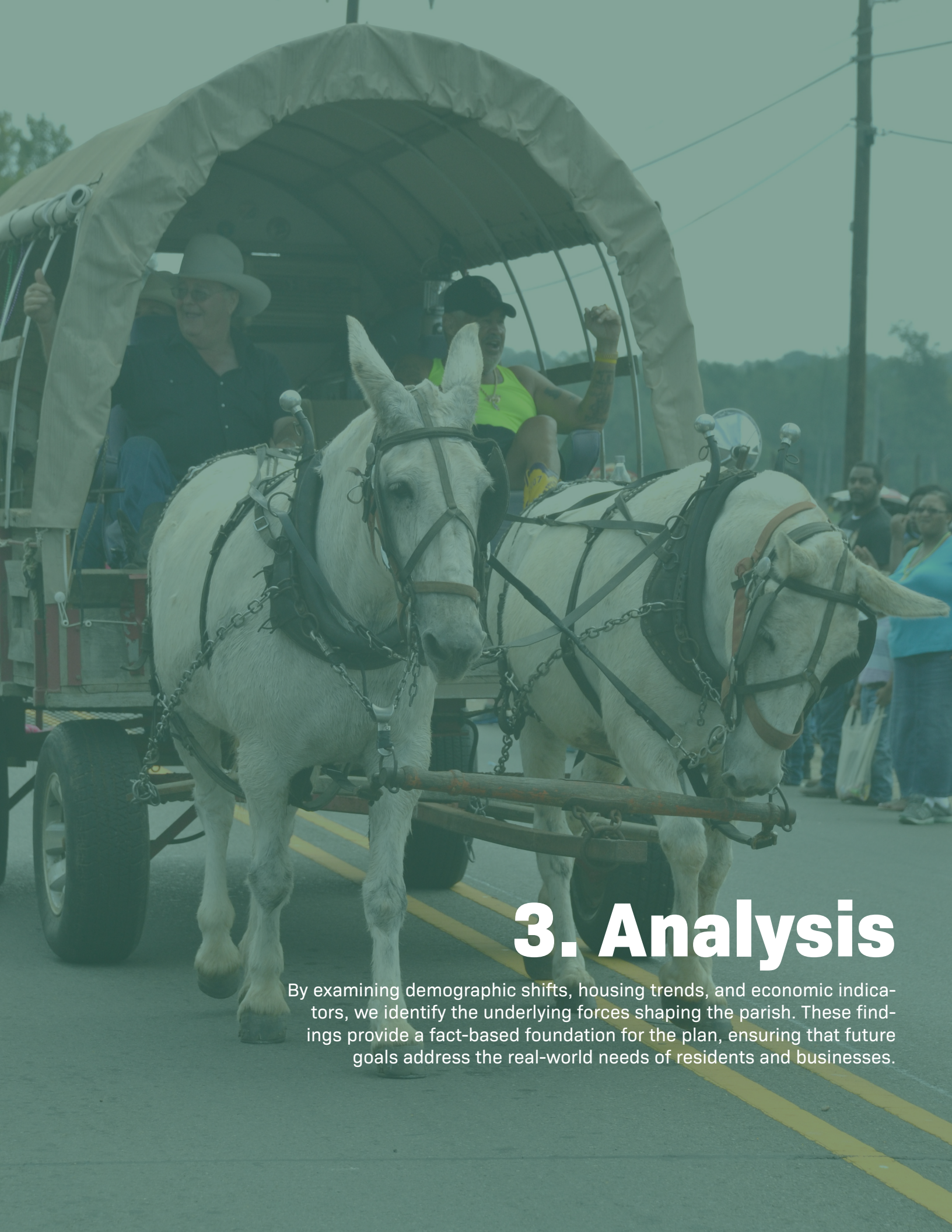
Connect for Success



Destination Hometown

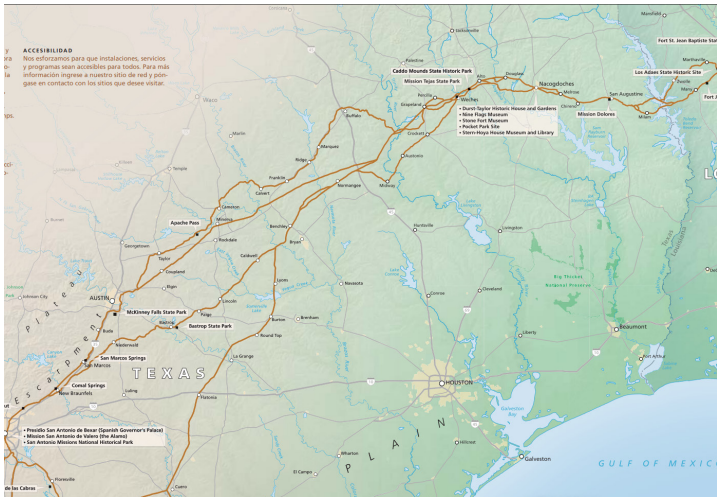


Meet in the Middle



3. Analysis

By examining demographic shifts, housing trends, and economic indicators, we identify the underlying forces shaping the parish. These findings provide a fact-based foundation for the plan, ensuring that future goals address the real-world needs of residents and businesses.





Historical Influences

The infrastructure of Sabine Parish today can trace its origins back more than a thousand years, to the migration patterns of buffalo. Hordes of these animals pounded across the land each fall, moving from the Great Plains south through Louisiana to the Red River. Their trails were utilized by indigenous people, including the Adai Indian Nation, who roamed the virgin pine forests and established a sophisticated trade network from Texas to Louisiana.

European Settlement

European exploration brought new travelers to the trail, first the Spanish in the early sixteenth century, followed by the French and English. El Camino Real, or "The King's Highway," was the route used by these new arrivals. In 1714, French explorer Louis Juchereau St. Denis opened a frontier outpost out of which arose Natchitoches, the oldest permanent settlement in the Louisiana Purchase, which stands just thirty miles east of Many.

Shortly after establishing Natchitoches, St. Denis and his party ventured westward over the El Camino Real. By then, the ancient buffalo paths had been pounded into a well-defined trail, serving as the primary artery for the European powers struggling to claim the vast wilderness of the interior.

The Treaty of Fontainebleau

In 1762, the geopolitical landscape shifted quietly through the Treaty of Fontainebleau, as France ceded the ill-defined Louisiana territory west of the Mississippi to Spain. This secret maneuver was a strategic shield; by transferring the land to Spain, France ensured that Great Britain—victorious in the Seven Years' War—could not claim these territories as spoils of war in the subsequent 1763 Treaty of Paris. For a few decades, the land that would become Sabine Parish sat at the edge of the Spanish Empire.

The Louisiana Purchase

Spanish rule proved a brief chapter in the region's long history. In 1803, the Louisiana Purchase transferred the territory from France (who had briefly reacquired it again) to the United States. While Spain and France had previously coexisted along the porous boundary of the Arroyo Hondo, the aggressive westward expansion of the young United States created an immediate and urgent friction. The vague "edge of the world" suddenly required a hard, legal line.

The Dividing Line

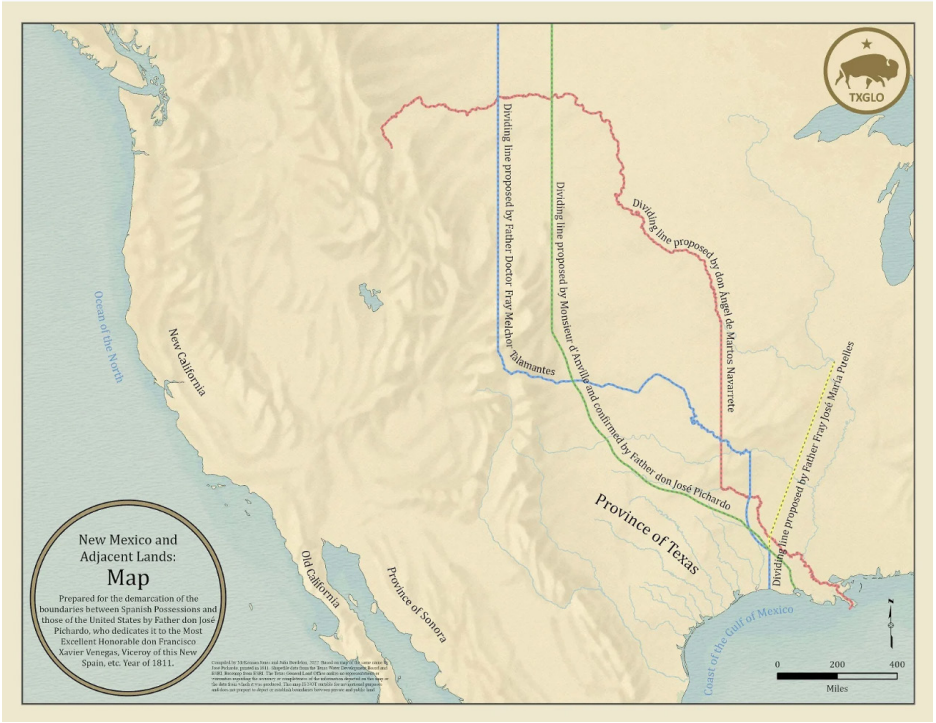
To defend their sovereign claims, Spain commissioned scholars like José Antonio Pichardo to prove



the historical boundaries of New Spain. Pichardo's monumental 3,000-page treatise, On the Limits of Louisiana and Texas, utilized archival research and interviews to construct a definitive map. His proposed boundary, which closely mirrors the modern-day border, became the intellectual foundation for Spain's diplomatic defense against American encroachment.

The Neutral Ground and Adams-Onís

Pichardo's research culminated in the Adams-Onís Treaty of 1819. Signed by U.S. Secretary of State John Quincy Adams and Spanish Minister Luis de Onís, the agreement settled the volatile "Neutral Ground" dispute. In a sweeping exchange of continental territory, Spain ceded Florida and claims to Oregon in exchange for the United States renouncing its claims to Texas, finally formalizing the division of the piney woods.

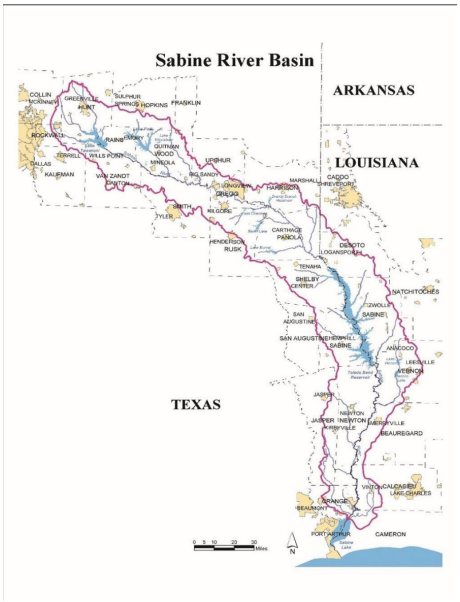




The Joint Commission and the River Border

The work of defining this boundary was a slow, arduous process that only concluded in 1841. However, history moved faster than the surveyors; just four years later, Texas joined the Union as the 28th state. By 1848, Congress shifted the boundary from the western bank to the middle of the Sabine River, aligning Texas and Louisiana. This mid-river line remained settled until 1941, when the discovery of oil and gas reignited a decades-long legal battle over mineral rights. It was not until 1973 that the United States Supreme Court finally confirmed the boundary in favor of Texas, ending nearly three centuries of jurisdictional flux.



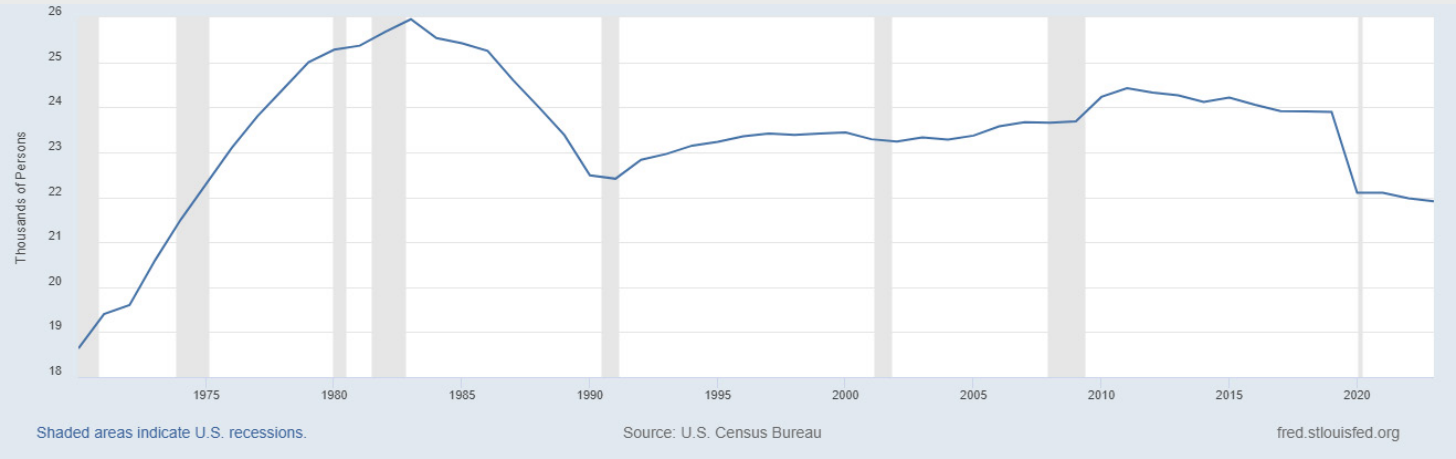


The Toledo Bend Reservoir

By the mid-20th century, the focus shifted from defining the river to harnessing it. Recognizing the need for industrial stability and water security, Louisiana and Texas formed the Sabine River Authorities in 1949 and 1950. A cooperative agreement in 1955 set the stage for one of the most ambitious engineering feats in the South: the damming of the Sabine River. Today, the Toledo Bend Reservoir inundates 185,000 acres, transforming the ancient borderland into a massive engine for hydroelectric power, water supply, and the burgeoning recreation economy that defines the parish today.





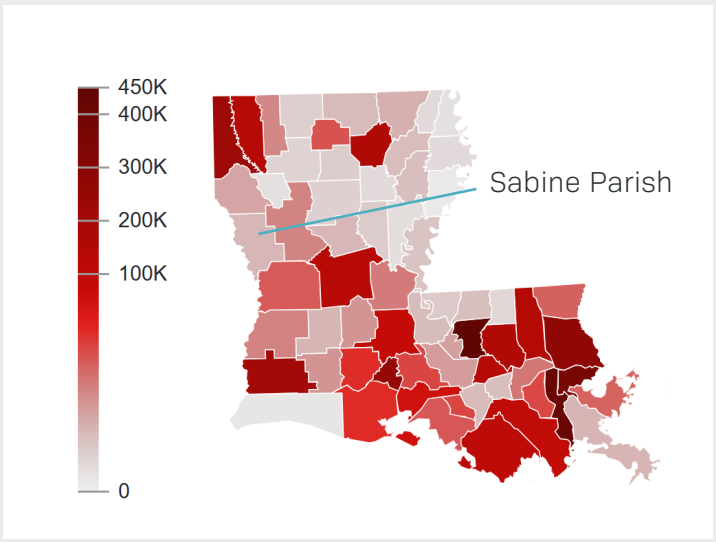


PARISH POPULATION

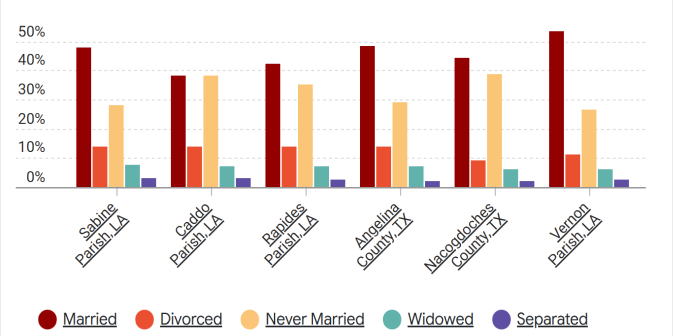
Parish Demographics

Understanding the people of Sabine Parish is fundamental to crafting a plan that serves their evolving needs. Following a 1980s peak, the population has stabilized near 22,000 residents with a consistent median age of 40. However, the share of residents 65 and older rose from 17.3% to 21.4% by 2022, while the youngest age groups slightly declined.

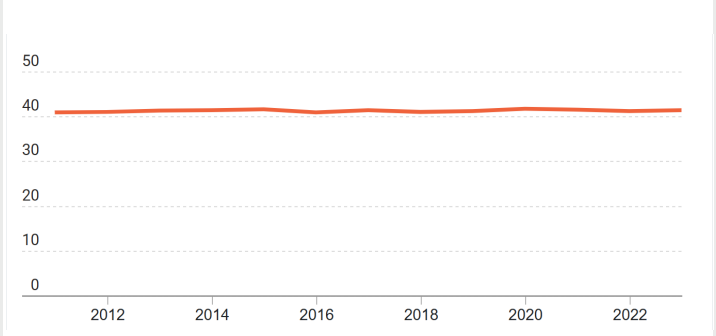
With a high marriage rate and a diversifying workforce, including a growing Hispanic/Latino community, the parish remains a rooted, family-oriented environment. These markers suggest that while we must support a maturing population, there is significant potential to further recruit and retain younger residents through expanded job opportunities and lifestyle-focused recreation.



STATE POPULATION



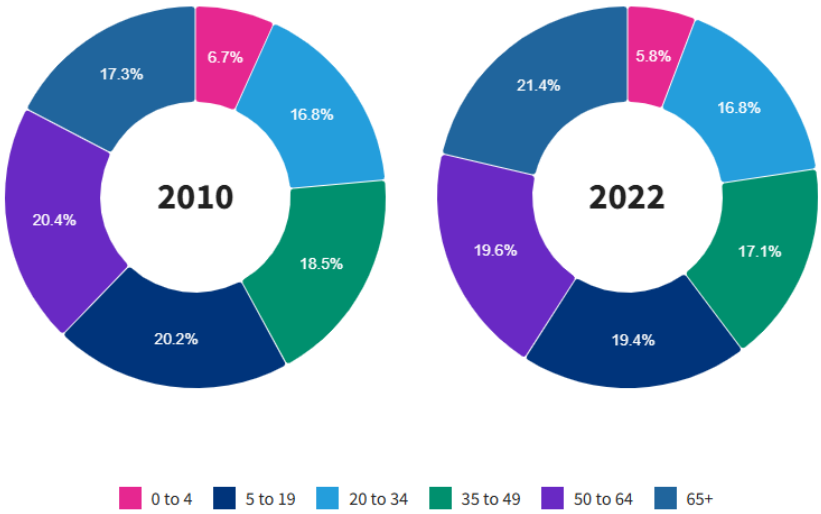
MARITAL STATUS (2023)



MEDIAN AGE

Data source: bls.gov via Data Commons

Parish Demographics

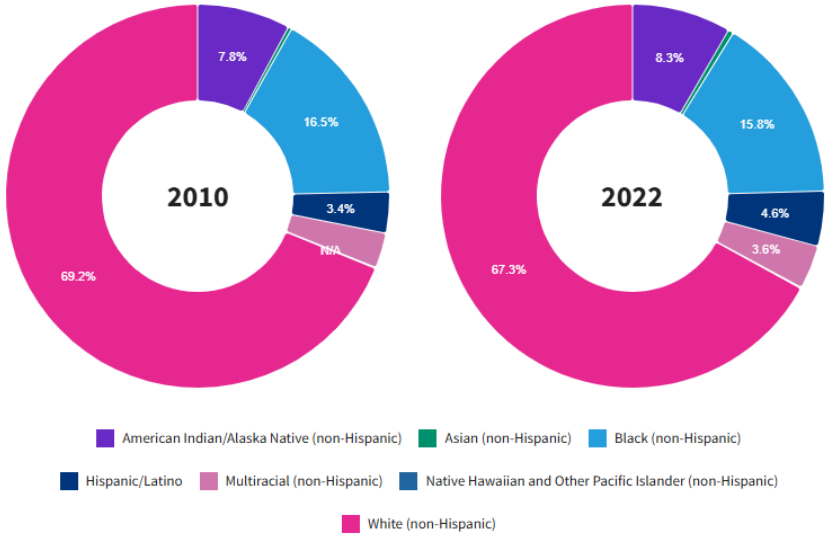


How has the distribution of ages in Sabine Parish changed?

The share of the population that is 0 to 4 years old **decreased** from **6.7%** in **2010** to **5.8%** in **2022**.

The share of the population that is 65 and older **increased** from **17.3%** in **2010** to **21.4%** in **2022**.

AGE *2010 & 2022*

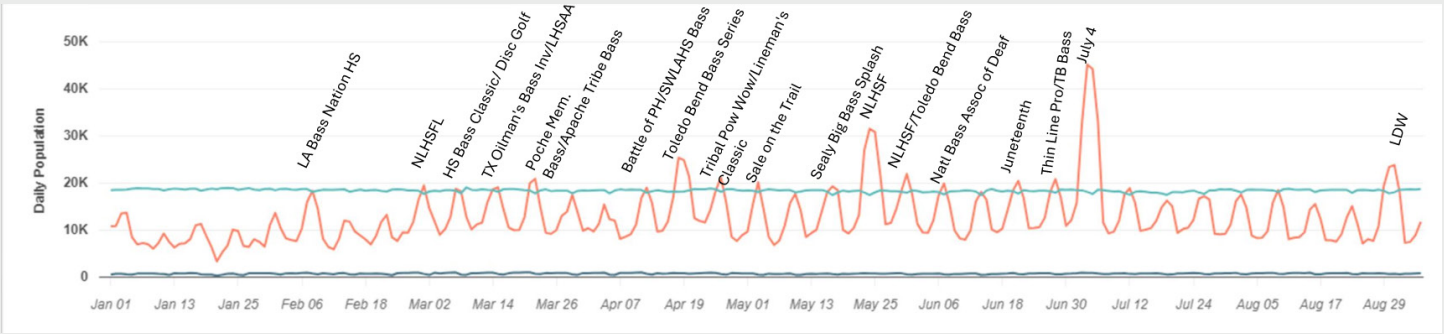


How has the racial and ethnic makeup of Sabine Parish changed?

In **2022**, Sabine Parish was more diverse than it was in 2010. In **2022**, the **white (non-Hispanic)** group made up **67.3%** of the population compared with **69.2%** in **2010**.

Between **2010** and **2022**, the share of the population that is **Hispanic/Latino** grew the most, increasing **1.2** percentage points to **4.6%**. The **white (non-Hispanic)** population had the largest decrease dropping **1.9** percentage points to **67.3%**.

RACE & ETHNICITY *2010 & 2022*

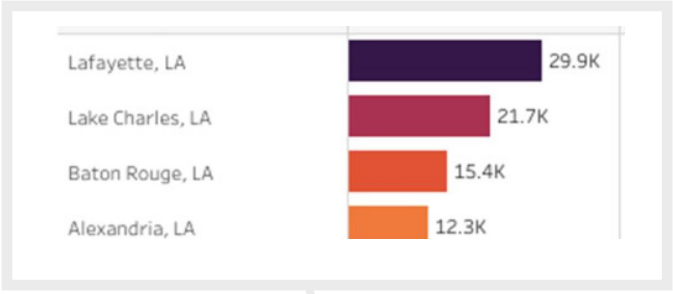


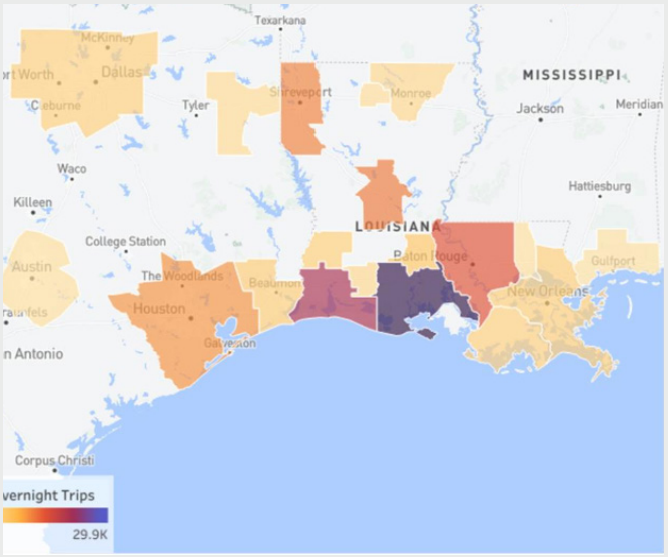
VISITOR POPULATION ***January - August 2025***

ABOVE *The lake influence is seen in frequent visitation spikes, which surge during bass tournaments and summer holidays.*

Visitation Analytics

Sabine Parish experiences significant population surges driven by tourism, with daily visitation peaking during bass tournaments and summer holidays. Data from 2025 reveals that top visitor origins include Lafayette, Lake Charles, and Baton Rouge, with notable year-over-year growth from New Orleans and Shreveport. These analytics highlight the parish's role as a premier regional destination, necessitating infrastructure that supports both permanent residents and high-volume seasonal peaks.

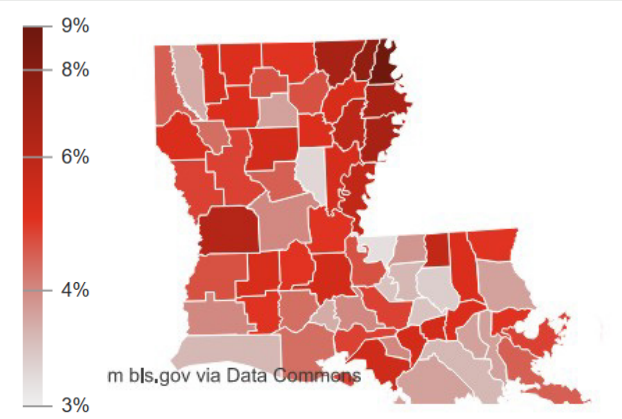




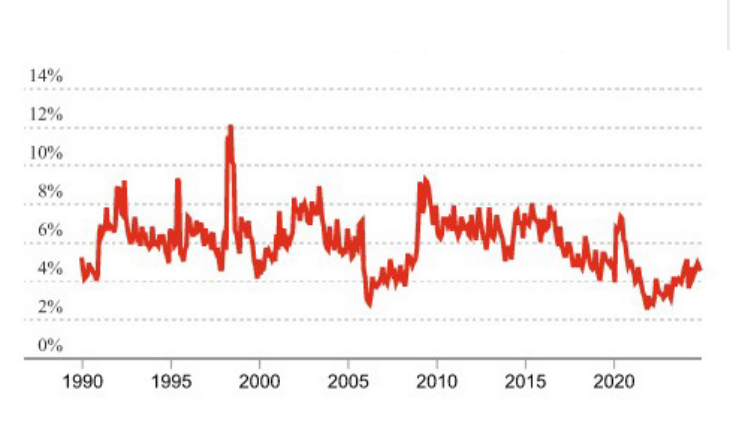
VISITOR ORIGINS ***January - August 2025***

CBSA	Overnight Trips	% Of Total	YoY % Change
Lafayette, LA	29.9K	16.99%	5.42%
Lake Charles, LA	21.7K	12.37%	2.27%
Baton Rouge, LA	15.4K	8.76%	3.58%
Alexandria, LA	12.3K	6.98%	4.35%
Shreveport-Bossier City, LA	11.8K	6.69%	13.33%
Houston-The Woodlands-Sug..	10.6K	6.03%	5.39%
Opelousas, LA	5.3K	3.03%	4.07%
Beaumont-Port Arthur, TX	4.1K	2.32%	-7.64%
New Orleans-Metairie, LA	4.0K	2.27%	13.39%
DeRidder, LA	3.8K	2.17%	-8.98%
Dallas-Fort Worth-Arlington, ..	3.6K	2.05%	-8.55%
Houma-Thibodaux, LA	3.6K	2.03%	1.05%
Monroe, LA	2.3K	1.28%	-11.64%
Jennings, LA	2.1K	1.22%	-2.14%
Longview, TX	1.6K	0.91%	12.18%
Ruston, LA	1.3K	0.73%	36.99%
Austin-Round Rock-Georgeto..	968	0.55%	-3.64%
Hammond, LA	845	0.48%	-2.83%

Data source: Toledo Bend Lake Country / Advance Travel & Tourism



STATE OF LA UNEMPLOYMENT RATES

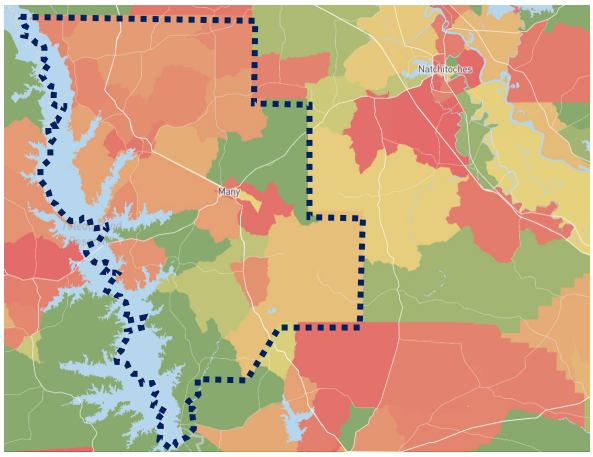


PARISH UNEMPLOYMENT RATE

Economics

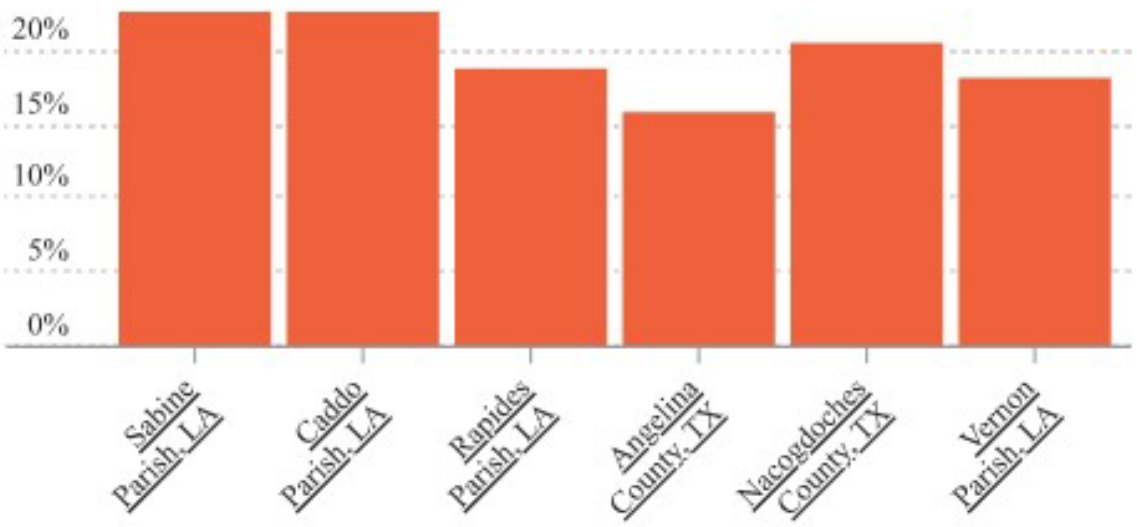
The economic health of Sabine Parish is defined by a stabilizing workforce and persistent poverty challenges. According to the Bureau of Labor Statistics, the unemployment rate has improved significantly to 4.9% as of late 2025, down from seasonal highs earlier in the year. While the parish maintains a civilian labor force of approximately 8,200 people, the labor force participation rate for those over 16 stands at 46.6%, reflecting a large segment of the population that is either retired or out of the traditional workforce.

Despite recent employment gains, the parish continues to grapple with a poverty rate of 19.3%, which is higher than the national average.

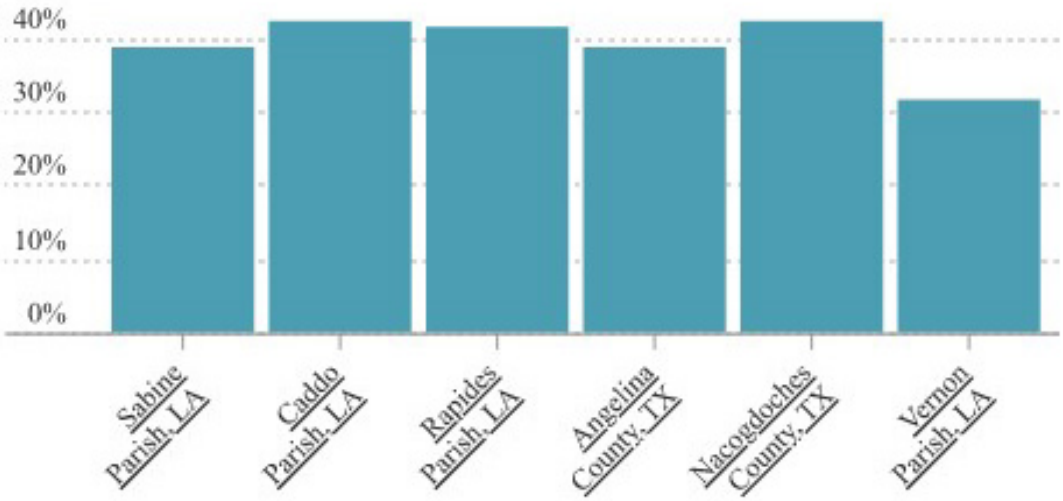


PARISH UNEMPLOYMENT RATES (2022)

Data source: bls.gov via Data Commons

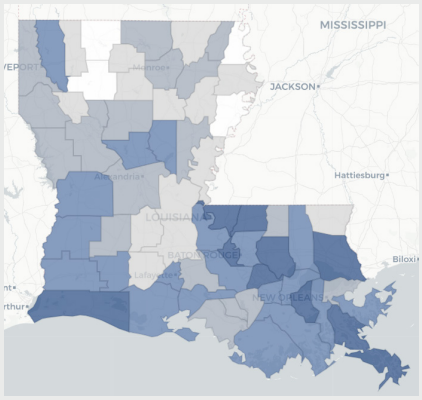


PARISH POVERTY RATE *2023*

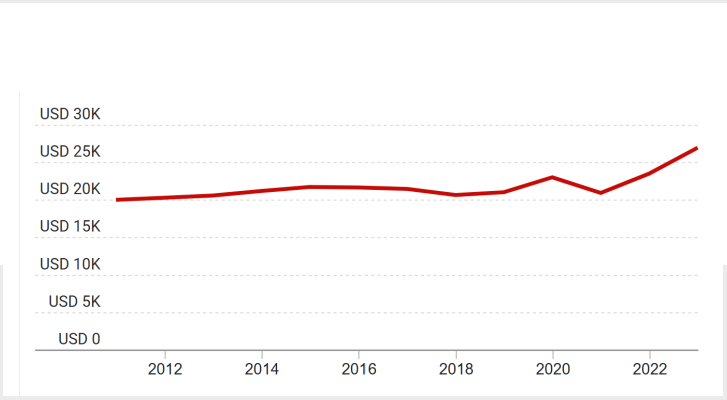


PARISH PERCENTAGE OF PEOPLE EMPLOYED *2024*

Data source: bls.gov via Data Commons



STATE OF LA MEDIAN HOUSEHOLD INCOME

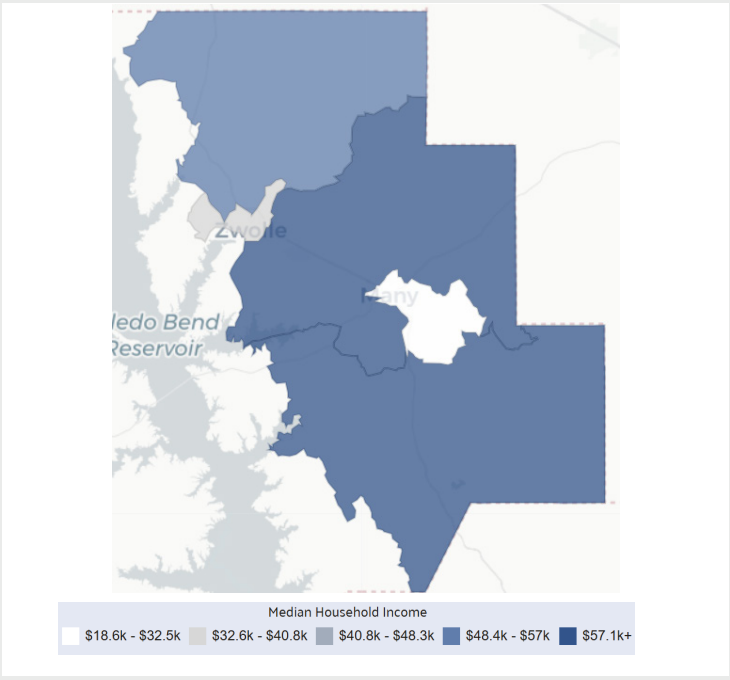


PARISH MEDIAN INDIVIDUAL INCOME

Economics (CONT.)

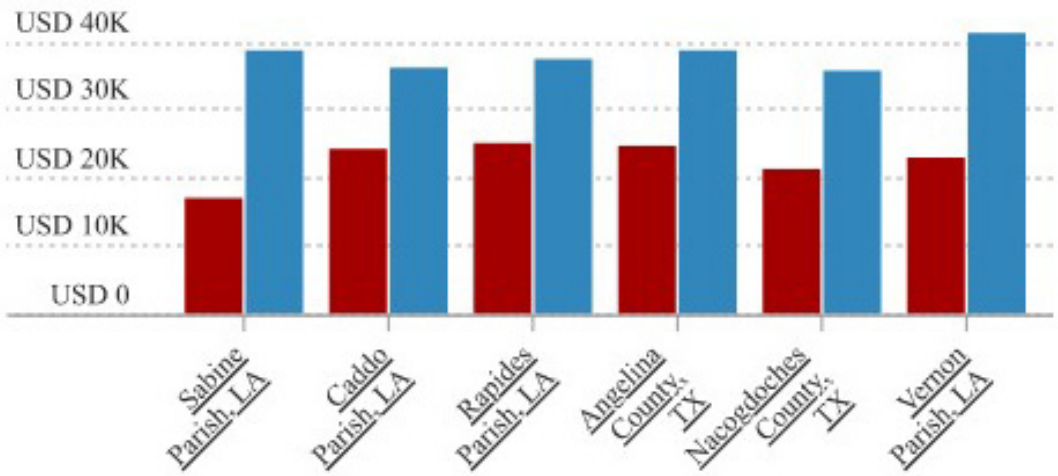
Economic data for Sabine Parish reveals a complex landscape of steady growth contrasted with deep-seated disparities. As of 2023, the median household income reached $53,183, a significant climb from $38,833 in 2020 and $25,280 in 1980. On an individual level, the median income per person is approximately $26,888, roughly 80% of the Louisiana state average.

Despite these gains, income inequality remains prominent across demographic lines. Historical and recent Census data indicate that the White (non-Hispanic) population, which makes up about 67% of the parish, generally maintains higher median earnings compared to the Black (14%) and American Indian (6-8%) communities. Gender disparities also persist; women comprise approximately 39.3% of the civilian labor force, yet individual median earnings for women often trail those of men, particularly in the high-wage "Mining, Oil & Gas" and "Forestry" sectors. With 19.3% of residents still living in poverty and nearly half of all households earning under $50,000, bridging these demographic wealth gaps is essential for the parish's long-term socio-economic stability.

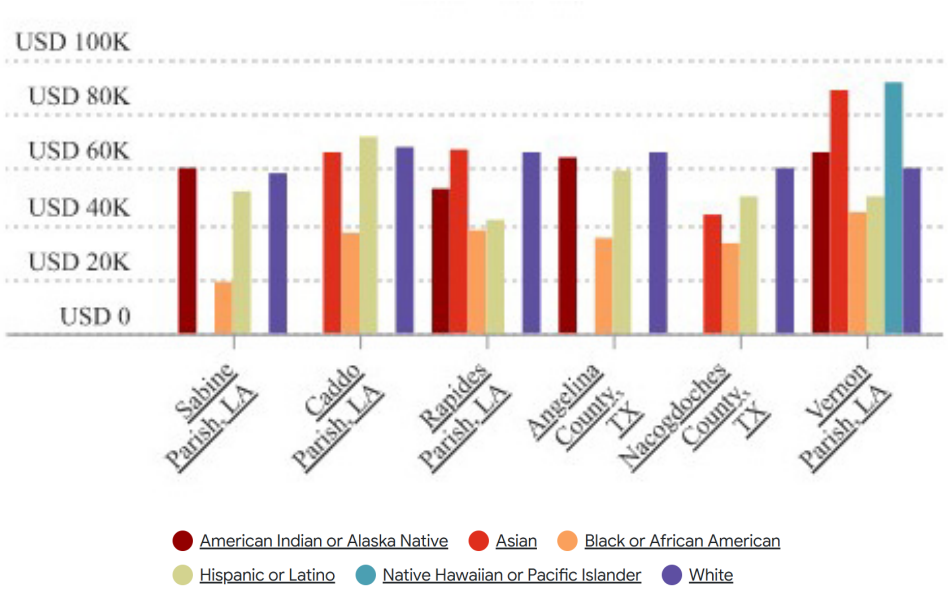


PARISH MEDIAN HOUSEHOLD INCOME

Data source: Census Bureau ACS 5-year Estimate



PARISH MEDIAN INCOME BY GENDER *2023*



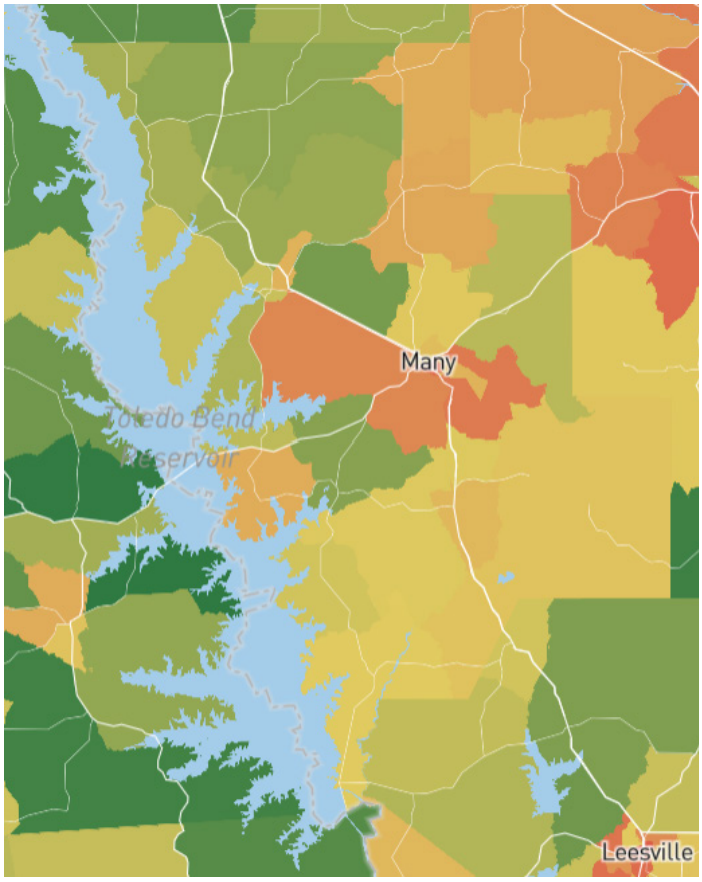
PARISH MEDIAN HOUSEHOLD INCOME BY RACE *2023*

Data source: bls.gov via Data Commons

Housing

Housing data for Sabine Parish reflects a deeply rooted community with a homeownership rate of 80.3%, significantly higher than the Louisiana state average of approximately 68%. As of July 2024, the parish maintains 14,020 total housing units, with single-unit structures making up the majority of the inventory at 51%. Despite a general population decline since the 1980s, the median property value has seen a notable 15.2% one-year increase, reaching $129,400 in recent 2023 assessments.

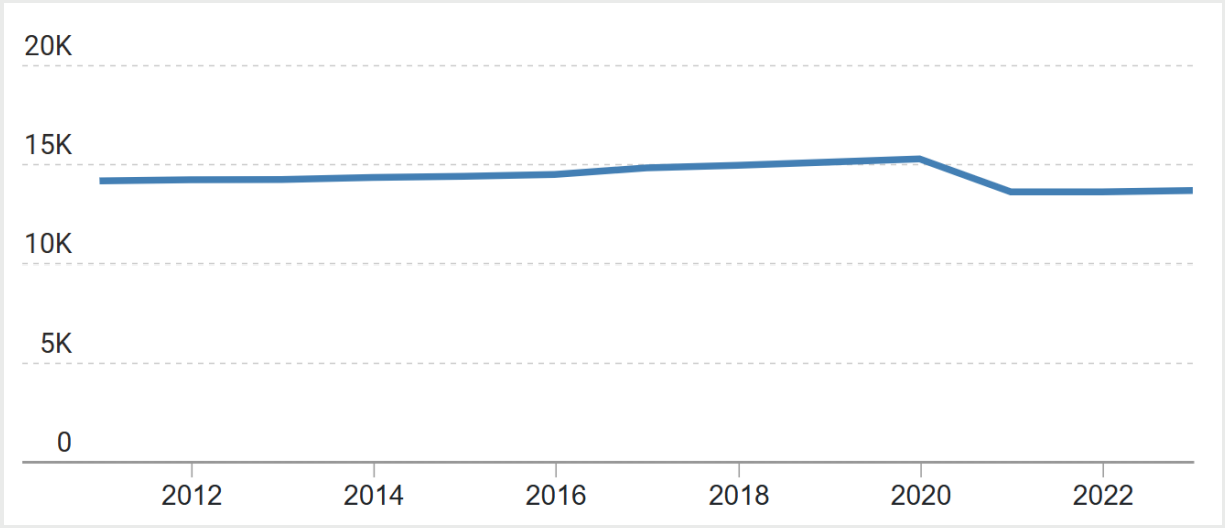
The occupancy landscape reveals a distinct split: while 62% of units are occupied year-round, the remaining 38% vacancy rate is largely driven by the parish's recreational appeal, with many properties serving as seasonal "camps" or vacation homes near Toledo Bend. Racial disparities in housing are also evident, as the White (non-Hispanic) population holds the highest share of owner-occupied units at 67.3%, while the Black and American Indian communities maintain smaller shares of the housing market. These figures highlight a need for planning strategies that protect high homeownership levels while expanding affordable entry points for younger residents and a diversifying workforce.



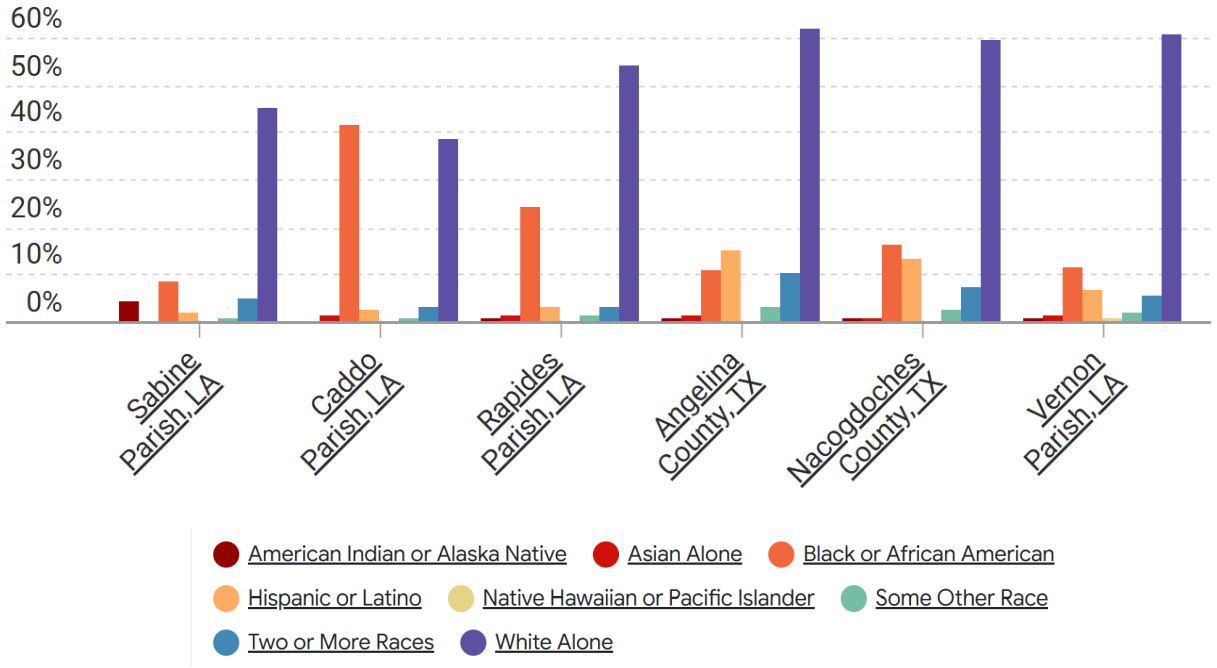
OWNER OCCUPIED RATE

80% Sabine Parish

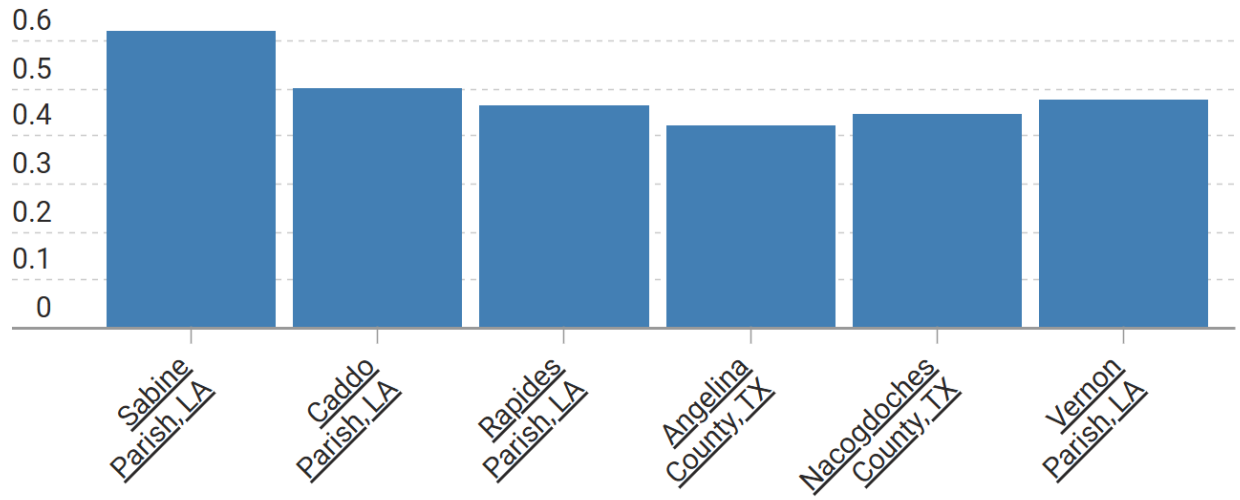
67% State Average



PARISH HOUSING UNITS



PARISH MEDIAN HOUSING UNITS DISTRIBUTION BY RACE *2023*



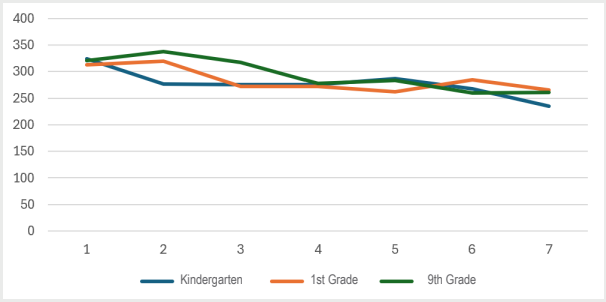
PARISH HOUSING UNITS PER CAPITA *2023*

Data source: bls.gov via Data Commons

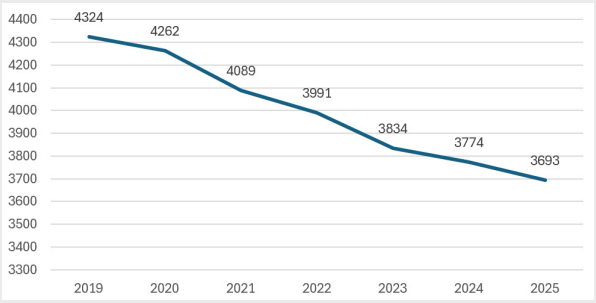
Education

Sabine Parish presents a paradox: record-high academic performance in K-12 alongside contracting enrollment. The school district achieved a record performance score of 88.6 in 2025, yet enrollment dropped 11% since 2018 to 3,947 students. This shift underscores the urgency of attracting younger families to sustain these high-performing school anchors.

While 85.7% of adults hold high school diplomas, the bachelor's degree attainment rate of 14.5% trails the state average of 26.6%. This gap highlights an opportunity to bridge K-12 success with local industry. Strengthening pathways to technical and higher education will ensure graduates are equipped for the parish's high-wage sectors, turning academic excellence into long-term economic stability.

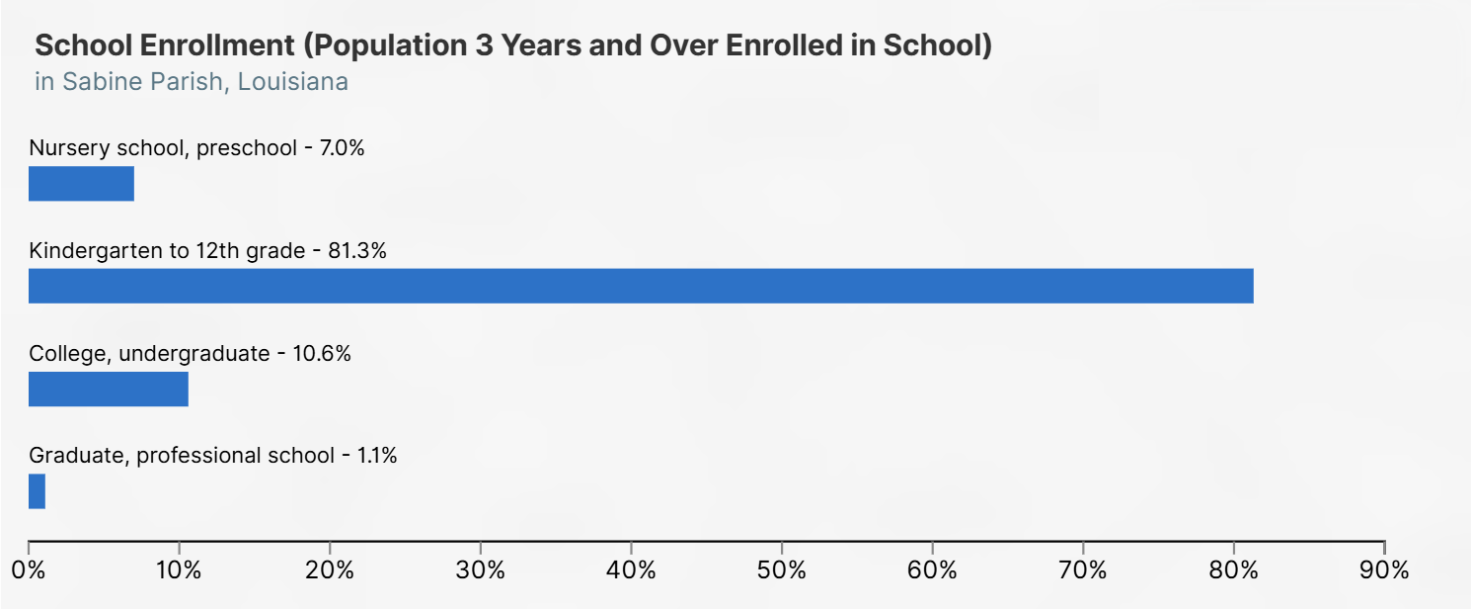


SCHOOL AGE DEMOGRAPHICS



SCHOOL ENROLLMENT

Data source: Sabine Parish School Board

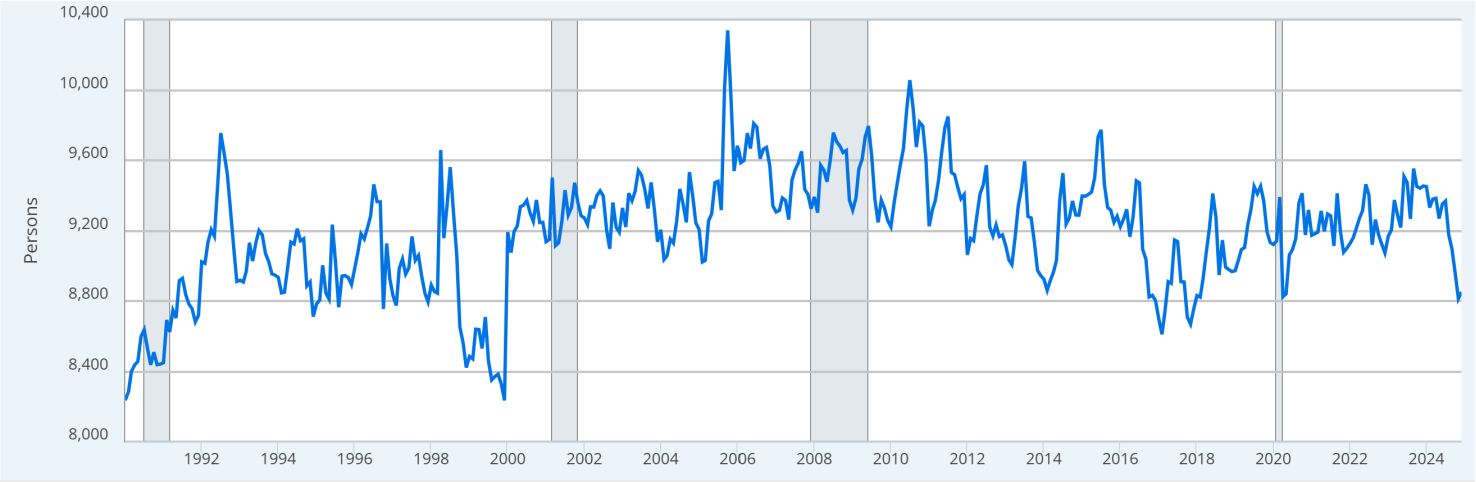


BACHELOR'S DEGREE OR HIGHER

14.5% Sabine Parish +/- 1.9%

27.8% State of Louisiana +/- 0.5%

Data source: 2023 American Community Survey Five-Year Estimate



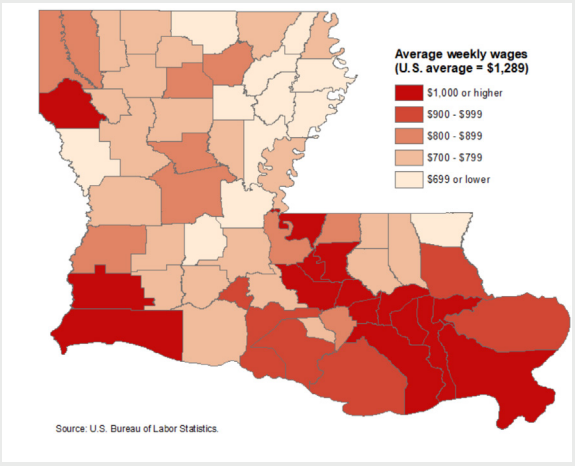
PARISH CIVILIAN WORKFORCE

Data source: fred.stlouisfed.org

Workforce

Sabine Parish's workforce dynamics are defined by a stable yet lower-earning profile compared to state and national benchmarks. As of late 2024, the average weekly wage stood at $934, trailing the Louisiana average of $1,228. Despite this, the parish has seen a 26% increase in median household income since 2020, reaching $52,047.

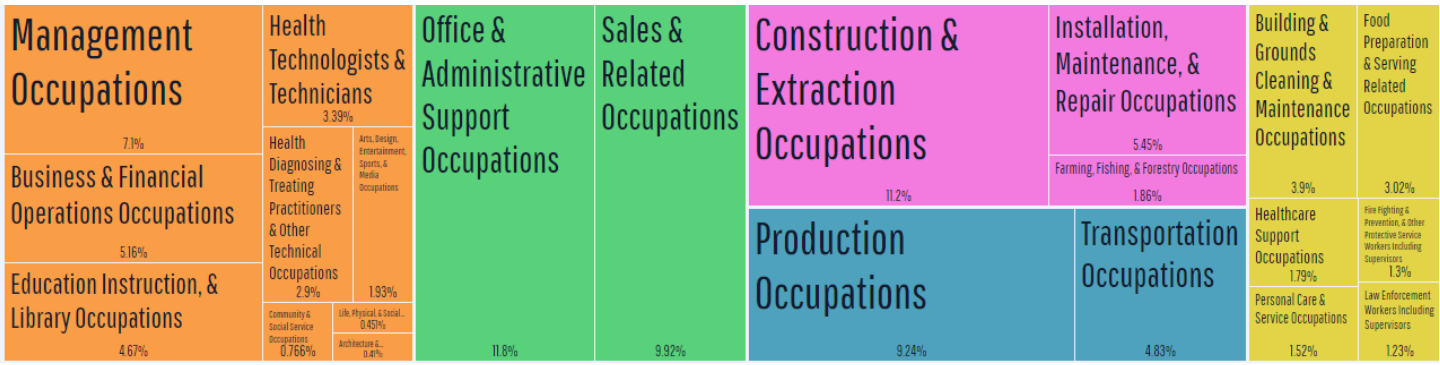
While the civilian labor force remains steady at approximately 8,198 persons, the 46.6% participation rate reflects a significant segment of retirees. Although employment grew by 4.45% recently, the 19.3% poverty rate underscores the necessity of moving workers into higher-wage sectors to elevate the local standard of living.



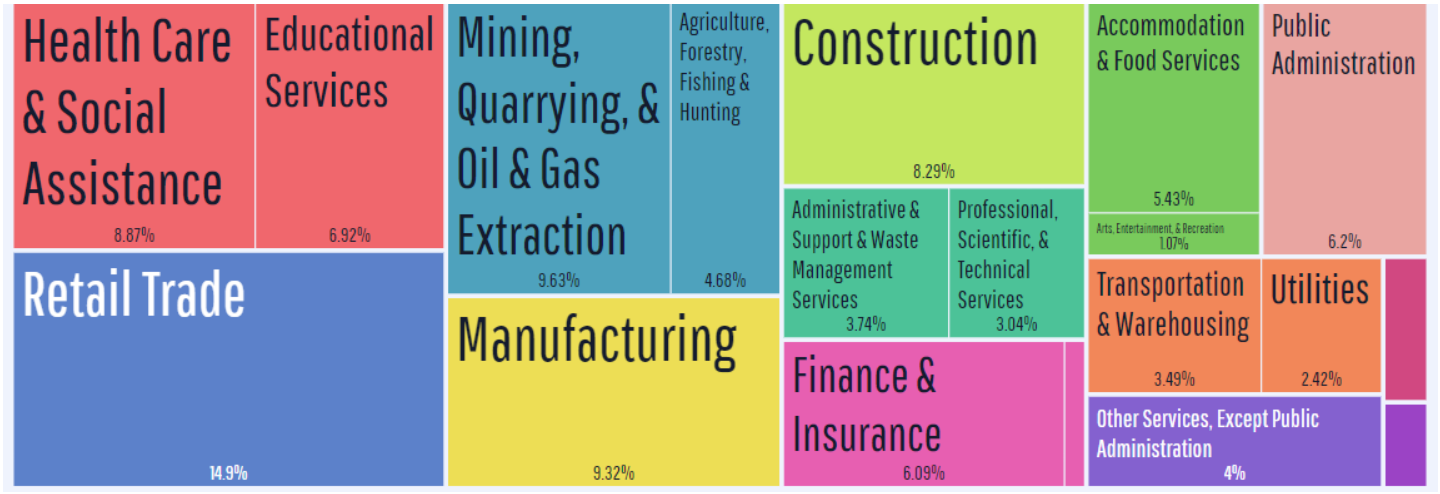
STATE OF LA AVERAGE WEEKLY WAGES

Data source: bls.gov via Data Commons

Employment by Industry



PARISH JOB GROUP DATA *2022*



PARISH EMPLOYMENT BY INDUSTRY DATA *2022*

Data source: bls.gov via Data Commons

Agriculture & Forestry

Part of the "Wood Basket" of Louisiana, Sabine Parish relies on in its natural resources, with the forestry and agriculture sectors serving as the primary engines of the local economy. In 2021, the forestry and forest products industry alone generated a massive $346.5 million in total output, supporting 1,297 jobs and contributing $80.8 million in labor income. This "Wood Basket" status is complemented by a diverse agricultural landscape that contributed an additional $29.9 million in gross farm value.

While forestry leads in industrial scale, the agricultural sector provides essential economic diversity through poultry production ($16.9 million) and livestock ($9.8 million), including cattle and calves. Together, these industries provided over $155 million in value-added impact to the parish in a single year, highlighting their role in stabilizing the local tax base and supporting small-scale landholders.

Data source: LSU AgCenter, 2023 Economic Contribution of Forestry and Forest Products on Sabine Parish, Louisiana

SABINE PARISH



JOBS	OUTPUT
1,297	$346,497,118
INCOME	**VALUE ADDED**
$80,086,824	$155,108,596
FEDERAL TAX TOTAL	**STATE TAX TOTAL**
$17,928,687	$2,966,564

Total and Per Farm Overview, 2022 and change since 2017

	2022	% change since 2017
Number of farms	382	-14
Land in farms (acres)	82,332	+32
Average size of farm (acres)	216	+53
Total	($)	
Market value of products sold	151,698,000	+4
Government payments	246,000	-83
Farm-related income	416,000	-3
Total farm production expenses	70,106,000	+8
Net cash farm income	82,254,000	-1
Per farm average	($)	
Market value of products sold	397,114	+20
Government payments [a]	9,849	-22
Farm-related income [a]	8,149	+19
Total farm production expenses	183,523	+25
Net cash farm income	215,324	+15

3 Percent of state agriculture sales

Share of Sales by Type (%)

Crops	1
Livestock, poultry, and products	99

Land in Farms by Use (acres)

Cropland	25,664
Pastureland	32,006
Woodland	20,010
Other	4,652

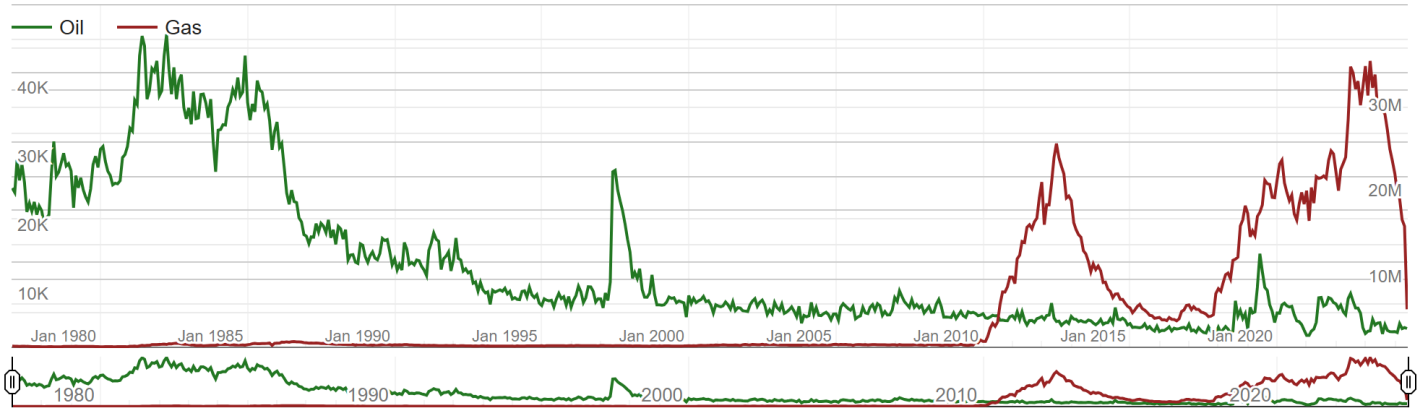
Acres irrigated: 9

(Z)% of land in farms

Land Use Practices (% of farms)

No till	5
Reduced till	2
Intensive till	8
Cover crop	3

2022 CENSUS OF AGRICULTURE | SABINE PARISH PROFILE



PARISH OIL & GAS PRODUCTION

ABOVE *A two-year decline in Haynesville Shale production ended in February 2025, with evolving federal policies leading to an increase in activity.*

Oil & Gas

As of late 2024, the parish is ranked #5 in the state for natural gas production, generating approximately 8.7 million MCF (thousand cubic feet) in a single month. This high-output status is supported by 428 producing wells and a diverse array of 23 active operators, including major players like BPX Operating Company and Comstock Oil & Gas. While the parish also contributes to the state's oil supply, its primary economic strength lies in gas, where it accounts for nearly 5% of Louisiana's total natural gas production.

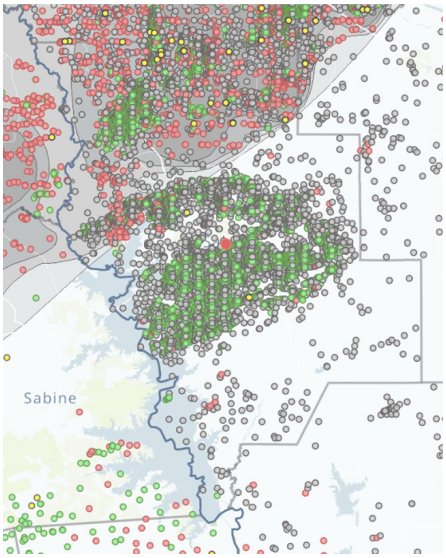
#76
National Energy Production

Oil Well

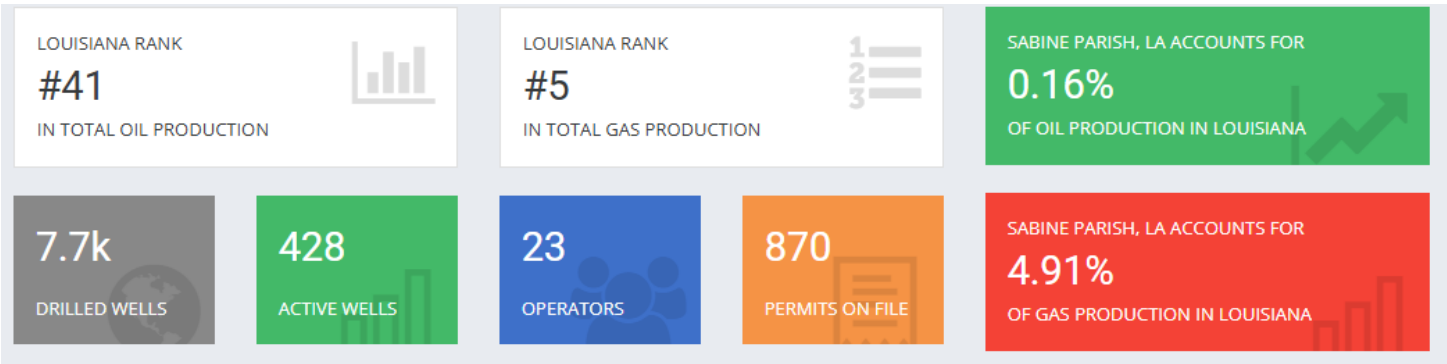
Gas Well

Other Well

6,123 wells drilled
January 1977 – October 2024



The sector is a cornerstone of the parish's high-wage economy, with median earnings for workers in the "Mining, Quarrying, & Oil & Gas Extraction" industry often exceeding $76,000 annually. From a planning perspective, the energy industry provides a robust tax base and high-quality jobs, yet it also necessitates specialized infrastructure. The extensive network of gathering lines and pipelines, such as the Sabina 2 Pipeline, underscores the need for land-use strategies that balance industrial transport requirements with the parish's residential and recreational growth.





4. Immediate Initiatives

Initiatives outlined in the section ahead are designed to demonstrate visible progress, build public trust, and address urgent parish needs. These priority actions serve as the catalyst for the broader, long-term goals established throughout the planning process. Specific plans for implementation can be found in Section 8 on page 91.



Leadership Development

A leadership development program is a networking and educational opportunity for young professionals that can also deliver measurable benefits to the parish community, including talent retention, knowledge transfer, and solutions to real challenges through capstone projects.



One-Stop Shop Permitting

By streamlining the permitting process through an up-to-date website, the parish can realize savings in both costs and time for aspiring entrepreneurs as well as governmental employees, removing unnecessary barriers and opening the door to new businesses.



Workforce Development

Through a workforce development program, the parish can prepare citizens for in-demand jobs through industry and educational institution partnerships supporting skills training, apprenticeships, career counseling, and job placement.



Conservation Buffers

The use of conservation buffers, or narrow strips of land kept in permanent vegetation, can yield numerous environmental benefits for wildlife, soil, and people, with a negligible impact to the private landowner's agricultural production. Buffers include filter strips, riparian corridors, grass waterways, and field borders.



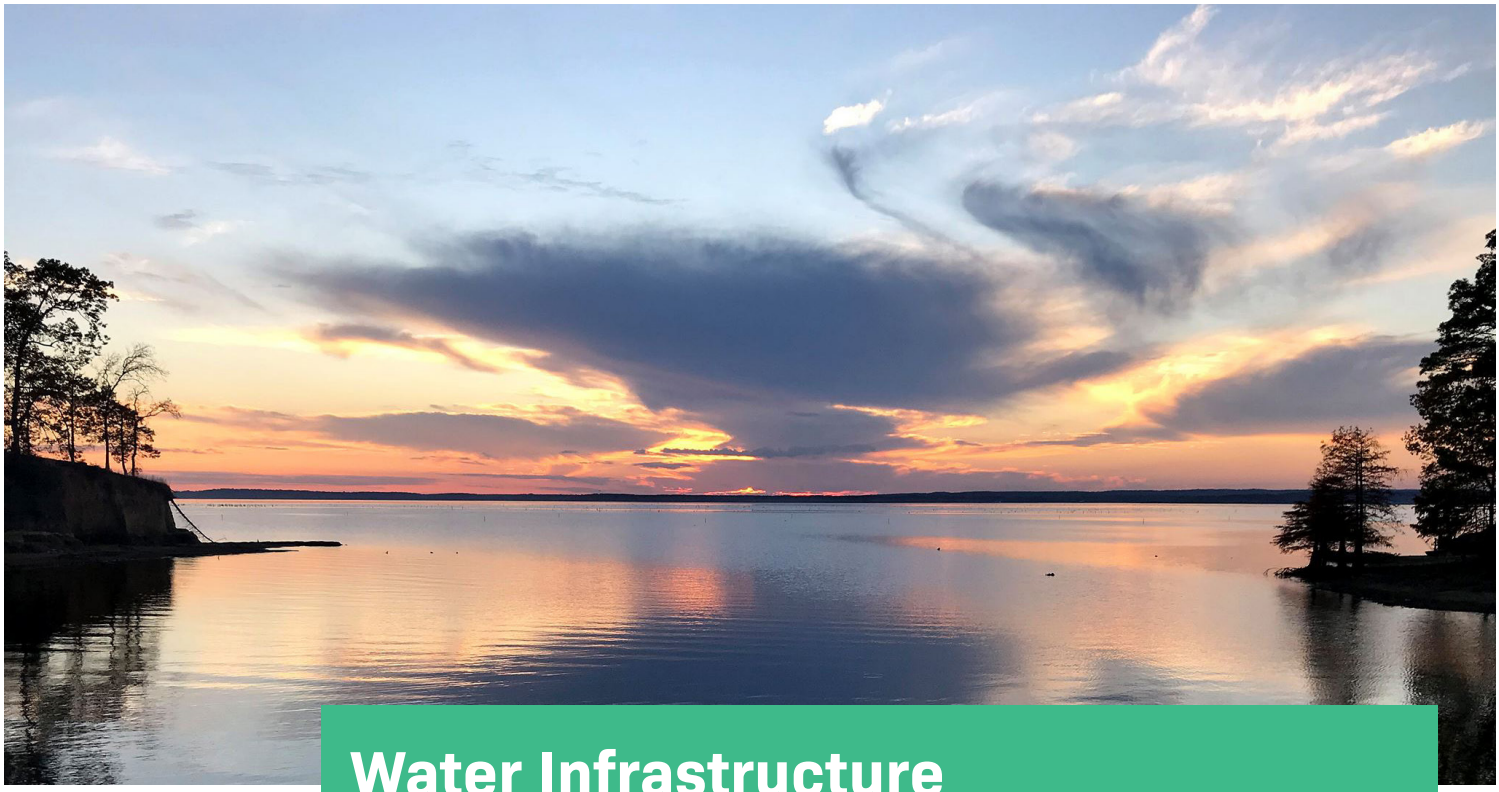
Community Foundation

A dedicated Community Foundation will catalyze local investment by pooling private resources to address social needs. By establishing endowments and targeted grantmaking, the parish creates a permanent funding engine to support nonprofits and long-term civic projects.



Parish Population Metrics

Planning must account for a 3x potential swell ratio in the lake-influenced population, where seasonal visitors significantly impact service demand. By using tools like VRBO data and utility consumption, the parish can better manage infrastructure for a population that fluctuates far beyond its permanent residency.



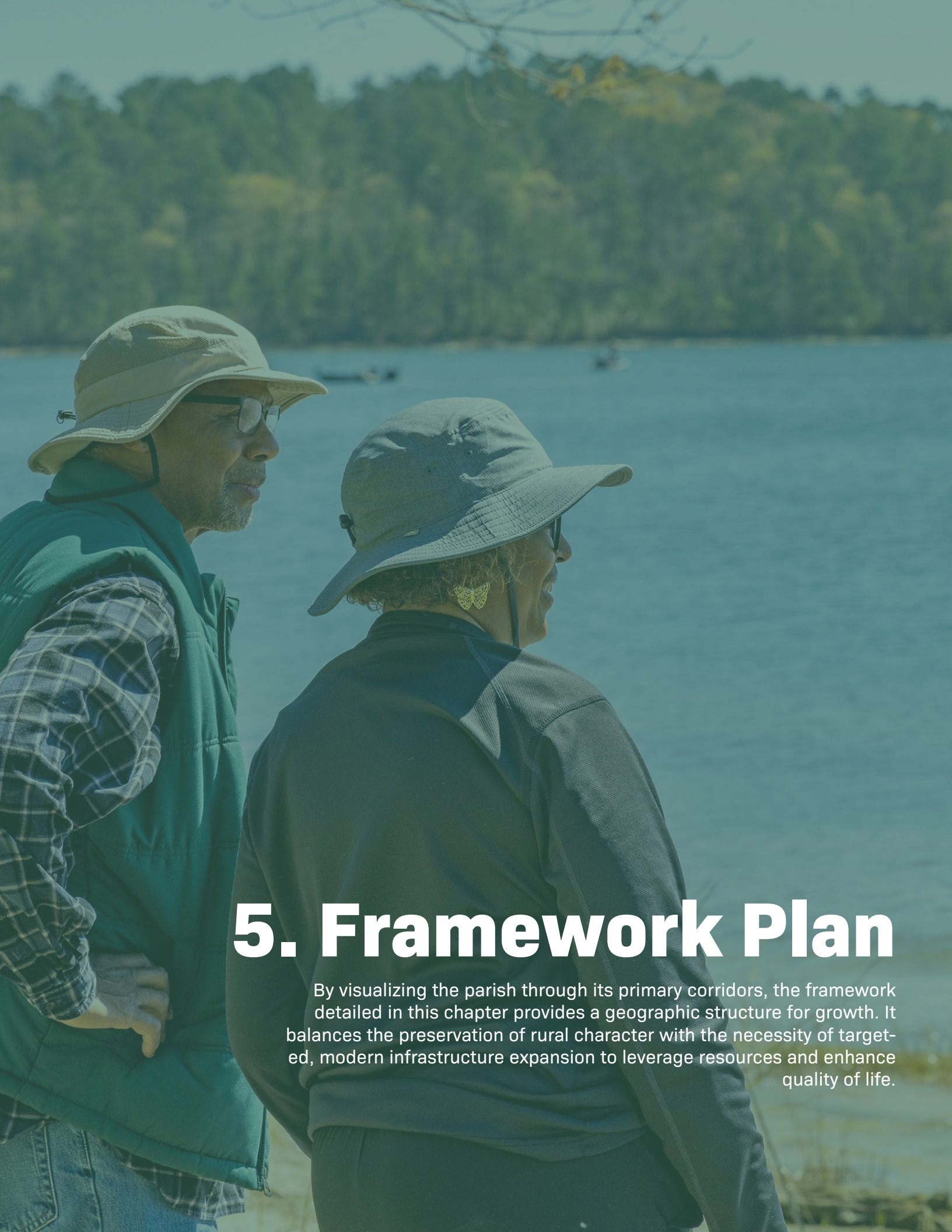
Water Infrastructure

With 17 independent systems and an average score of 71.8, the parish must address extreme grade disparities ranging from “A” to “F”. Priorities include consolidating failing systems and upgrading aging infrastructure to stabilize water quality across the district, ensuring every community meets modern health and safety standards.



DOTD Engagement

Strategic DOTD partnership ensures heavy industrial corridors remain viable. Prioritizing bridge replacements and safety overlays on key routes supports the timber and gas sectors, while advocacy in state funding cycles secures essential long-term transportation improvements.



5. Framework Plan

By visualizing the parish through its primary corridors, the framework detailed in this chapter provides a geographic structure for growth. It balances the preservation of rural character with the necessity of targeted, modern infrastructure expansion to leverage resources and enhance quality of life.

Importance of Place

In a rural landscape at the gateway from Texas to Louisiana, "place" is more than a geographic coordinate; it is the cornerstone of collective identity. For Sabine Parish, the Framework Plan is an essential tool that honors the unique natural and manmade fabric of the region. Where vast timberlands and water define the horizon, a structured framework ensures that growth does not dilute the parish's assets but rather reinforces the sense of belonging and happiness that residents derive from their surroundings.

This framework arises from the parish's dual geography: the expansive Toledo Bend to the west, which serves as a primary economic engine through recreation, and the dense woodlands to the east, which sustain the parish's industrial legacy and offer new frontiers for market innovation. At the confluence of these resource-rich corridors lies the "parish heart," a strategic core where infrastructure and history intersect to support long-term vitality. By utilizing place-making and place-keeping, community leaders ensure that the connective fabric—the roads and communities binding timber to water—adapts to change while shielding the values that make Sabine Parish home.



Net Usable Land Area Analysis

The geographical composition of Sabine Parish presents a distinct dichotomy between water and land, fundamentally shaping development potential. Encompassing 1,012 square miles, Sabine is the 15th largest parish in Louisiana, yet a significant portion of its footprint is defined by natural constraints. Approximately 14% of the total area is permanently inundated, primarily by the Toledo Bend Reservoir, while an additional 28% falls within the 100-year flood zone.

When these environmental factors are accounted for, the parish is left with a 68% net usable land area. This usable land is distributed across two primary environmental regions: the Toledo Bend Lake Zone to the west and the Woodland Zone to the east. While the eastern woodlands offer vast swaths of high-ground land for timber and industry, the western lakefront represents our highest-value real estate.

Influence of Water

In Sabine Parish, water is a double-edged sword that dictates the rhythm of community growth. As a primary asset, the lakefront serves as our most powerful economic engine; these parcels represent premium real estate that attracts significant investment, tourism, and a seasonal population that bolsters local commerce. The future value of these areas is immense, as the demand for waterfront "camps" and recreation-focused lifestyles continues to outpace inland supply.

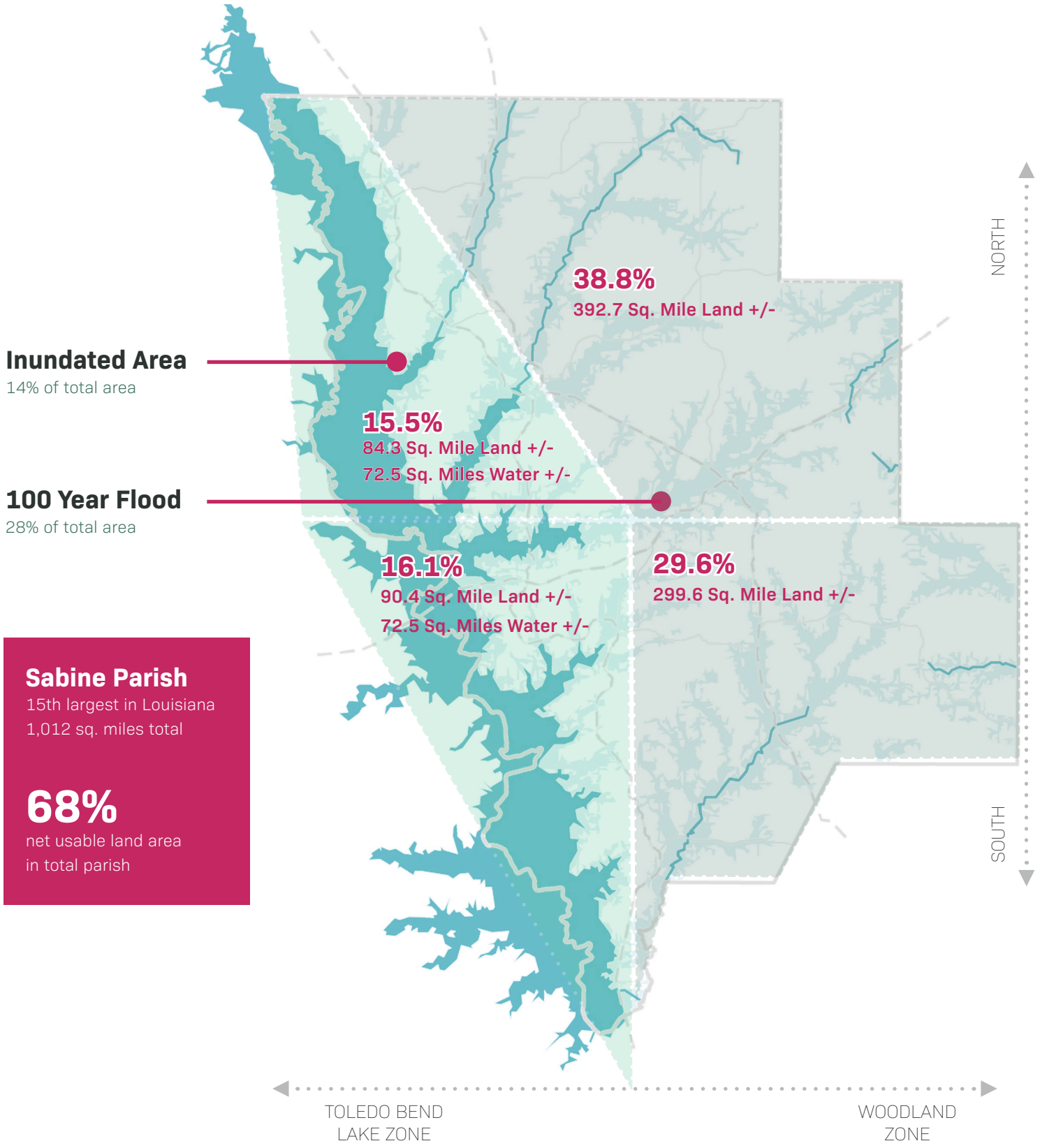
Limitations

Despite the immense value of its natural assets, the geography of Sabine Parish imposes significant structural limitations on future expansion. The same water and woodland resources that drive the economy also create fragmented development patterns, as the inundation rate and flood zone coverage act as permanent barriers to continuous infrastructure. These environmental "hard stops" often isolate high-value lakefront pockets from the industrial eastern woodland zone, increasing the cost of connecting utilities and emergency services.

Furthermore, the concentration of timber and agricultural use means that large-scale residential or



commercial "infill" is frequently restricted by existing land-use commitments and conservation needs. Because the most desirable real estate is clustered along the western lakefront, the parish faces a "bottleneck" effect where infrastructure demand is highest in the areas most vulnerable to seasonal population swells and environmental flux. This geographical reality requires a shift from broad, expansive development to a "cluster" strategy, focusing growth within the 68% net usable land area to preserve the natural buffers that protect the parish from erosion and flooding.



Sabine Parish
15th largest in Louisiana
1,012 sq. miles total

68%
net usable land area
in total parish

Parish Fabric, Corridors & Core

The following zones illustrate the diverse landscape of Sabine Parish, where high-value waterfront recreation in the west balances with industrial timberlands and energy resources in the east. This spatial arrangement highlights how primary employment anchors—including Weyerhaeuser and Boise Cascade—and residential communities are woven together by three corridors, LA 6, LA 191, and US 171, whihch form the essential connective fabric of the parish.

Sabine North

Higher value parcels front Toledo Bend including camps, permanent residential properties, public and private recreational amenities and supporting land uses in the west. Weyerhaeuser in Zwolle serves as primary employment anchor. Higher elevation area east of 171 is sparsely populated woods with significant oil & gas resources at southern end of Haynesville Shale Formation.

Sabine South

Similar higher value parcels fronting Toledo Bend as in North. Boise Cascade in Florien is primary employment anchor for US 171 central throughway. Higher elevation area east of US 171 is sparely populated piney woods adjoining the Kisatchie National Forest.

Lake Recreation Zone

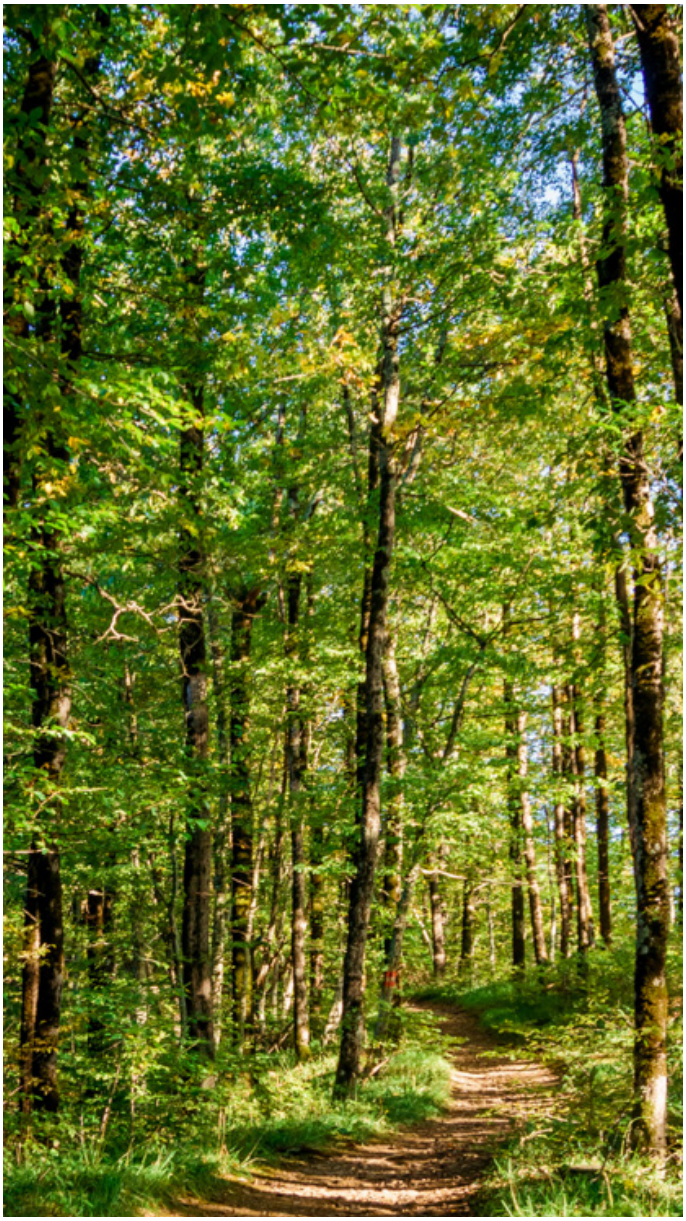
High-value parcels front Toledo Bend with a range of development including camps, high-end residential properties, public and private recreational amenities.

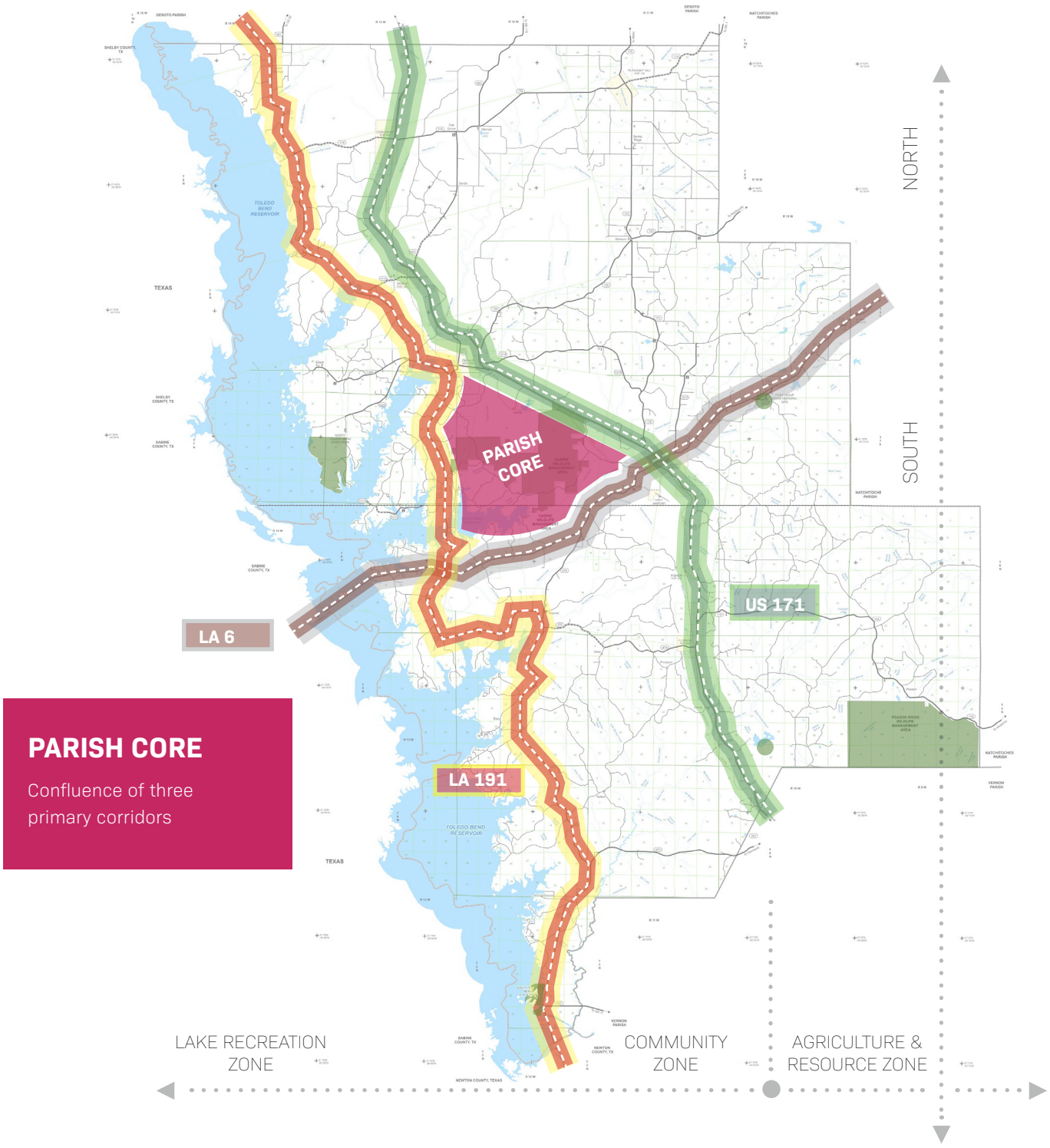
Community Zone

Defined by rolling hills with pine forests. this zone supports large industry, service and retail businesses, a majority of the educational campuses and the majority of towns and villages in the Parish.

Agriculture & Resource Zone

Sparsely populated piney woods, northern sections of this zone include significant oil and gas resources at the southern end of the Haynesville Shale formation.





PARISH CORE

Confluence of three primary corridors

LA 6

El Camino Real de Los Tejas

- History
- Commerce
- Connectivity E&W
- Defines Parish's north and south zones
- Opportunity Corridor
- Education Corridor

LA 191

Toledo Bend Forest Scenic Byway

- Lake Access
- Resort & state park access
- Recreation & adventure
- Views & experiences
- Defines Parish's recreation and woodland zones

US 171

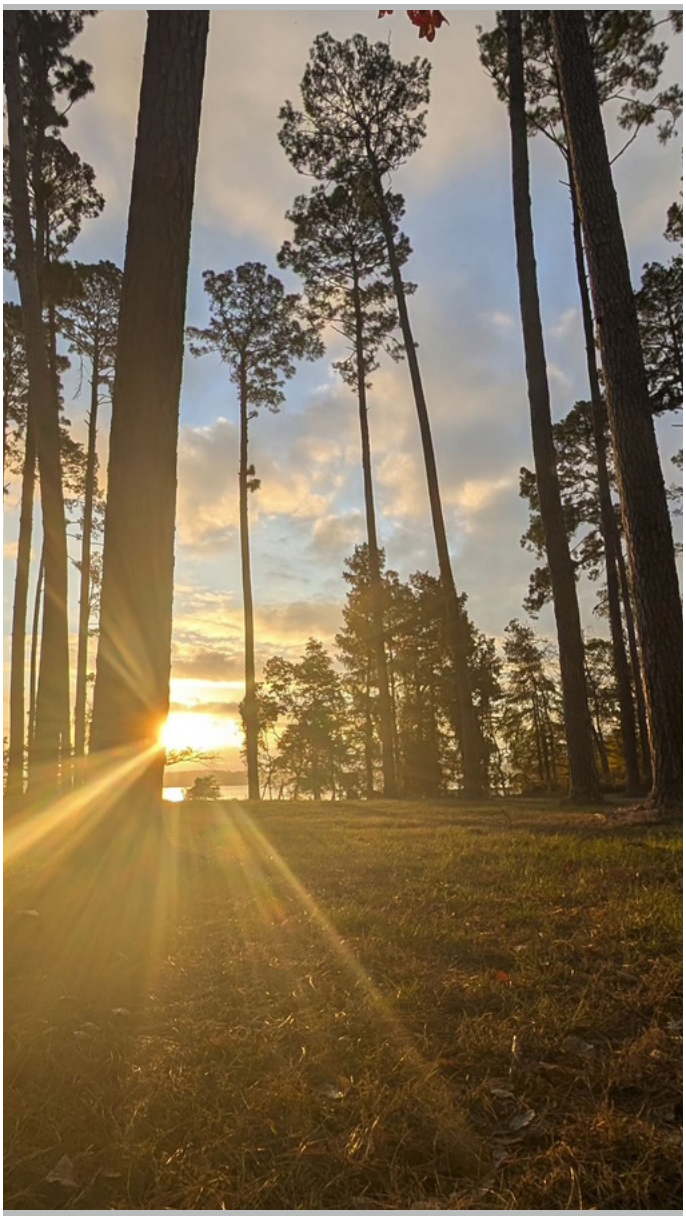
Purple Heart Highway

- Connectivity for N & S
- Central Thruway
- Traces rail access
- Transportation & commerce
- Parish community corridor
- Defines Parish's agricultural and resource zones

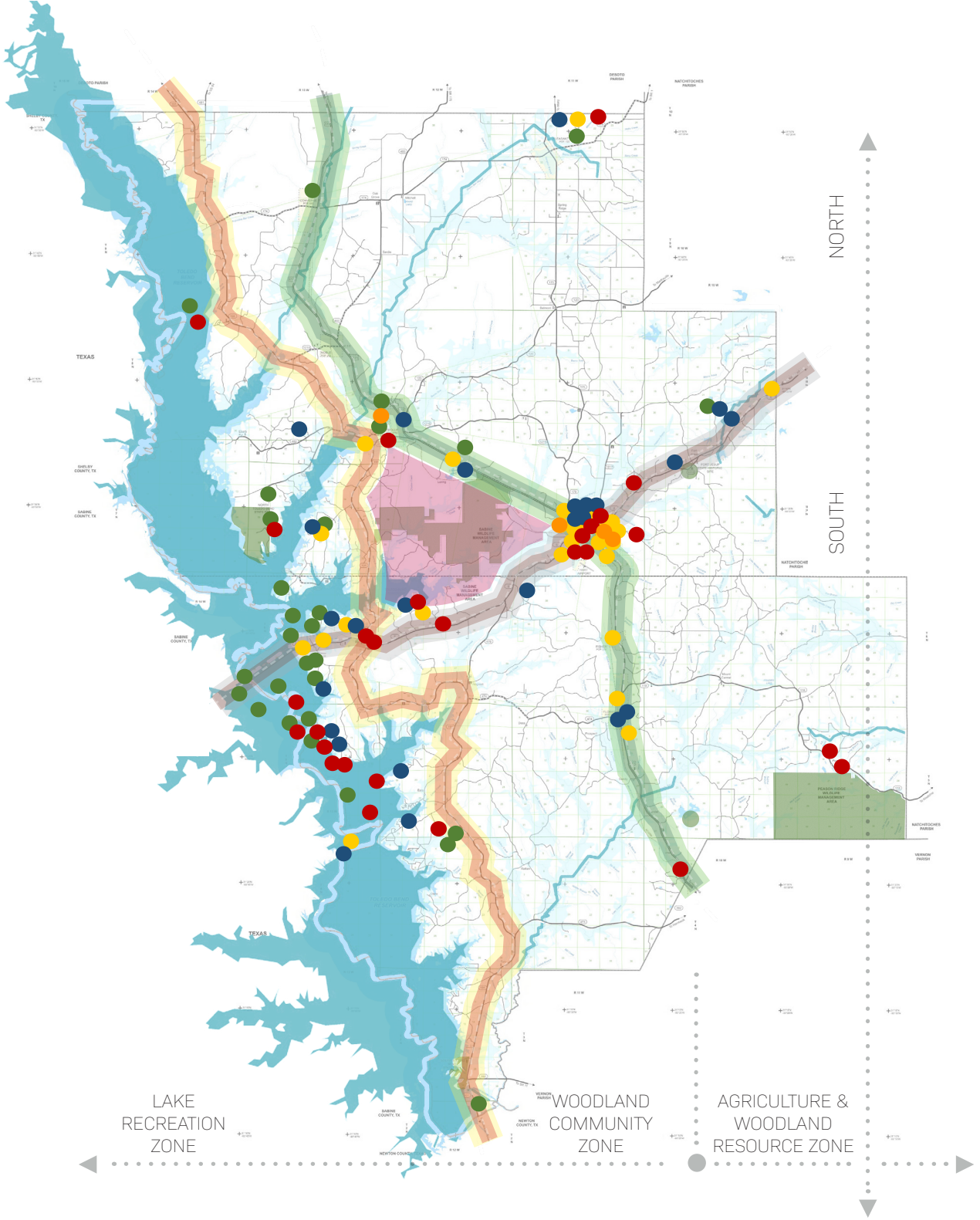
Parish Assets

This asset map plots community needs and services as they are currently located throughout the parish. Existing assets are distributed broadly along the lake boundary at the west of the Parish. Elsewhere, assets remain concentrated at community centers.








NORTH
SOUTH
LAKE RECREATION ZONE
WOODLAND COMMUNITY ZONE
AGRICULTURE & WOODLAND RESOURCE ZONE
TEXAS
WATER
100 YEAR FLOOD
GREEN SPACE
LA 191
LA 6
LA 171
HEALTHCARE
GROCERIES
RECREATION
WORSHIP
SOCIALIZATION

Parish Framework Compilation

Viewed all together, the analyses reveal a concentration of assets and opportunities at the core of Sabine Parish.

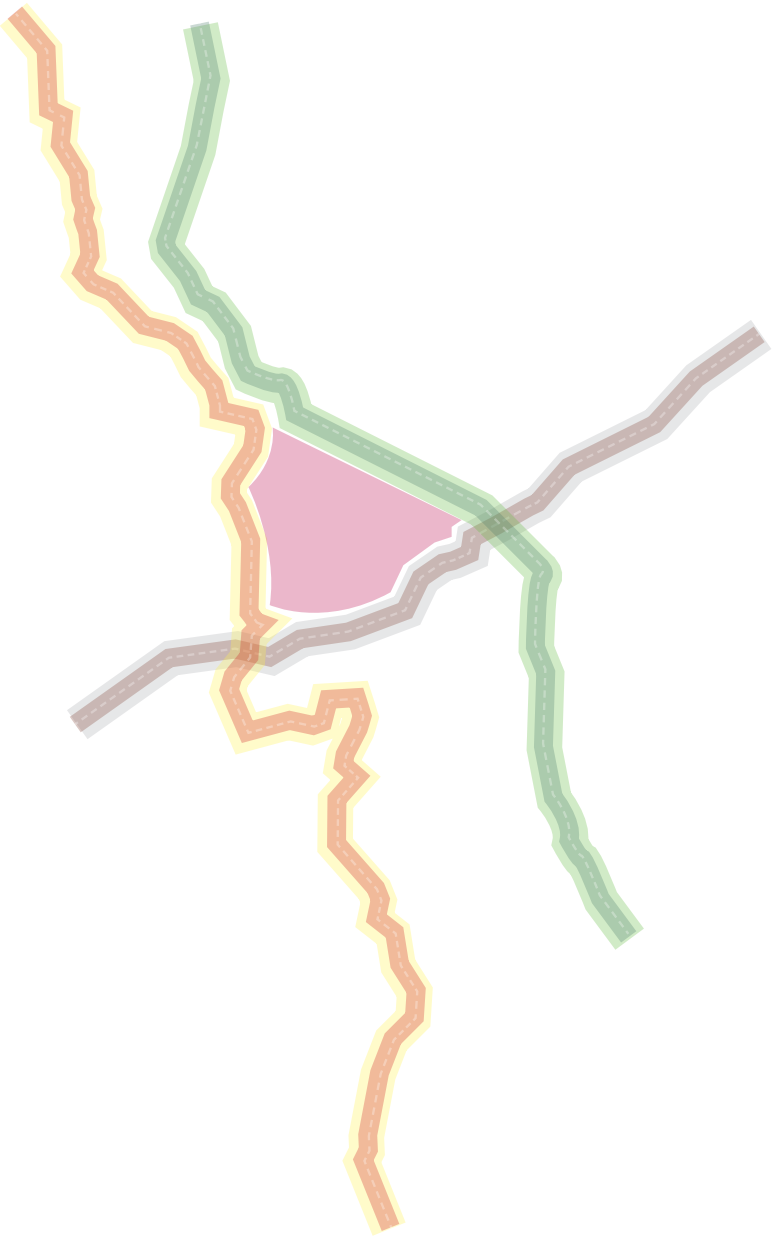
Complex and independent land uses
A complex confluence of unique land uses that must be addressed independently.

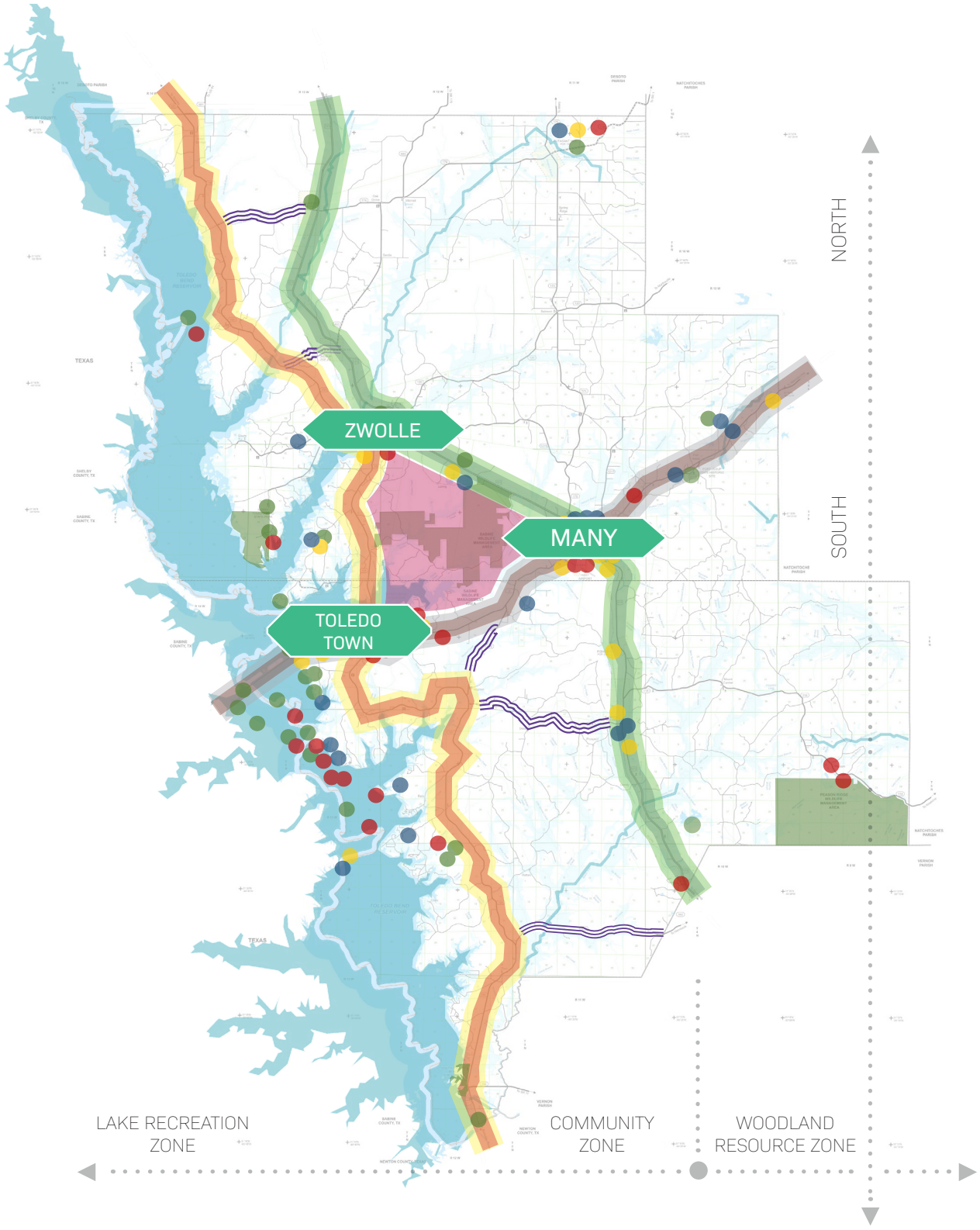
Lake as primary economic engine
Lake uses serve as primary Parish economic engine to the west.

Innovation with resources
Rich agricultural and forest resources in the east offer sustainability, industry, employment and potential for market innovation.

Corridors as connective fabric
Parish corridors and communities provide essential connective fabric supporting Parish life.

Confluence core
Confluence core has significant resources and infrastructure access; core presents unique long-term potential to support Parish vitality.





WATER
100 YEAR FLOOD
GREEN SPACE
LA 191
LA 6
LA 171
E-W CONNECTOR
INTERSECTION ZONES
PARISH ASSETS

Parish Opportunity Zones

Corridor segments offer unique development potential for highest and best use and potential economic development zones. Respective segments and community intersections deserve concentrated attention for future success.

A Hospitality and Service Zone

Retail, personal & professional services and hospitality Land Uses for locals and regional drive market. Examples:

- *Big Box Retail*
- *Grocery, Pharmacy, Personal Care*
- *Hotel, Restaurants*
- *Cultural Attractions*

B Entertainment & Recreation Zone

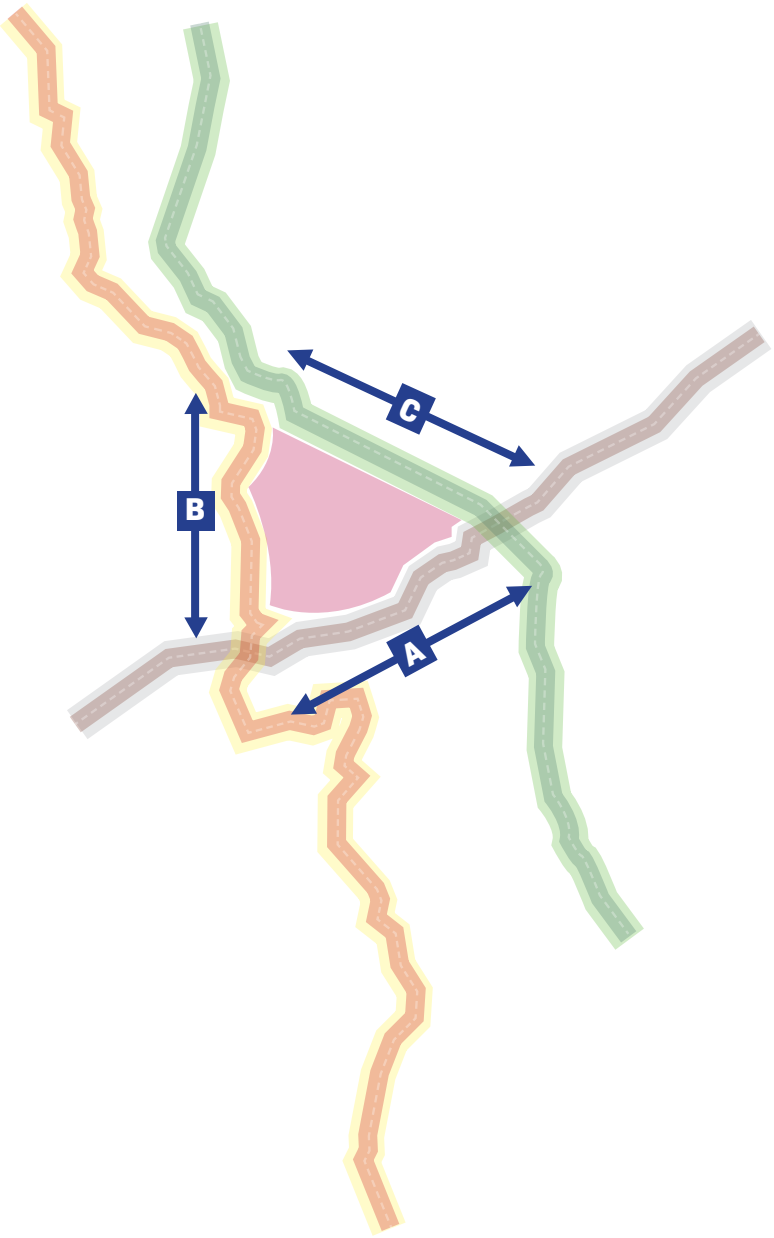
Land Uses targeting visitors, leisure activities, and recreational needs of lakefront properties. Examples:

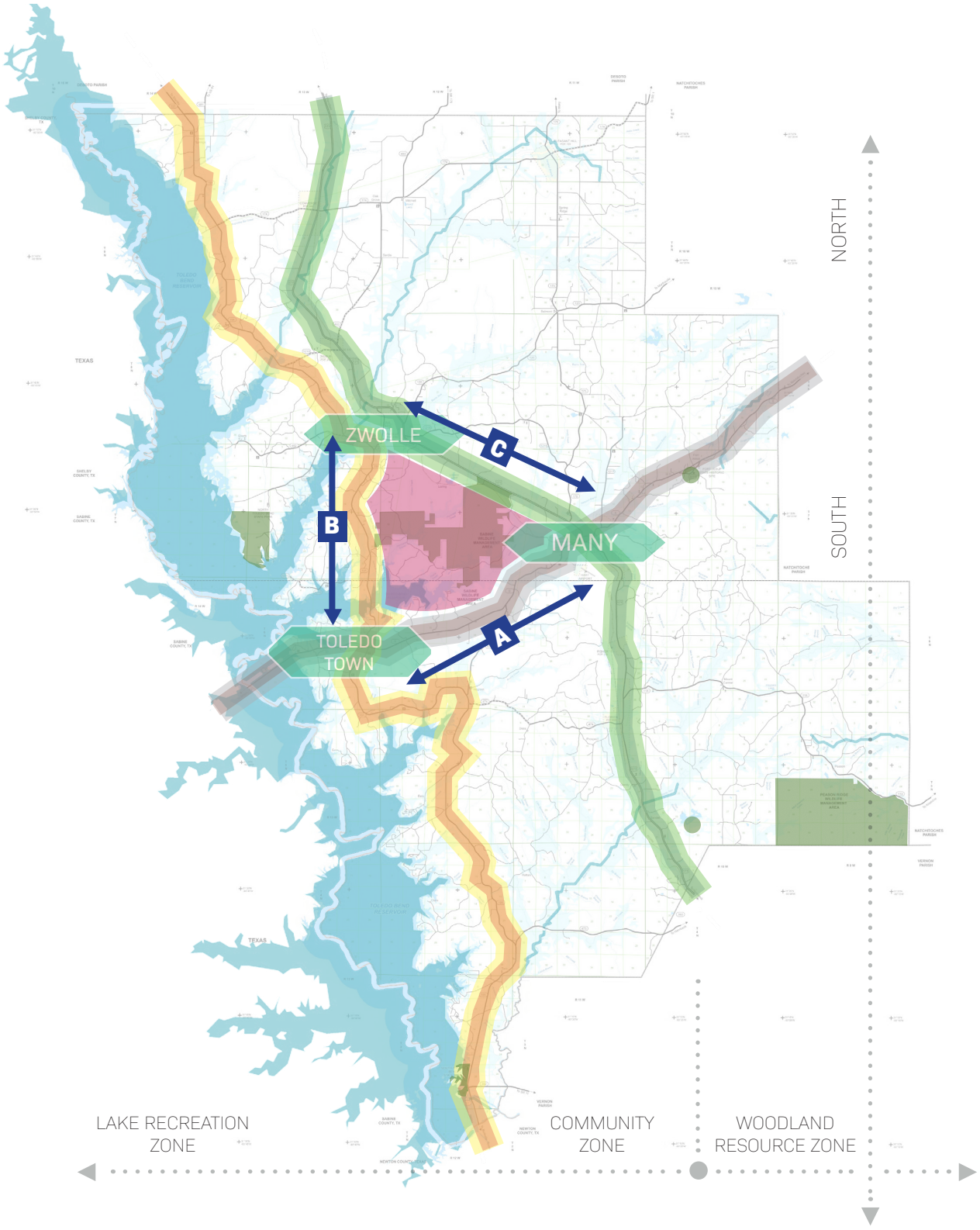
- *Outfitters & Specialty Retail*
- *Tour & Guide Services*
- *Outdoor Adventure Activities*
- *Arcades, Indoor Entertainment*

C Research & Enterprise Zone

Land Uses for traditional & emerging energy & forest industries business interests. Examples:

- *Forest Product Mining & Manufacturing*
- *Bio-Fuels & Energy Production*
- *Public & Private Research Facilities*
- *Multimodal Transportation*





WATER

100 YEAR FLOOD

GREEN SPACE

LA 191

LA 6

LA 171

INTERSECTION ZONES



6. Corridor Priorities

Sabine Parish's unique confluence of corridors with proximity to abundant natural resources offers potential for economic development in the sectors of forestry, energy production, and recreational tourism. Opportunities have been distilled by the steering committee into high and secondary priority projects that support gateway development, research & enterprise, recreation & entertainment, hospitality & service, and community development.

Incentives & Opportunity Zones

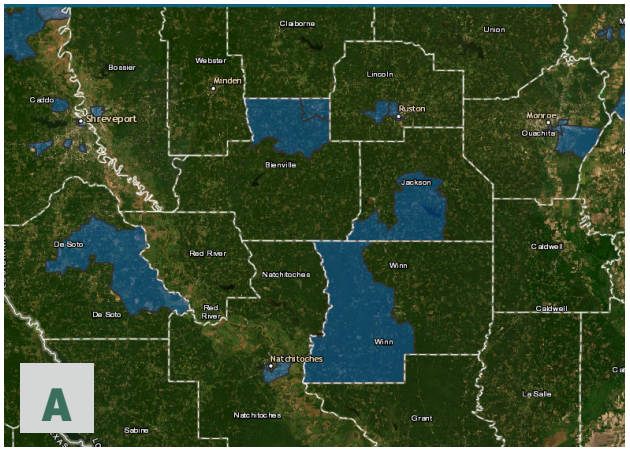
The parish is eligible for numerous incentives, including federal and state funding, that will stimulate economic development.

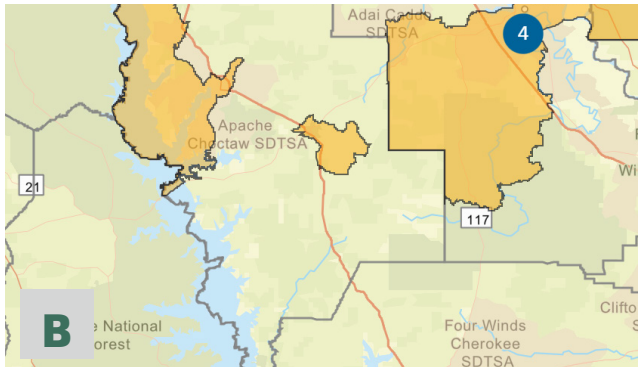
A **Qualified Opportunity Zones:** Qualified Opportunity Zones (QOZ) are tax incentives to encourage investment in undercapitalized communities. Per recent legislation, QOZs located in rural areas will be eligible for enhanced tax benefits. A rural area is any city or town with a population less than 50,0000, excluding census tracts adjacent to a town or city with more than 50,000 people. Current QOZs will sunset on July 1, 2026, and must be redesignated. As of spring 2026, the parish is in the zone designation process with North Louisiana Economic Partnership.

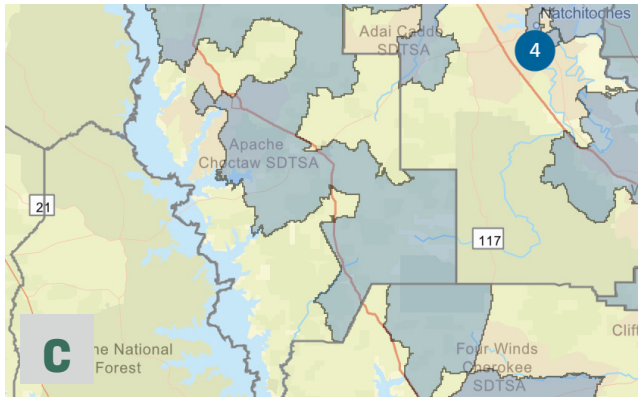
B **Louisiana New Markets Tax Credit:** The Louisiana New Markets Tax Credit (NMTC) Program is a state-level initative designed to complement the federal New Markets Tax Credit Program and stimulate investment in low-income communities throughout the state.

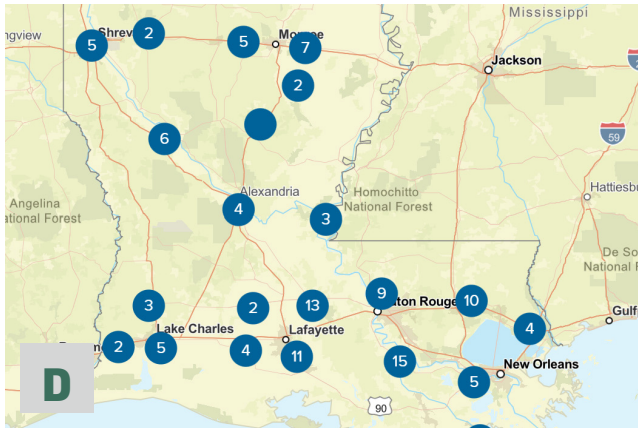
C **Louisiana Enterprise Zones:** The Enterprise Zone was a jobs incentive program, providing Louisiana income and franchise tax credits. Repealed in 2025 in Governor Jeff Landry's Tax Reform Bill.

D **Louisiana Economic Development (LED) Certified Sites:** None currently located in parish.







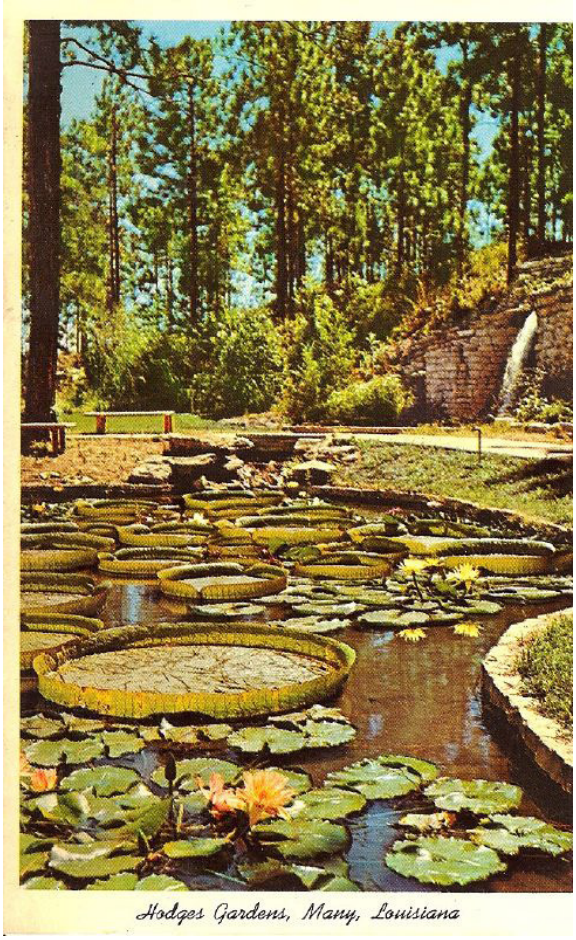


ECONOMIC POTENTIAL

Forest Product Research

Forest forms much of the landscape of Sabine Parish and thus is integral to the culture. Hodges Gardens was established in 1956 in Florien, Louisiana. Initially a private sanctuary, the 900-acre property was soon open to the public and became a popular tourist destination as "Louisiana's Garden in the Forest." The gardens were transferred to state ownership in 2007 and operated as a state park before returning to foundation ownership in 2018. Its latest evolution, the Louisiana Ecological Forestry Center (LEAF), is not a public park but a research destination encompassing 4,600 acres. LEAF hosts prescribed burning workshops with LSU AgCenter and educational programs for K12 and higher ed to promote the development of forestry professionals. They recently implemented an internships program through the Louisiana Agriculture Workforce Development Program.

The parish, in collaboration with LEAF, should consider positioning the center on a regional or national scale, connecting professionals with research, environment, and resources while marketing the parish's significance to the forestry industry.



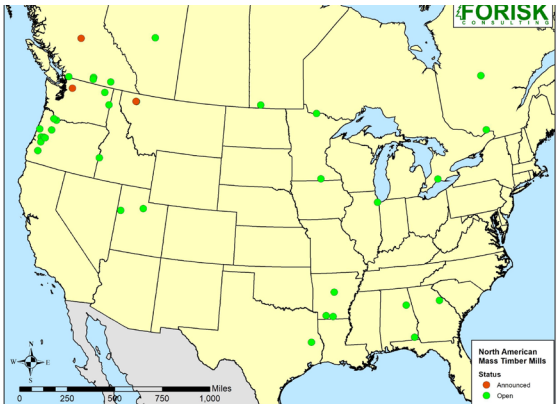


Architectural rendering of National Museum of Forest Service History Conservation Legacy Center. Source: Leers Weinzapfel Architects

Forest Product Fabrication

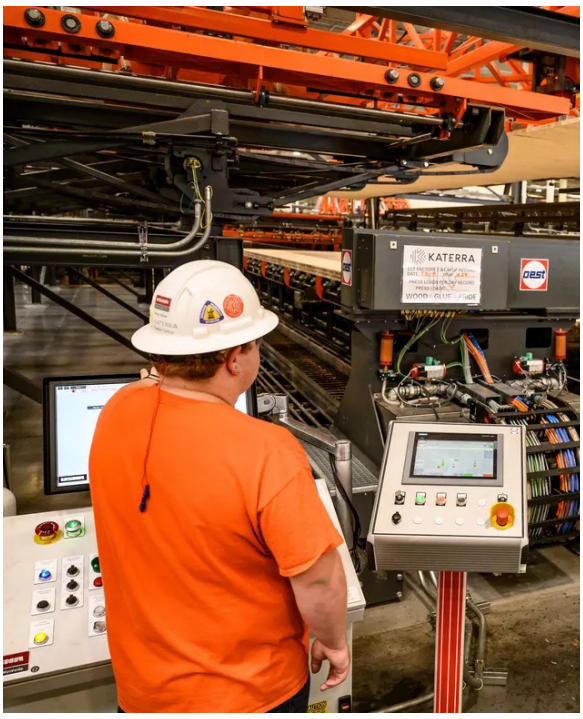
Sabine Parish is strategically positioned to leverage evolving forest product industry trends for economic development. Recent forest products innovations include Cross-Laminated Timber and other mass timber technologies. The resilient and renewable materials are gaining momentum in the marketplace, but fabrication mills are relatively scarce in the Southeast.

Through mass timber fabrication, the parish can capitalize on and improve existing forest resources, creating jobs across multiple industries including forestry, construction manufacturing, and logistics.



PICTURED *Mass timber mills in North America.*

PICTURED *Advanced manufacturing at the Mercer Mass Timber facility directly fuels large-scale sustainable construction projects like the Walmart Home Office campus*





ECONOMIC POTENTIAL

Forest Products & Energy Production

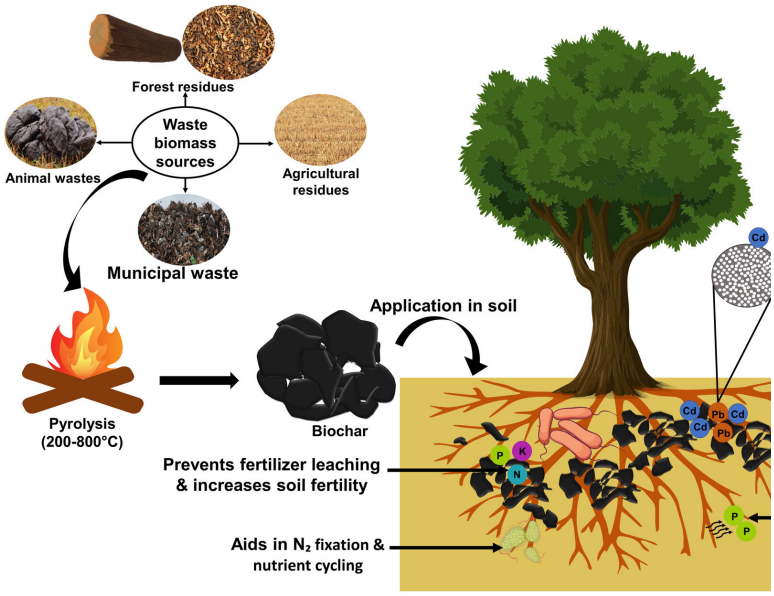
Biochar, similar to charcoal, is developed by burning the byproducts from forestry and agricultural practices. The biochar is then returned to the soil, where it improves soil health.

Like biochar, biomass is a byproduct of forestry practices already active in the parish but extends to any organic matter used as feedstock for biofuels. This waste utilization offers a new revenue stream for forestry landowners.

Biomass facilities in the parish would create new job opportunities at the plant itself as well as adjacent industries including forestry and manufacturing.

The parish can further leverage its forestry industry by deriving bioplastics and other cellulose nanomaterials from the organic byproducts. The emerging bioplastics industry is popular for contributing to a circular economy and reducing fossil fuel dependence.





PICTURED *Through pyrolysis, organic matter is transformed into biochar, which, when applied to soil, increases fertility by aiding nutrient cycling and preventing fertilizer leaching. Source: Joint Research Centre*

Energy Resource Development

Sabine Parish has the opportunity to expand from traditional resource extraction toward a diversified energy portfolio that aligns with Louisiana's statewide climate and economic goals. While solar farms are already in place in the parish, Sabine can connect with state strategy to capitalize on federal funds; specifically, the Louisiana Clean Energy Fund—in collaboration with Louisiana Economic Development and the Center of Planning Excellence—is developing a pipeline of projects to fund throughout the state.

Solar and Renewables

Expansion into utility-scale solar offers a steady, long-term tax base with minimal demand on parish services. Beyond traditional arrays, "agrivoltaics"—pairing solar panels with grazing or pollinator habitats—allows the parish to maintain its agricultural identity while harvesting renewable energy.

Carbon Capture and Storage (CCS)

Louisiana's geology makes it a national hub for Carbon Capture and Storage (CCS), presenting an opportunity for Sabine to participate in the burgeoning carbon management economy. By utilizing underground saline aquifers for permanent CO2 sequestration, the parish can attract industrial partners looking to offset emissions. However, the path forward requires a balance of innovation and stewardship. Many residents have expressed valid concerns regarding the long-term integrity of storage sites, potential impacts on local aquifers, and the transparency of monitoring processes. Addressing these "pore space" rights and safety protocols through clear local ordinances is essential to ensuring that CCS projects provide a community benefit without compromising the parish's environmental health.

Hydrogen and Emerging Markets

The existing pipeline infrastructure in the region provides a competitive advantage for the transportation of hydrogen and other low-carbon fuels. By leveraging state incentives for "Blue" and "Green" hydrogen production, Sabine can position its industrial zones as critical nodes in the regional energy grid, ensuring the parish remains a leader in energy production for decades to come.

PICTURED *Advanced manufacturing at the Mercer Mass Timber facility directly fuels large-scale sustainable construction projects like the Walmart Home Office campus*

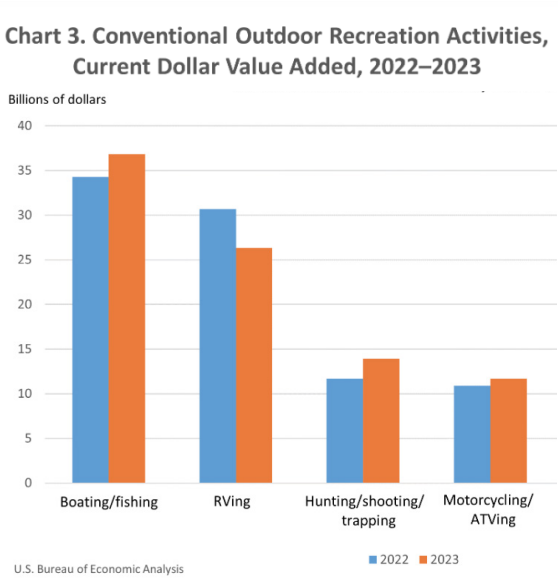


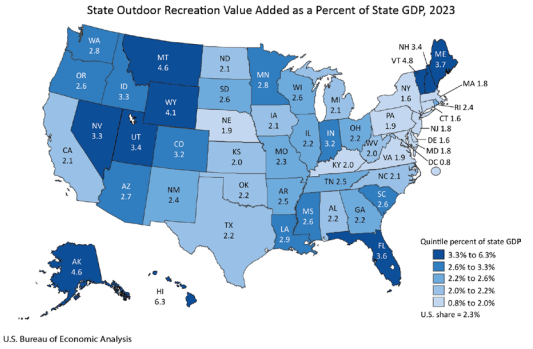


Recreation

Sabine Parish is positioned to capitalize on its natural resources and natural systems for a sustainable Recreation Economy, leveraging its "hidden gem" status to drive community revitalization. By participating in programs like the Recreation Economy for Rural Communities (RERC), the parish can develop strategies to link natural assets—including the Toledo Bend Reservoir—directly to community centers like Many and Zwolle. In 2023, the outdoor recreation sector accounted for 2.3% of the national GDP, with Louisiana ranking second in the nation for value generated per worker ($164,000), highlighting the massive untapped potential for high-wage service and manufacturing roles in the parish.

Future developments focus on transforming these recreational assets into a year-round economic engine rather than a seasonal one. This includes expanding trail systems, enhancing pedestrian connectivity between downtown hubs and waterfronts, and supporting local entrepreneurs in the "supporting activities" sector—such as hospitality, equipment retail, and guide services—which accounted for nearly 49% of the industry's total value added in 2023. By prioritizing land stewardship and modern infrastructure, Sabine Parish can attract a new demographic of "recreation enthusiasts" who bring significant disposable income, fueling long-term investment in public amenities and raising the overall quality of life for parish residents.









CREDIT *Toledo Bend Lake Country*

PARISH

Corridor Priorities

As identified in the Parish Framework section, the three corridors illustrated form the essential connected fabric of the parish. Historically, these corridors have been the means of defining unique parish zones with associated natural assets and resulting development patterns particular to each zone.

This plan identifies the signature qualities of respective corridors and explores the possibilities that each offers the Parish for economic and community development. In this way, corridors become the connective fabric linking the Parish together rather than dividing the Parish into incremental zones. Concentrated development along these established corridors offers opportunity to celebrate what is special about Sabine Parish, enhance community experiences for Parish residents and visitors alike, and embrace economic potential based upon abundant Parish natural resources.

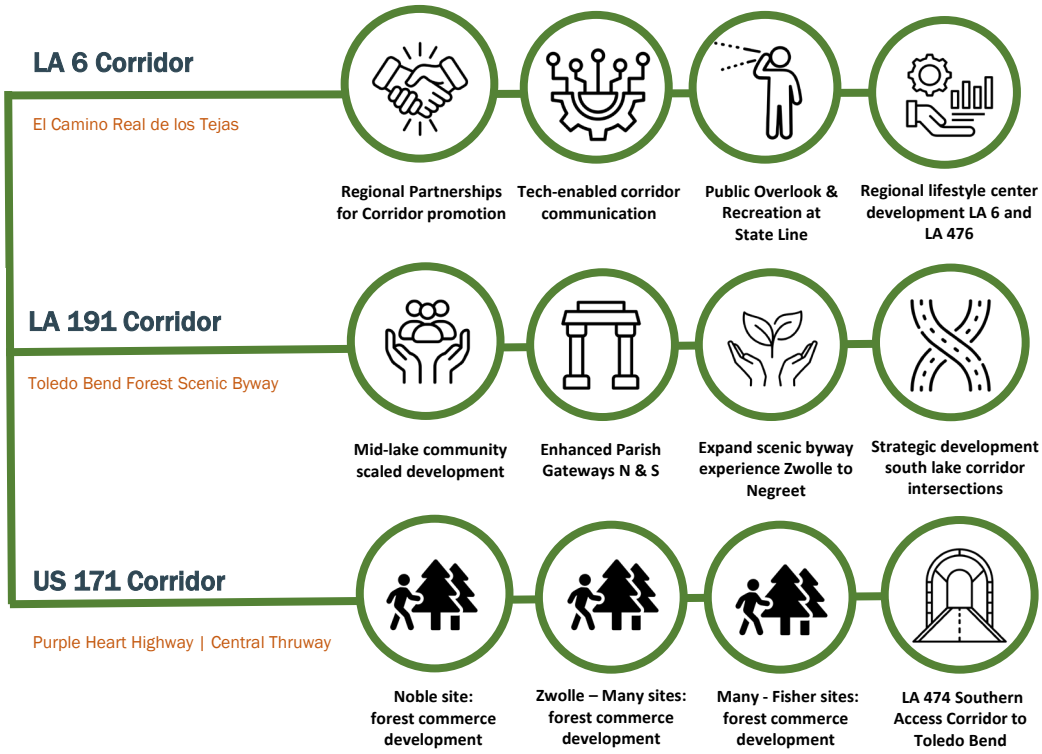
Investigated independently, each corridor exhibits opportunities based upon historical development patterns and demands equally unique development responses. Considered together, corridors offer an amazing breadth of possibility for the Parish.

Primary and Secondary Priority opportunities for respective corridors noted on the facing page were distilled by the master plan steering committee. Parish possibilities are illustrated on subsequent pages as the following key Parish-wide Planning initiatives further defined:

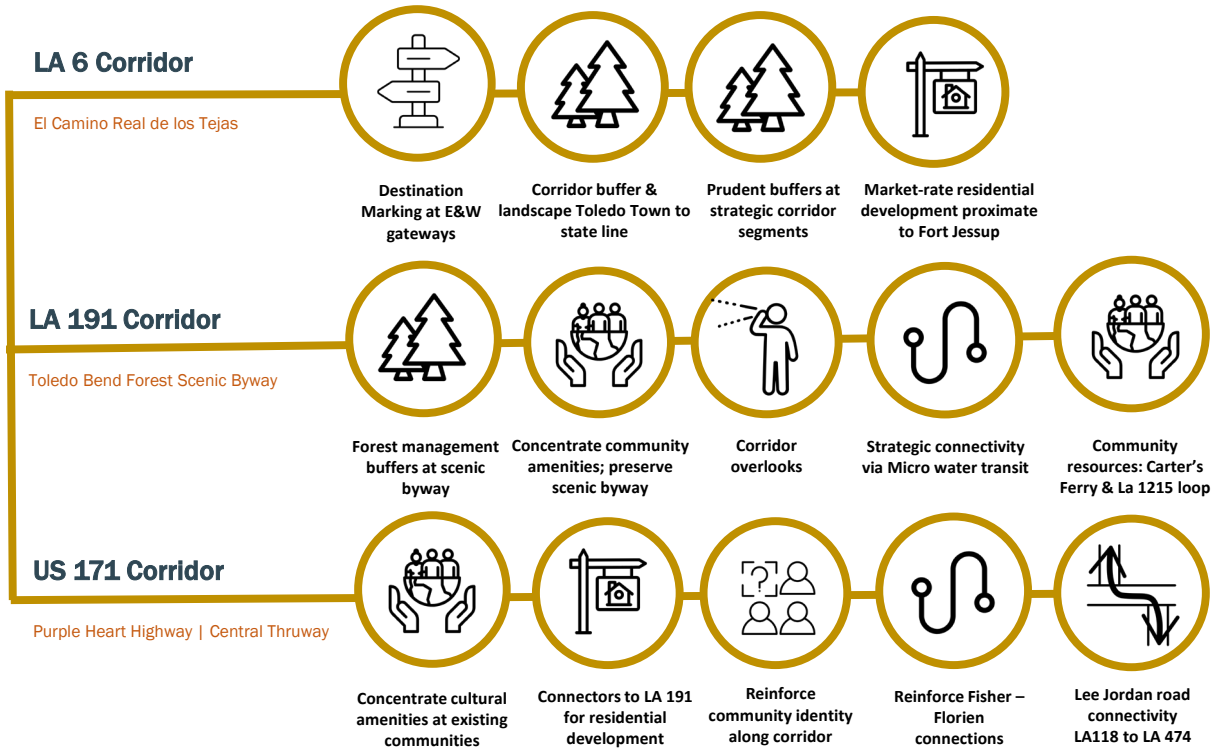
- **Gateways**
- **Research**
- **Recreation**
- **Hospitality & Service**
- **Community Development**

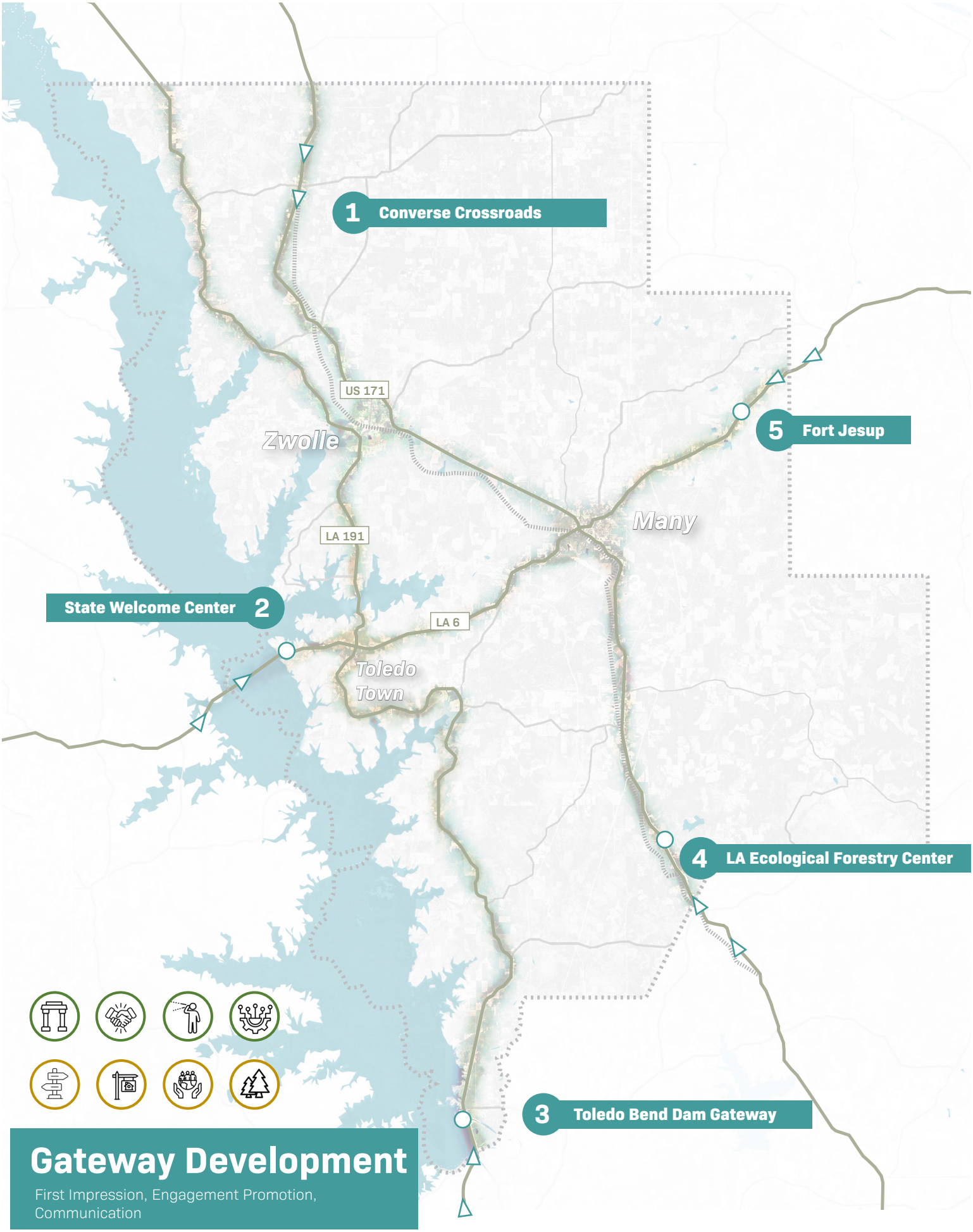


HIGH PRIORITY



SECONDARY PRIORITY





Gateway Development

First Impression, Engagement Promotion, Communication



1 Converse North Gateway

- Prominent visual marker US 171 near LA 174
- Tech enabled story-telling history of railroad and abundant natural resources

2 Pendleton Bridge State Welcome Center

- LA 6 at Pendleton Bridge and Louisiana state line
- Partner with Sabine River Authority to develop destination hub at premier location
- Dramatic sunset views of and access to Toledo Bend Reservoir
- State & Parish Welcome Center; Recreational, retail, and event destination
- Ideal location for Sabine Parish Tourist Commission Headquarters
- Existing boardwalk and dock access to Toledo Bend Lake

3 Toledo Bend Dam South Dam Gateway

- LA 191 immediately north of Toledo Bend Dam
- Partner with Toledo Bend Fish Research Station La. Department of Wildlife & Fisheries
- View of Toledo Bend Dam and Spillway
- Story telling opportunity regarding dam, power generation
- Adjacent to South Toledo Bend State Park
- Walking access to Toledo Bend Spillway Channel recreation area

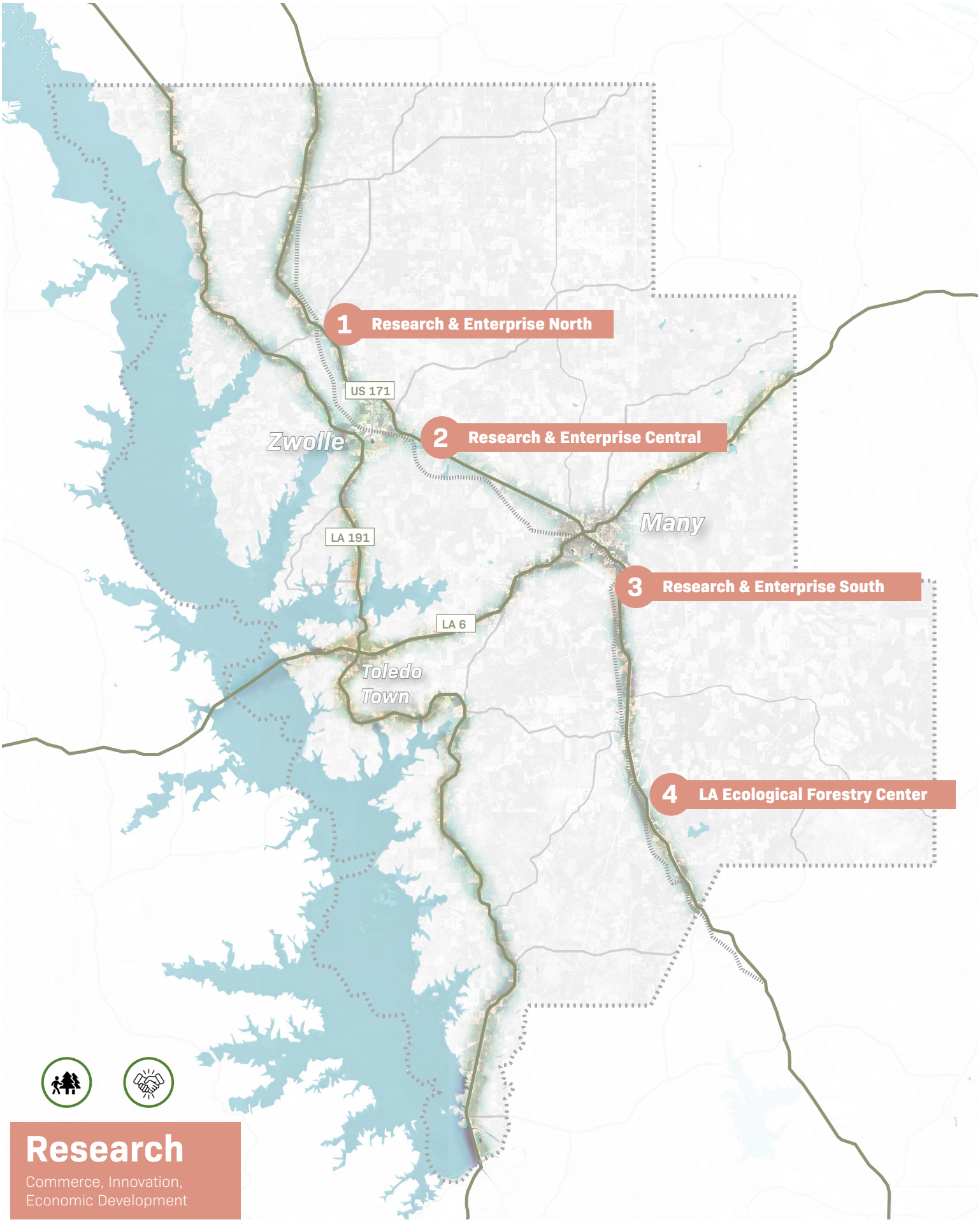
4 LA Ecological Forestry Center South Gateway

- Prominent visual marker US 171 at Hodges Road – entrance to La Ecological Forestry Center
- Partner with Ecological Center (former location of Hodges Gardens)
- Hodges Road access, driving tour & hiking at Forestry Center
- Tech enabled story telling opportunity regarding Hodges Gardens and current Parish Forest Research efforts

5 Fort Jesup East Gateway

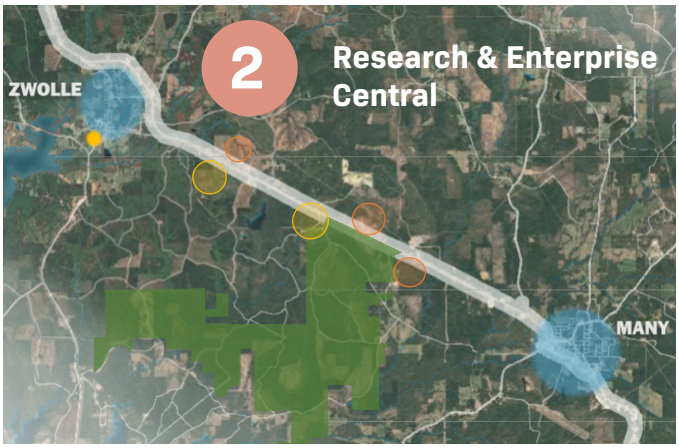
- Prominent visual marker US 171 at Hodges Road – entrance to La Ecological Forestry Center
- Partner with Ecological Center (former location of Hodges Gardens)
- Hodges Road access, driving tour & hiking at Forestry Center
- Tech enabled story telling opportunity regarding Hodges Gardens and current Parish Forest Research efforts





Research

Commerce, Innovation, Economic Development



LEGEND

- TOWN/VILLAGE
- PUBLIC RECREATION
- COMMUNITY & SERVICE RETAIL
- NATURAL/CULTURAL ASSET
- EXISTING FOREST FABRICATION & MANUFACTURING LAND USE
- FUTURE RESIDENTIAL DEVELOPMENT LAND USE
- POTENTIAL FOREST FABRICATION & MANUFACTURING LAND USE
- POTENTIAL FOREST RESEARCH & ENTREPRENEURSHIP LAND USE

1 Research & Enterprise North

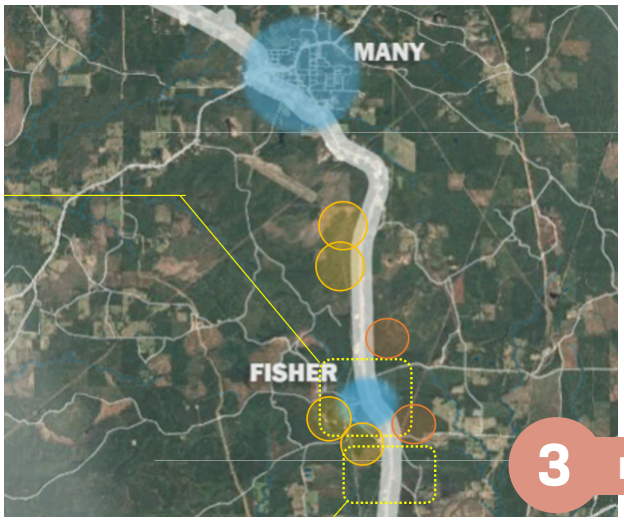
Targeted site North of Noble marketable for forest products fabrication and manufacturing land uses:

- Single owner, multi-acre parcels
- Direct US 171 and rail access
- Outside 100 year Flood Plain
- Directly accessible to East/West parish
- Transportation routes

2 Research & Enterprise Central

Home to Weyerhauser Forest Products Production in Zwolle Multiple Targeted sites Between Zwolle and Many marketable for Forest Products Fabrication, Manufacturing and Research Land Uses:

- Single owner parcels
- Direct US 171 and rail access
- Within 10 miles of primary Parish population centers
- Direct access to Sabine Wildlife Management Area
- Outside 100 year Flood Plain
- Easy access to Hart Airport in Many



3 Research & Enterprise South

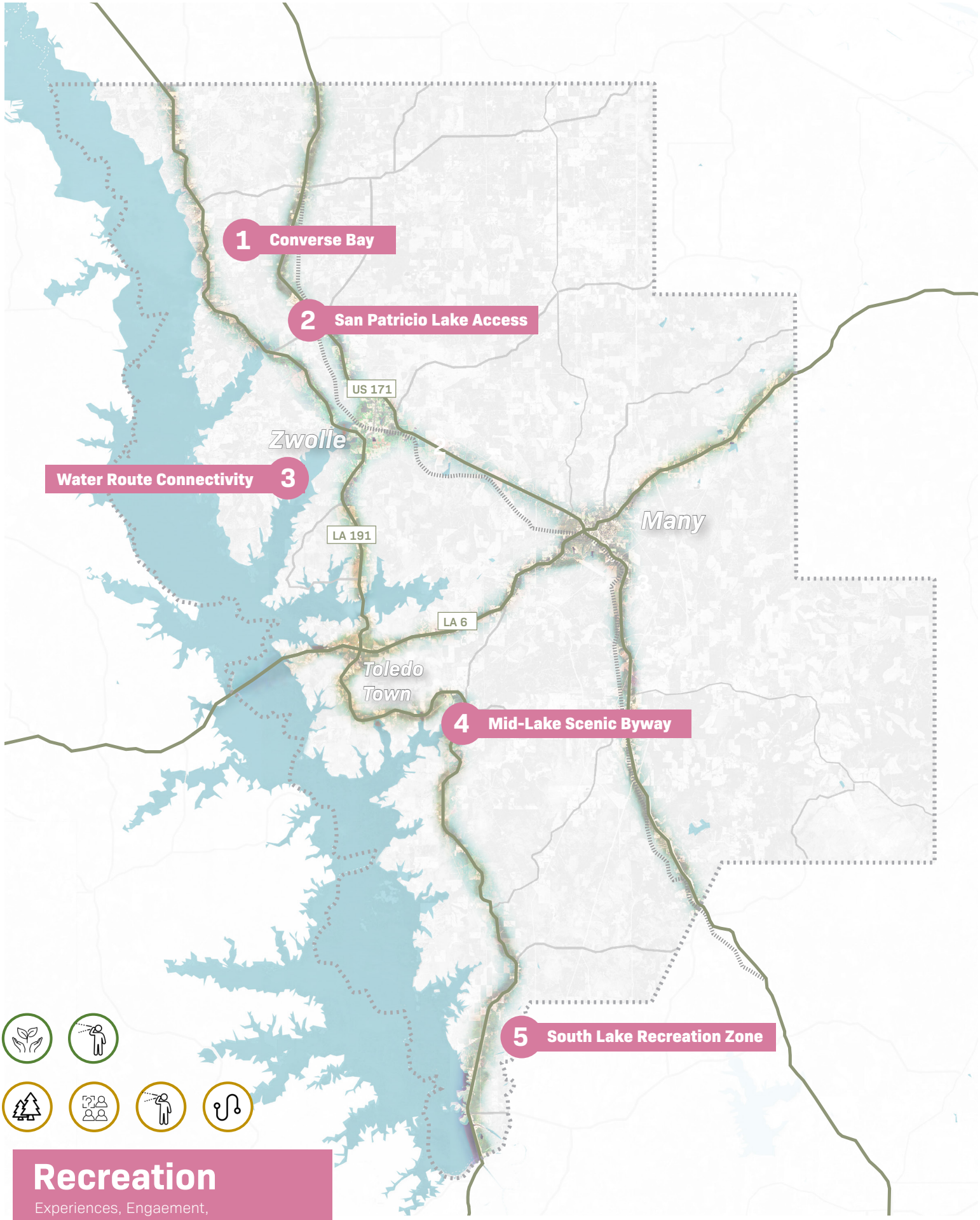
Home to Boise Cascade forest products production in Florien. Multiple targeted sites between Zwolle and Many marketable for forest products fabrication, manufacturing, and research land uses:

- Single Owner Parcels
- Direct US 171 and rail access
- Within 10 miles of primary Parish population centers
- Direct access to Sabine Wildlife Management Area
- Outside 100 year Flood Plain
- Direct access to Hart Airport in Many

4 LA Ecological Forestry Center

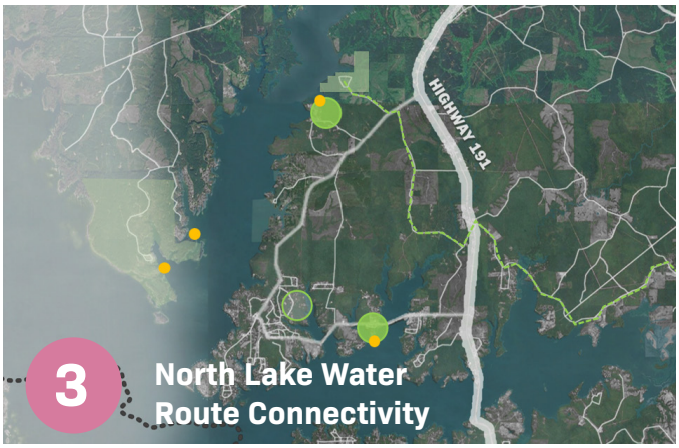
Previous home of Hodges Gardens, recently converted to a forest research facility. The site serves as a demonstration precedent of forest research educational mission. Additional sites west of US 171 are marketable for complementary forest products research land use:

- Single owner parcel
- Direct US 171 and rail access
- Directly opposite to entry of LA Ecological Forestry Center
- Outside 100 year Flood Plain



Recreation

Experiences, Engaement, Lifestyle, Health & Wellness



LEGEND

- TOWN/VILLAGE
- PUBLIC RECREATION
- COMMUNITY & SERVICE RETAIL
- NATURAL/CULTURAL ASSET
- EXISTING FOREST FABRICATION & MANUFACTURING LAND USE
- FUTURE RESIDENTIAL DEVELOPMENT LAND USE
- POTENTIAL FOREST FABRICATION & MANUFACTURING LAND USE
- POTENTIAL FOREST RESEARCH & ENTREPRENEURSHIP LAND USE

1 Converse Bay

- North lake eco-tourism improvements at Converse bay Park as community asset
- Existing natural area as unique community asset

2 San Patricio Lake Access

- Multiple locations for lake overlook and access

3 North Lake Water Route Connectivity

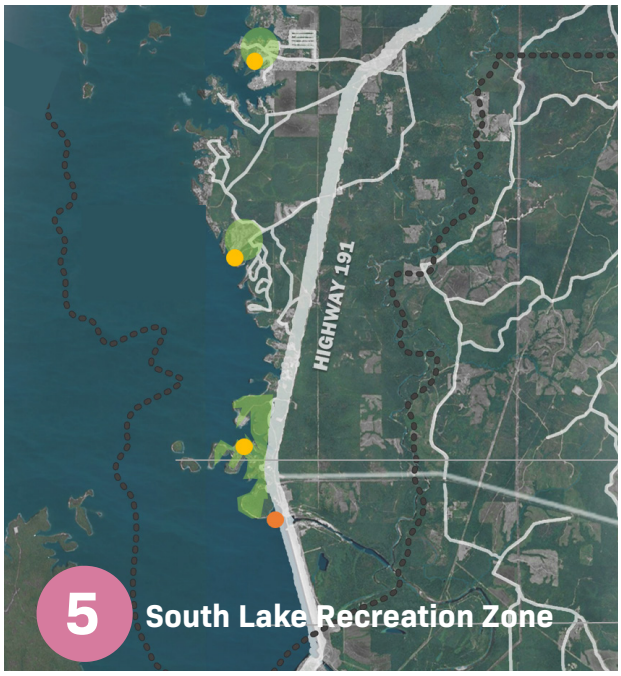
- Mid peninsula greenway as natural community asset
- Water route connectivity to western peninsula to link resorts, North Toledo bend State park and SRA San Miguel Park
- Utilize existing docks for water access

4 Mid-Lake Scenic Byway

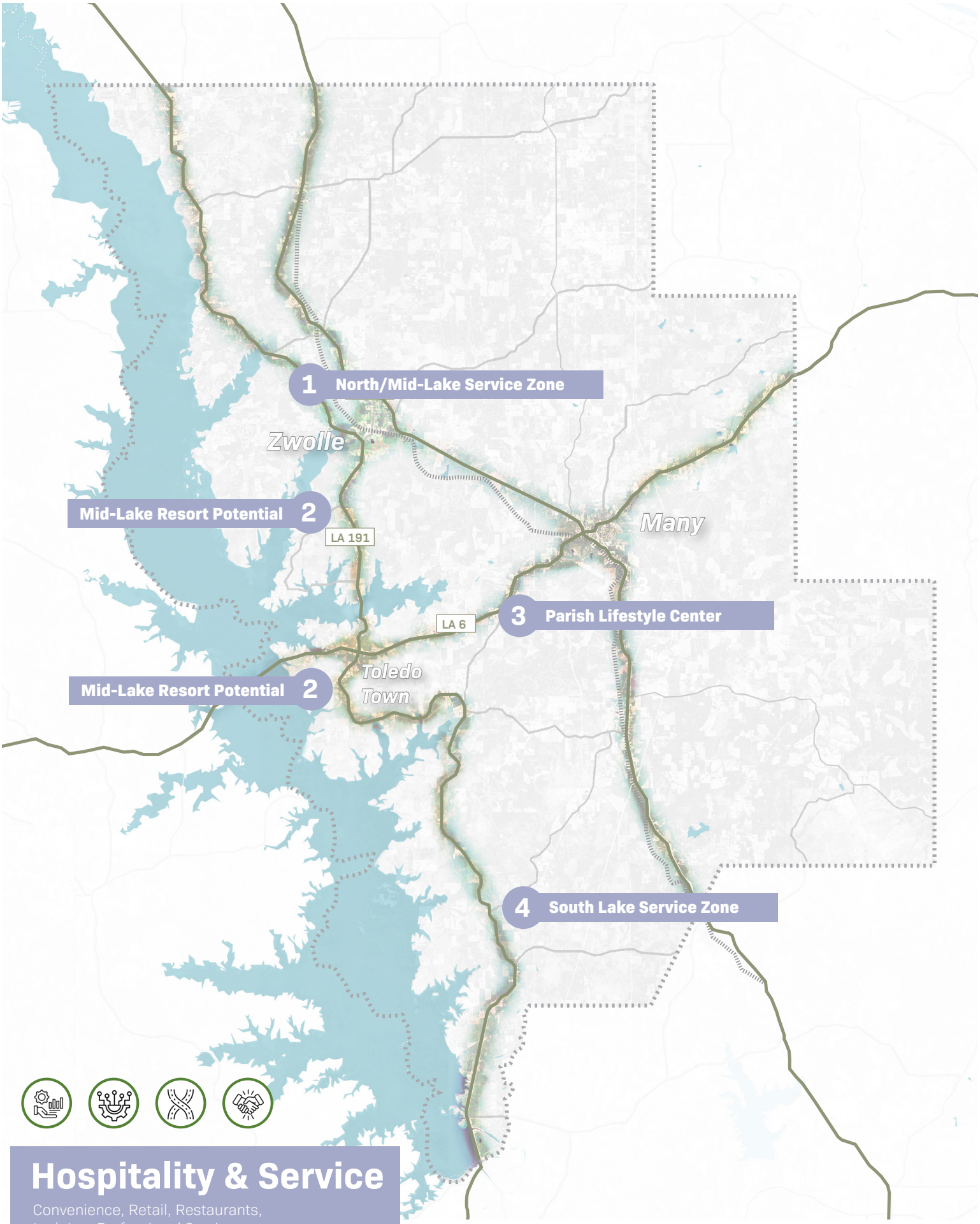
- Home to Cypress Bend Resort
- Highly visible, highly traveled. Primary corridor section to develop and expand scenic byway experiences
- Multiple locations for lake overlook and access
- Unique natural area in bend of LA 191
- Parish road connectivity to Many

5 South Lake Recreation Zone

- Multiple public access recreation assets in close proximity provide unique Parrish gateway experiences
- Water route connectivity to to link resorts, South Toledo Bend State park, SRA San Pleasure Point Park and Toledo Bend Army Recreation Park
- Utilize existing docks for water access







Hospitality & Service

Convenience, Retail, Restaurants, Lodging, Professional Services

LEGEND

- TOWN/VILLAGE
- PUBLIC RECREATION
- COMMUNITY & SERVICE RETAIL
- NATURAL/CULTURAL ASSET
- EXISTING FOREST FABRICATION & MANUFACTURING LAND USE
- FUTURE RESIDENTIAL DEVELOPMENT LAND USE
- POTENTIAL FOREST FABRICATION & MANUFACTURING LAND USE
- POTENTIAL FOREST RESEARCH & ENTREPRENEURSHIP LAND USE

1 North/Mid-Lake Service Zone

- LA 1218 as strategic link to US 171
- Crossroads zone as future mixed land use supporting North and MId Lake zones

2 Mid-Lake Resort Potential

Targeted Mid-Lake sites for potential resort community. Breadth of Lake Resort Community potential includes:

- Second home/retreat
- Vacation/rental community
- Retirement community
- Destination experiences (e.g. all-inclusive family resort, ecotourism/ adventure, fishing/hunting, weddings events)
- Sustainable living community
- Social
- Corporate meetings/events

3 Parish Lifestyle Center

- Limited buffer requirements: focus development at strategic LA Highway 6 and LA Highway 476 intersection
- Strategic intersection for future lifestyle center development with retail, lodging, restaurant, etc. supporting lake and parish community needs
- Existing highway infrastructure connects to Many, Negreet, and Toledo Town

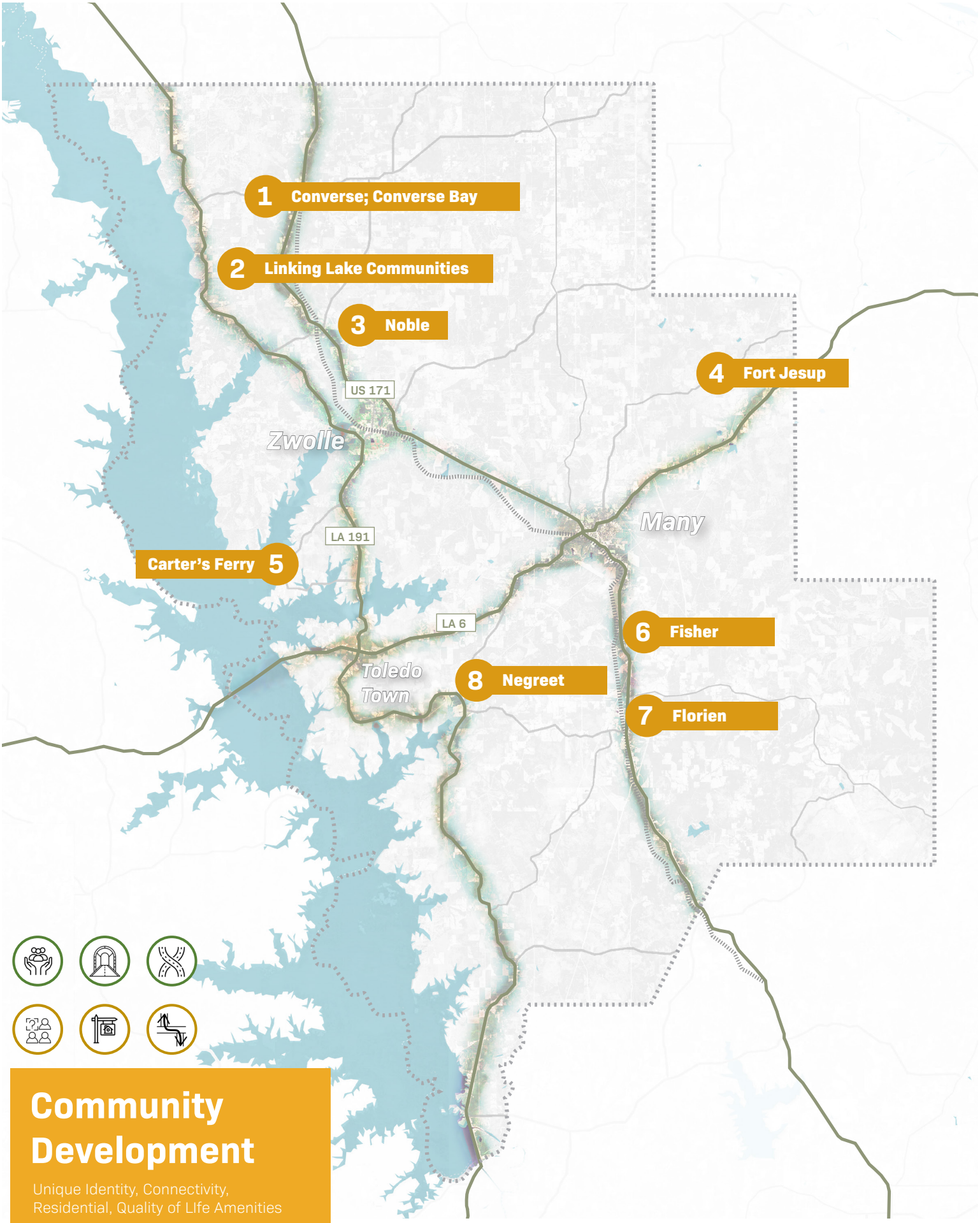


Community-Based Marketing Umbrella

A regional umbrella brand can be used to market diverse community experiences. This collaborative approach highlights planned developments and unique amenities through consistent formatting and accessible data. By showcasing a range of prices and individual neighborhood identities, the parish expands market interest and connection.

4 South Lake Service Zone

- Retail land uses at intersection of LA 476 & LA 191
- Curtis Grocery as anchor for lower lake retail and service land uses at intersection of LA 473 and LA 191
- Toro strategically positioned to support lower lake retail and service needs
  - Retail and service land uses in triangular area defined by existing Parish roads
  - Easy direct connection to Lake recreation assets via existing Parish road fabric



Community Development

Unique Identity, Connectivity, Residential, Quality of LIfe Amenities

1 Converse; Converse Bay

- North corridor amenity at LA 174, La 191 intersection
- Commercial land use at LA 174, LA 191 intersection
- Enhance residential community between Converse Bay Park & LA 191
- North lake ecotourism improvements at Converse Bay Park as community asset

2 Linking Lake Communities

- Link street infrastructure to unify incremental residential developments into lake front communities.

3 Noble

- Undeveloped parcels offer strategic opportunity to:
- Establish Noble community core
- Resolve disconnect between intersections of LA 1219 and LA 483
- Employ mixed use building typology to support residential, service, and civic uses
- Develop community identity
- Provide for civic space with US 171 frontage

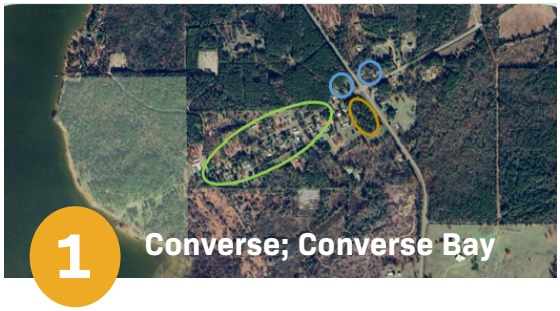
4 Fort Jesup

- Fort Jesup State Historic Site
- Strategic higher market rate residential development enclave in proximity to Fort Jesup

5 Carter's Ferry

Carter's Ferry to LA 1215 loop connection to LA 191 is the most densely parceled peninsula in the Parish:

- Highlight/celebrate intersections
- Community resource land uses at intersection of Carter's Ferry and LA 1215
- Mid peninsula greenway as natural community asset with connection to Many recreation
- Water route connectivity to western peninsula to link resorts with North Toledo Bend State Park



LEGEND

- TOWN/VILLAGE
- PUBLIC RECREATION
- COMMUNITY & SERVICE RETAIL
- NATURAL/CULTURAL ASSET
- EXISTING FOREST FABRICATION & MANUFACTURING LAND USE
- FUTURE RESIDENTIAL DEVELOPMENT LAND USE
- POTENTIAL FOREST FABRICATION & MANUFACTURING LAND USE
- POTENTIAL FOREST RESEARCH & ENTREPRENEURSHIP LAND USE

6 Fisher

- Fisher retains unique community fabric and street grid integrity original to its historical development as a company town
- Undeveloped parcels offer strategic opportunity to extend community street fabric while maintaining vegetated highway buffer
- Drainage areas and established pipeline routes offer potential as interconnected network of national recreational assets unique to Fisher

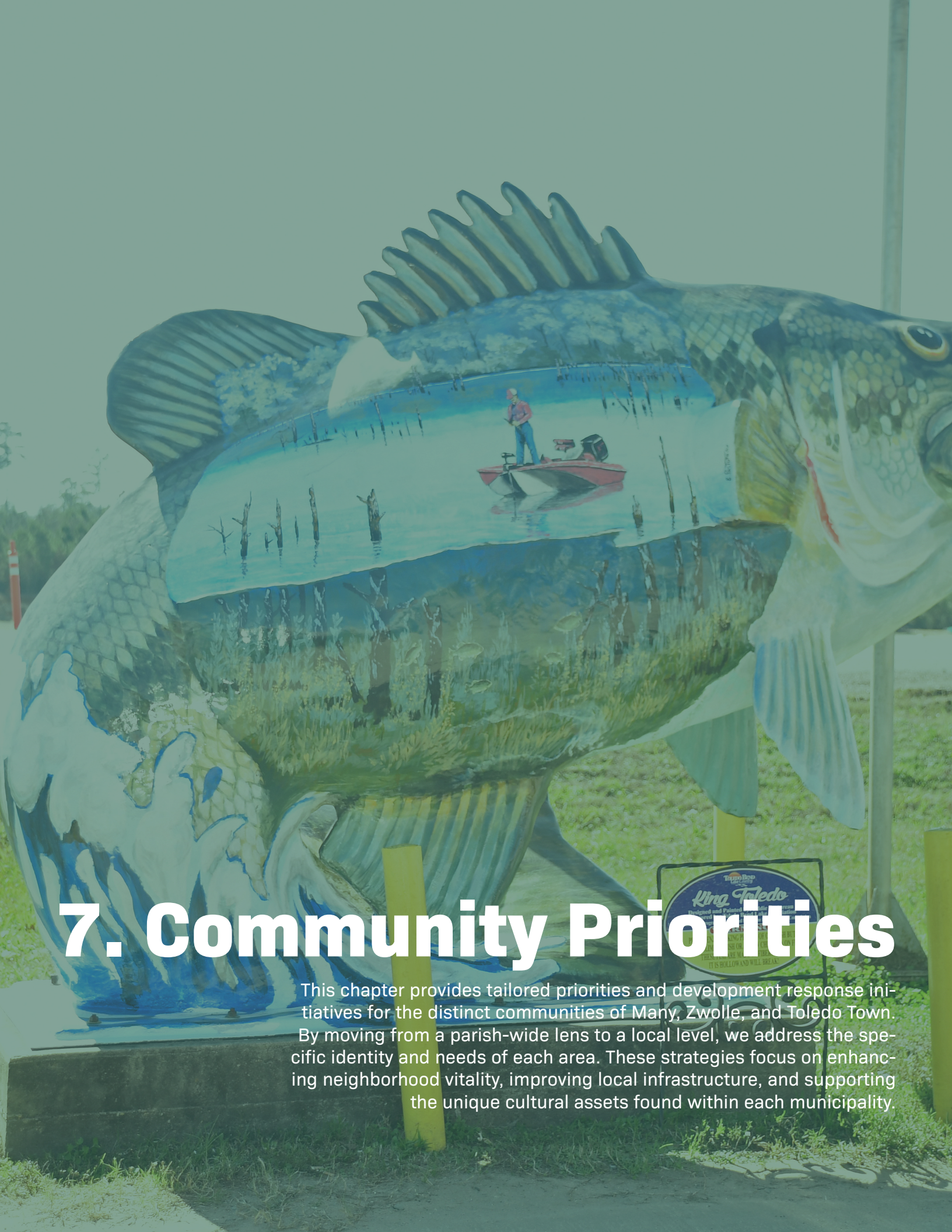
7 Florien

- LA 474 is strategic Southern access corridor to LA 191 and Toledo Bend
- Lee Jordan Road provides east connection between LA 118 and LA 474; multiple development sites available along east loop and LA 474

8 Negreet

Negreet as developing Corridor community

- School as community center anchor
- Retail land uses at intersection of LA 476 & LA 191
- Residential development land uses at intrsection of LA 474 and LA 191



7. Community Priorities

This chapter provides tailored priorities and development response initiatives for the distinct communities of Many, Zwolle, and Toledo Town. By moving from a parish-wide lens to a local level, we address the specific identity and needs of each area. These strategies focus on enhancing neighborhood vitality, improving local infrastructure, and supporting the unique cultural assets found within each municipality.

Parish Community Observations

Many
Intersection LA 6 & US 171

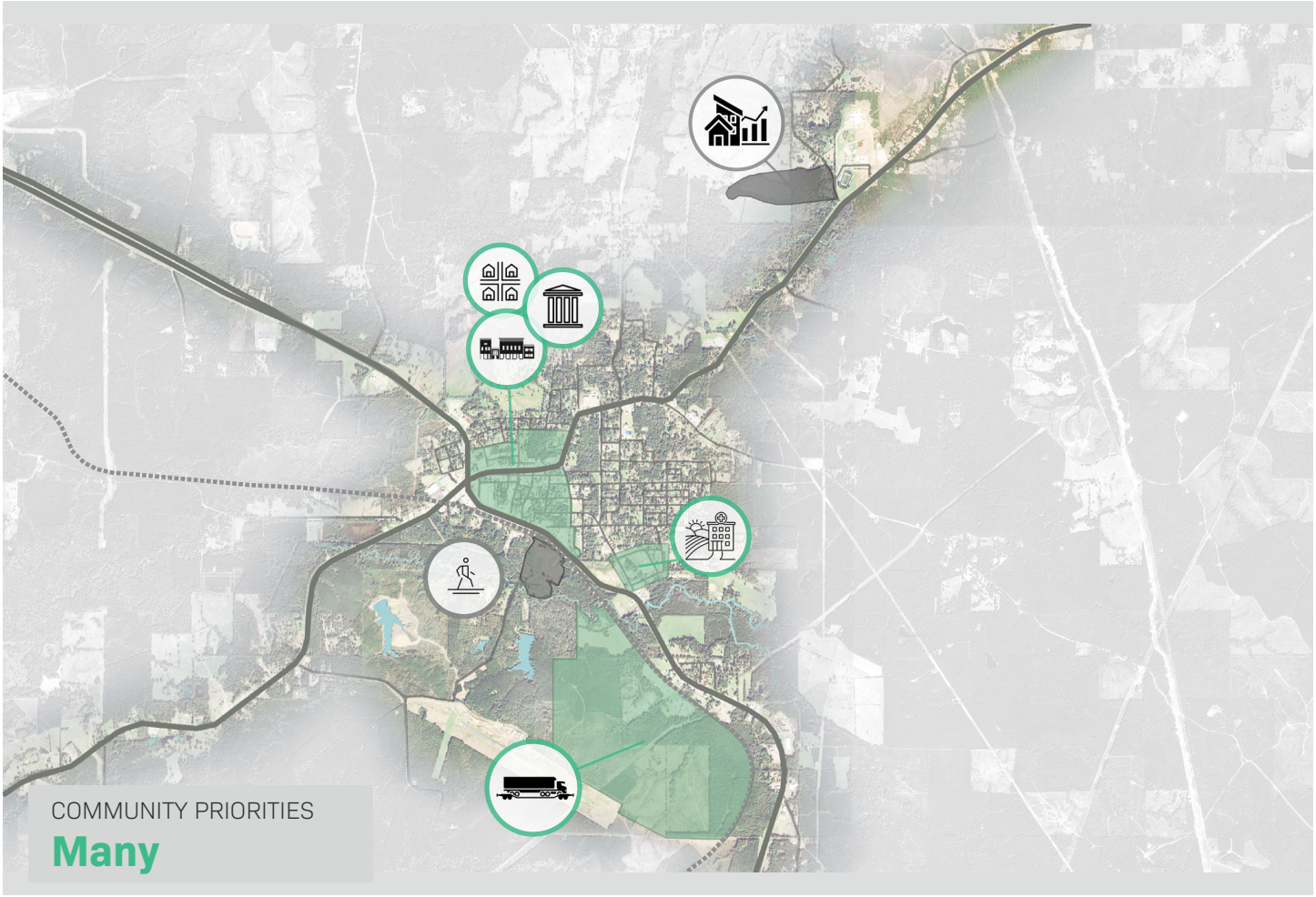
- LA Highway 6 Corridor remains intact
- US HIghway 171 4-laned and rerouted to west, traffic bypasses from town center
- East LA 6 intersection diminished
- West LA 6 and US HIghway 171 intersection expanded significantly
- Fragments of former US HIghway 171 route through town remain
- Higher density residential development zones remain but anticipated use has not followed
- City recreation development located south of railroad with access connectivity to airport
- City corridor annexation has stretched city limited
- Development occurring in nodes; city infrastructure likely driving annexation
- Multimodal development potential between US Highway 171 and railroad
- Hart Airport remains outside of City zoning

Toledo Town
Intersection LA 6 & LA 191

- Current corridor development individual vehicular-based retail and service and service establishments
- Infrastructure requirements being addressed on parcel by parcel basis
- No infrastructure plan in preparation for future development
- No plan for community/civic land uses
- No pedestrian connections between individual parcel development
- No place designation branding or signage
- No landscape development at corridor buffer

Zwolle
Intersection LA 191 & US 171

- US 171 routes all traffic through center of community
- LA 120 connects points East and North to US 171
- LA 1216 connects points east to US 171
- LA 405 and LA 475 predate LA 191. Each connects to US 171 at downtown crossroads
- Sabine Street connects LA 120 to LA 1261
- Rail intersects with downtown crossroads
- Community and regional economic energy established and respective intersections
- Pattern of proposed highway improvements communicates long term vision of development in Zwolle



High Priority

Downtown Core District Improvements

Courthouse Civic Square District

Multimodal Access District

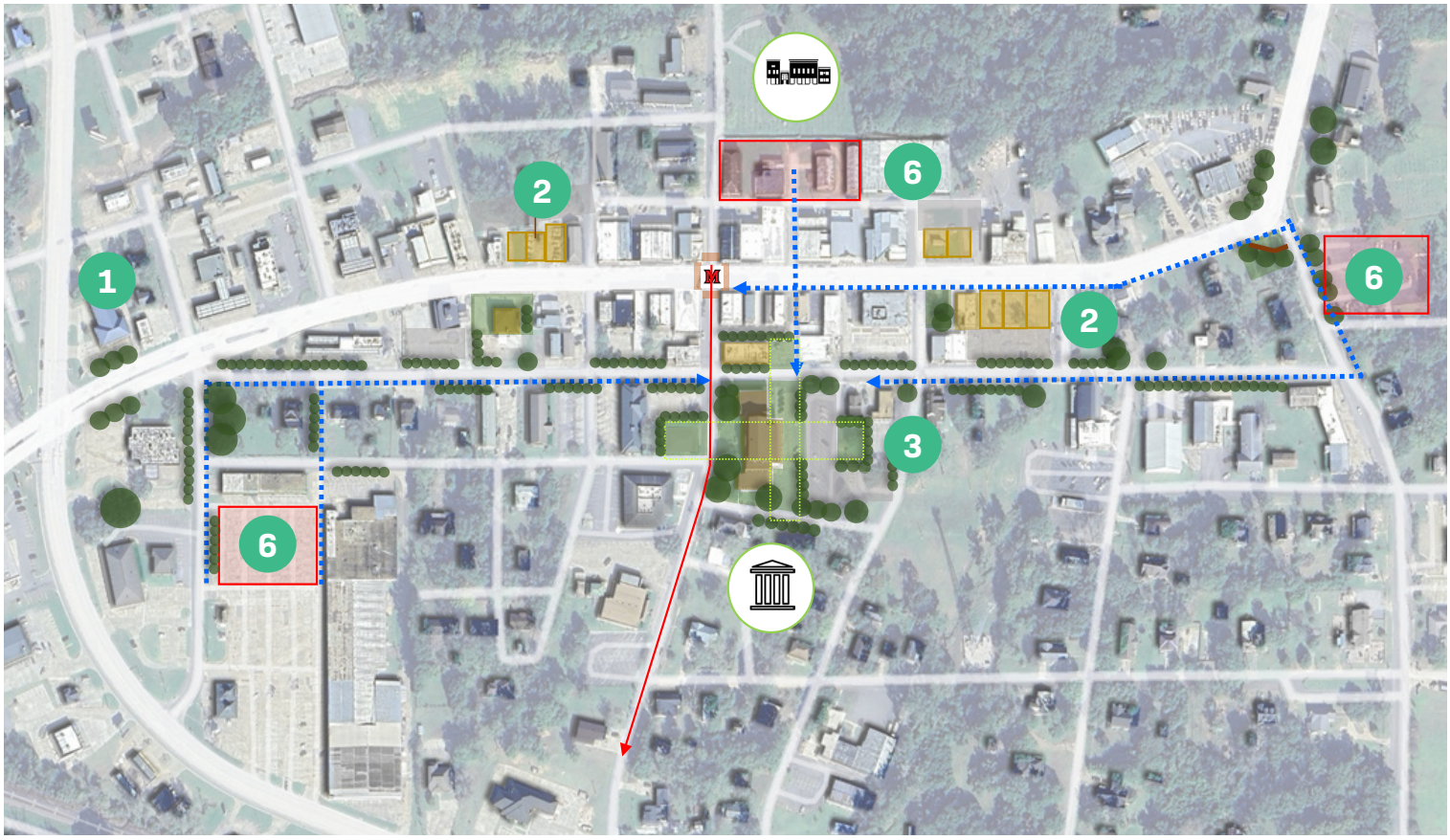
Neighborhood Infill District

Health District

Secondary Priority

Educational Village Residential District

Many Recreation District Improvements



MANY

Downtown Core District & Civic Square

Land Use Recommendations

1

- Gateway improvements, messaging, and landscaping at LA 6 and US 171 intersection
- Gateway improvements messaging, and landscaping at LA 6 and Church Street intersection

2

- Mixed use infill development as economic opportunity presents to rebuild 2-story downtown street fabric

3

- Consolidate parking to designated lots; return courthouse grounds to civic space as anticipated in initial city planning
- Retain Sabine Parish library site as downtown asset; integrate into civic space

4

- Highlight intersection of Capitol and LA 6

5

- Think bigger; repurpose historic post office into El Camino Real regional or national interpretive center. Coordinate with CRNHA and others as redevelopment and funding resource partner

6

- Strategically consolidate public parking to conveniently support private, public, and civic land uses in downtown. Improve sidewalk and landscape connectivity. Locations include:

Public parking on site of existing warehouses:

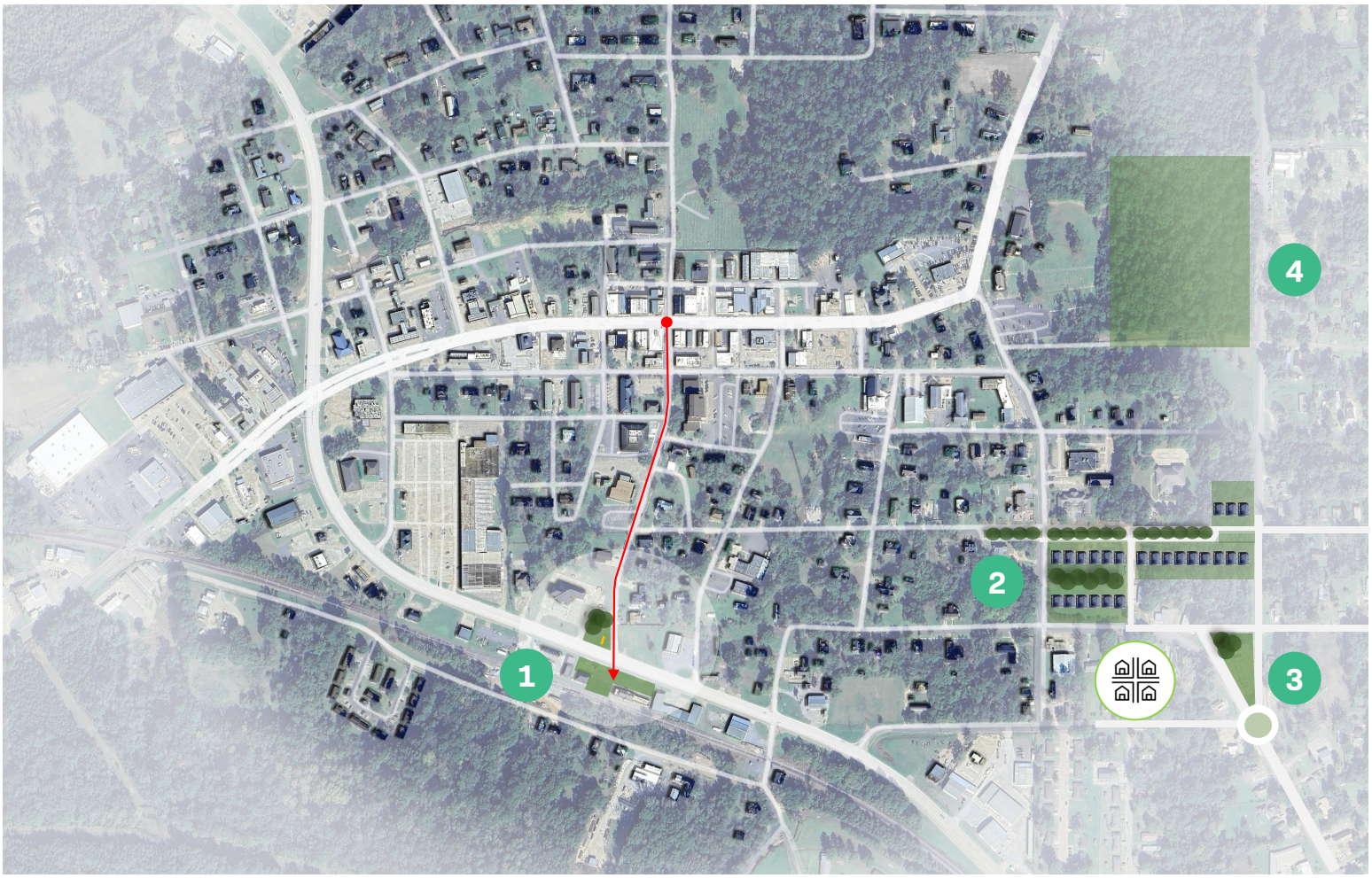
- Direct 2-block walking access to civic square
- Direct 1-block access to Downtown
- Visually connect downtown street fabric to open vista to the north

Existing public parking on Nichols' site:

- 3-block walking access to civic square
- 4-block access to downtown
- Existing sidewalk on Main
- Greenway connector Main & W. Courthouse

Existing Church parking:

- 3-block walking access to public square
- Existing sidewalks on Main or San Antonio Ave.



MANY

US 171 Gateway & Infill District

Land Use Recommendations

1

- Gateway improvements at Capitol and US 171
- Reinforce connectivity to Train Depot as landmark & cultural attraction.R

2

- Reconnect residential street and neighborhood fabric
- Activate Mississippi Avenue median
- Return designated parcels to residential use (24 parcels in Parish control).

3

- Crossroads pocket park celebrating former US 171 route
- MLk as primary N-S connector to LA 6

4

- Neighborhood development potential for church property fronting MLK



MANY

Recreation District

Land Use Recommendations

1

- Walking and biking trails at perimeter of existing fairgrounds site. Potential extension if additional property acquired.
- Partner with Natchitoches Parish for economic use of existing recreational assets
- Adjusted fairgrounds ring road will support 4 regulation soccer fields (16 youth soccer fields)

2

- Parish road upgrades to establish greenway connectivity to Fisher and Negreet

3

- Adjacent property as possible expansion of recreational complex
- Topography supports development of unique walking and biking network



MANY

Health District

Land Use Recommendations

1

- Establish city/regional health district
- Establish economic development zone to incentivize desired development
- Planning & zoning updates to support ancillary health and wellness growth

2

- Re-orient hospital entrance for visibility and access

3

- Council on Aging property an integral asset to H&W district

4

- Potential water detention area for stormwater management as wellness asset, and visual landmark along US 171 corridor



MANY

Educational Village District

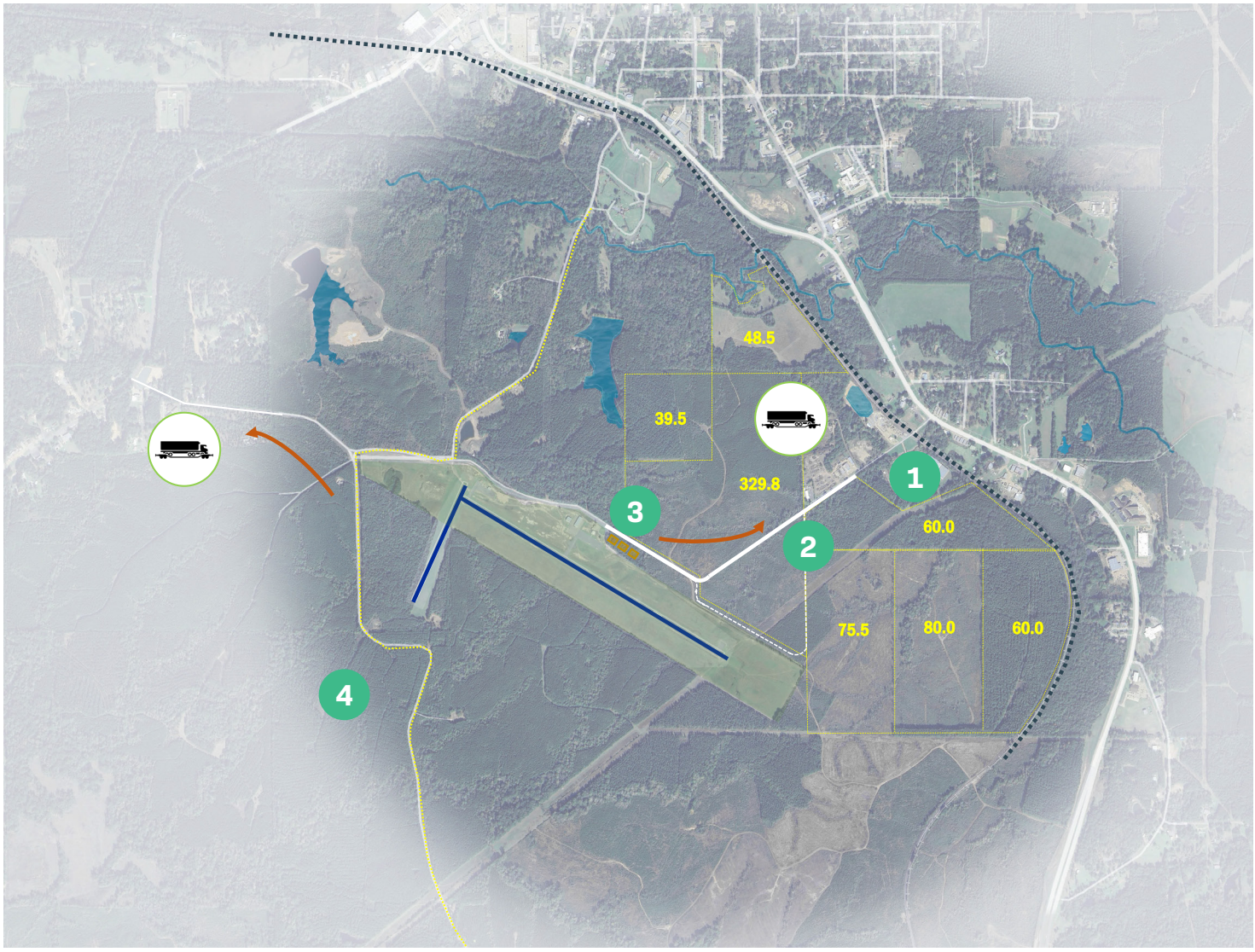
Land Use Recommendations

1

- Distance learning capacity integration into school campus
- Active partnership with Bossier Parish Community College and NSU to extend use of campus beyond traditional school hours
- Wireless hotspot in support of community engagement

2

- Explore planned residential development options for “academic village” as regional residential community of choice
- Expand city limits to include new and existing residential development



MANY

Multimodal District

Land Use Recommendations

1

- Over 600 acres potentially accessible
- Connect Virginia Godfrey Dr. to McDonald Dr. for US 171 access
- Connection route to open existing parcels for multimodal development with direct highway, railroad, and airport access
- Reconsider current industrial district zoning and marketing strategies

2

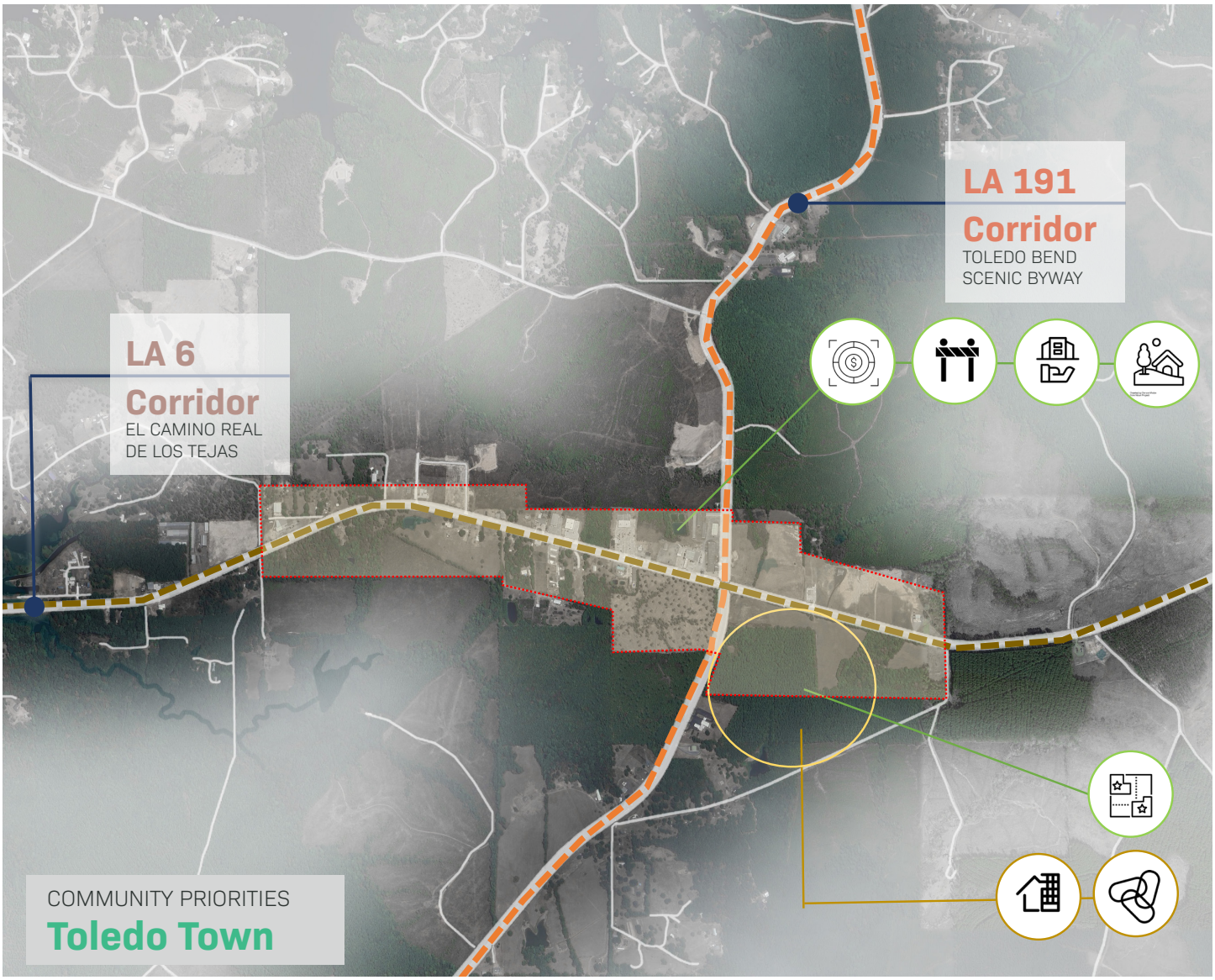
- New road connector link to US 171 opens opportunity for multimodal economic development and establishes strategic southern connection between US 171 and LA 6

3

- Airport sites available for additional hangars to support tourist and corporate development requirements

4

- Updates to existing Parish roads to establish greenway connectivity between Many, Fisher, and Negreet



High Priority

Establish Economic Development Zone

Create Association of Existing Businesses

Develop Physical Community Infrastructure

Aggregate Parcels for Future Planned Town Center Development

Adopt Basic Community Development Standards

Secondary Priority

Planned Town Center Development

Formalize Town Center Governance



TOLEDO TOWN

Crossroads Searching for Community

Land Use Recommendations

1

- Undeveloped parcels provide significant frontage on LA 6 and LA 191
- Memory Lane road infrastructure as alternate access to future development zone
- Existing internal topography supports natural greenways and definition of logical development zoning

2

- Limited development on parcels north of LA 6 offers additional visibility and potential for town center development on both sides of the corridor

3

- Landscaping along LA 6 and LA 191 corridors needed to reinforce town identity and community assets
- Infrastructure improvements required as prerequisite for town center development



TOLEDO TOWN

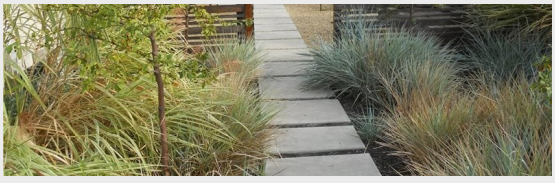
Initial Community Development

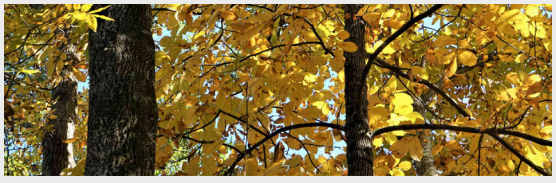
Land Use Recommendations

1
- Dedicated civic space at strategic locations
- Inteintional landscaped pedestrian connectivity/ accessibility between existing parcels

2
- Planned, safe pedestrian crossings
- Noble Trees as signature highway palntings on LA 6 and LA 191

3
- Protected outdoor dining space at primary intersections







TOLEDO TOWN

Town Center

Land Use Recommendations

1

- Mixed Use Town Center Development
  - *Hospitality retail & services*
  - *Specialty retail*
  - *Extended stay apartments*
  - *Boutique loft rentals*
  - *Civic space with performance hell*
  - *Open public event space*
  - *Single family residences*
  - *Townhouses*
- Walkable pedestrian scale
- Wireless hotspot
- On-street parallel parking
- Parking lots on interior of developed blocks
- Boardwalk community
- Town Center monoloith
- Curated Town Center selfie spot
- Public safety facility for regional coverage
- Landscaping at internal streets
- Corridor landscape standards for LA 6 & 191
- Available land area for civic uses

2

- Initial development at SE corner of LA 6 and LA 191
- Expandable in phases as demand dictates
- Development possible on both sides of LA 6

3

- Memory Lane as residential scale entry
- Layout respects natural features, typography
- Existing lake serves as unique amenity
- Existing lake provides water management opportunity









TOLEDO TOWN

Town Center





COMMUNITY PRIORITIES

Zwolle

High Priority

- New Zwolle Front Door & Crossroads District
- South Main Greenway
- Expanded Industrial District & Screening
- Core District Improvements
- Lake Gateway District

Secondary Priority

- North Gateway Improvements
- Festival Grounds Improvements













ZWOLLE

Front Door & Crossroads District

Land Use Recommendations

1

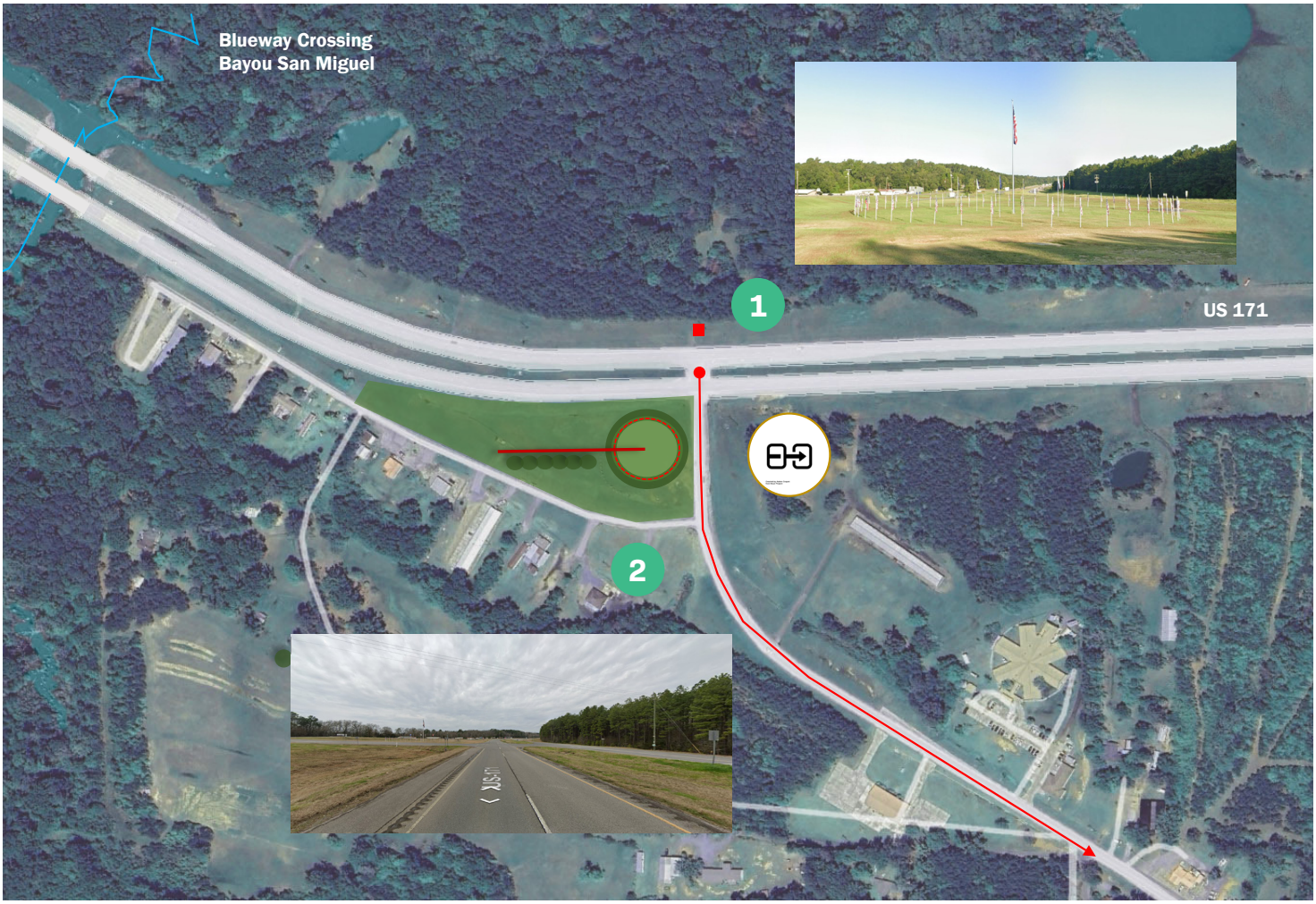
- Build upon vbisual of fire protection facilities in place
- Add monolith as visual marker
- Land wedge in honor of indigenous mound builders
- Enhanced landscaping both sides of US 171
- Tree preservation at Oak Street extension of LA 120
- Tree restoration where lost along Oak Street

2

- Celebrate intersection of Oak and Obrie Streets
- Zwolle Crossroads branding; historical information
- Wayfinding signage
- Adventure outpost marker
- Sidewalks south to core district

3

- Adventure Outpost #1
- Parking at trailhead
- Pavilion; cultural content
- Wayfinding
- Boardwalk & trail network
- Blueway access



ZWOLLE

North Gateway

Land Use Recommendations

1

- Build upon good work in place
- Add monolith as visual marker

2

- Raise ring of flags in honor of indigenous mound builders
- Add international flags in honor of confluence of cultures
- Low wall in lieu of guardrail
- Enhanced landscaping



ZWOLLE

Greenway & Industrial District

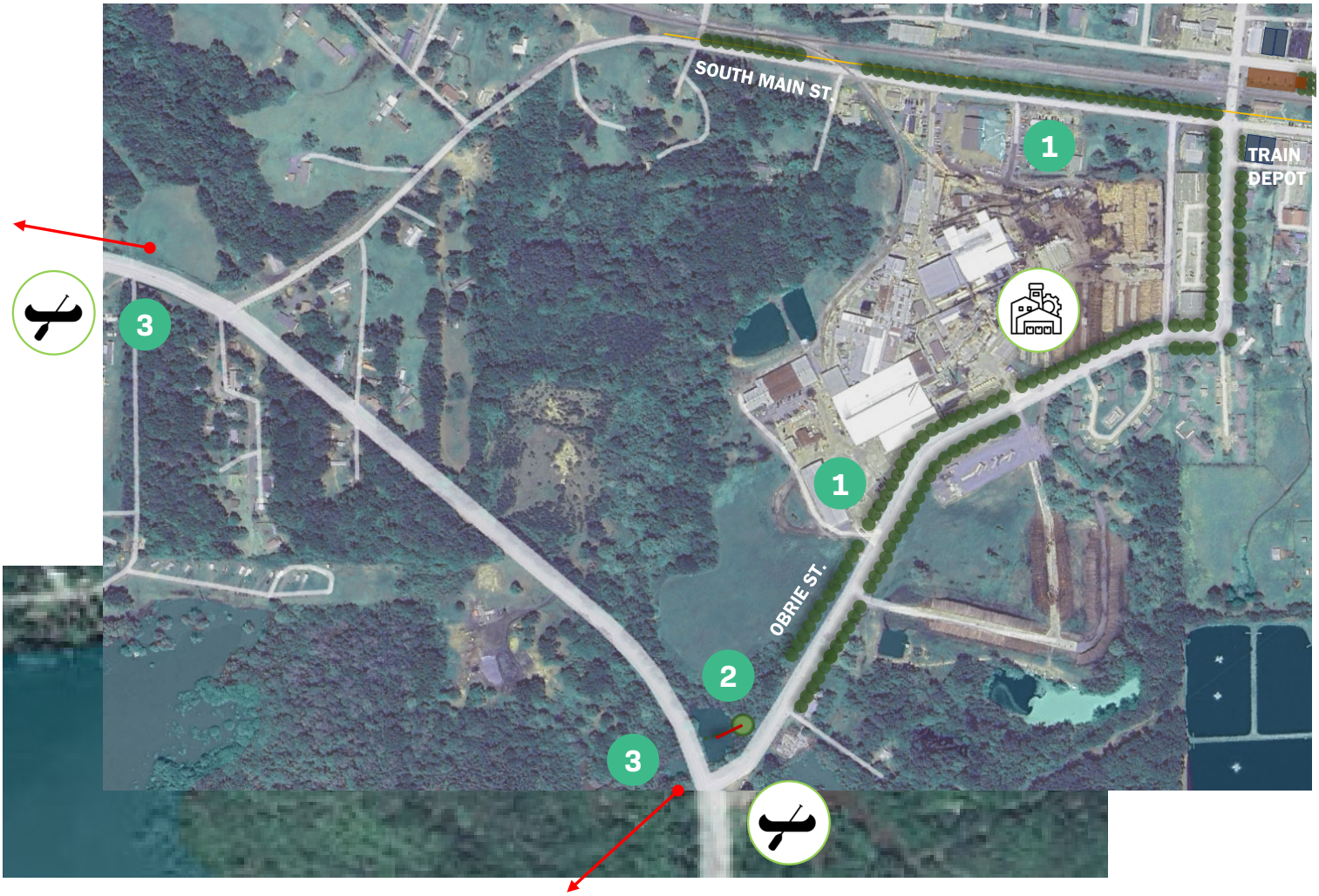
Land Use Recommendations

1

- Continuous tree plantings along S. Main shade paved walkway and maintain required clearance from rail corridor
- Multi-use greenway paving to accommodate pedestrians and cyclists
- Pedestrian scale lighting
- Connects Festival Grounds on East to St. Joseph Catholic Church on West. Trail extends from Festival Grounds to Bayou Scie
- Parking accommodations at St. Joseph West end and Train Depot at center of greenway
- West end parking available at Festival Grounds
- Strategic pedestrian connectivity to Festival Grounds
- Strategic connectivity to core district
- Sidewalk connectivity on Obrie Street north of core district

2

- Future land use designation anticipating need to expand industrial uses with rail access provision via existing spurs
- Landscape buffer to visually screen industrial land uses from N. Main Street
- Landscape buffer on both sides of Obrie Street uses and supports gateway entry sequence
- Maintain green buffer along US 171



ZWOLLE

Lake Gateway

Land Use Recommendations

1

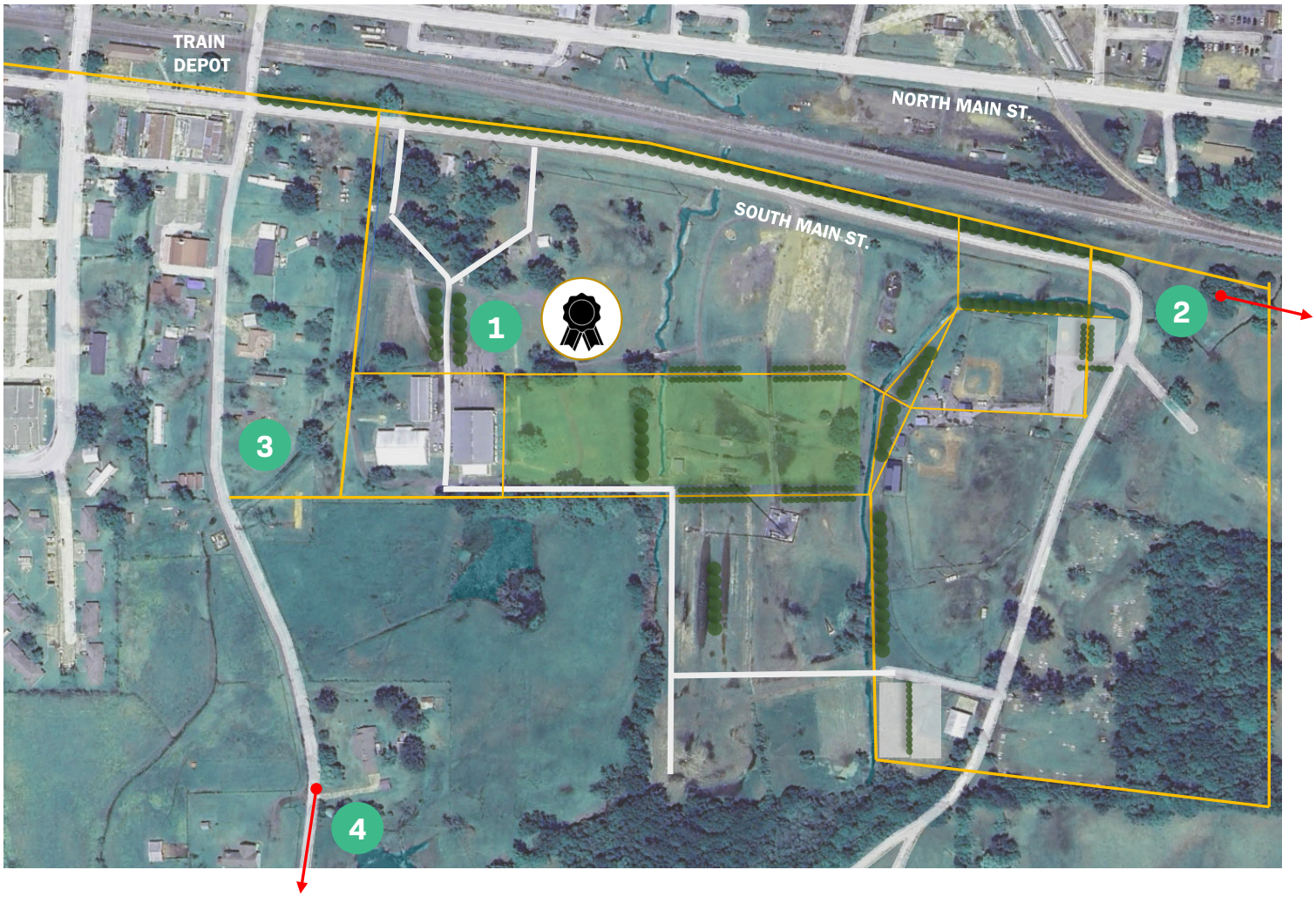
- E/W greenway connectivity to train depot visually screens industrial land uses from S. Main Street
- Landscape buffer on both sides of Obrie Street visually shields industrial land uses and supports gateway entry sequence

2

- South gateway mound and wall similar to north gateway. Existing pond to remain and serve as reflecting pool.

3

- Adventure Outpost #3 at Clyde's Crossing Park
- Adventure Outpost #4 at Bayou Scie
- Parking at trailhead
- Pavilion; cultural content
- Wayfinding
- Boardwalk & trail network
- Blueway & lake access



ZWOLLE

Festival Grounds

Land Use Recommendations

1

- Festival ground zoning to create pedestrian midway sized to accommodated field sports, oriented N/S
- Consolidated vehicular entry sequence
- Designated parking strategically located to support regular and event functions
- Pedestrian walkway network to support recreational use

2

- Pedestrian walkway network to support recreational use
- Perimeter multi-use greenway paving to accommodate pedestrians and cyclists connected to greenway
- Trail connectivity East to Bayou Scie

3

- Pedestrian entry from Port Arthur Street

4

- Adventure Outpost #2
- Access via Parish roads to multiple Sabine Wildlife Management Area locations
- Parking at trailheads
- Pavilion; cultural content; wayfinding
- Primitive camping
- Trail network for hiking, biking, and possibly ATVs
- Blueway access at Hurricane Creek

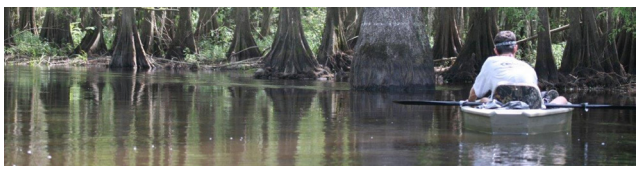






















ZWOLLE

Adventure Outposts

Land Use Recommendations

1 **Adventure Outpost #1**

- Parking at trailhead
- Pavilion; cultural content
- Wayfinding
- Boardwalk & trail network
- Blueway access

2 **Adventure Outpost #2**

- Access via Parish roads to multiple Sabine Wildlife Management Area locations
- Parking at trailheads
- Pavilion; cultural content
- Wayfinding
- Primitive camping
- Trail network for hiking, biking, and possibly ATVs
- Blueway access at Hurricane Creek

3 **4** **Adventure Outposts #3 and #4**

- Adventure Outpost #3 at Clyde's Crossing Parking
- Adventure Outpost #4 at Bayou Scie
- Parking at trailhead
- Pavilion, cultural content
- Wayfinding
- Boardwalk & trail network
- Blueway & lake access



8. Implementation

Turning this Comprehensive Plan from a vision into a tangible reality requires a disciplined, multi-sector approach to execution. By aligning leadership, modernizing infrastructure, and fostering innovative partnerships, Sabine Parish will establish a transparent roadmap for progress. The following section outlines the strategic framework, organizational assignments, and priority initiatives essential for driving long-term parish-wide growth and economic resilience.

Implementation Strategy

To transform the vision of this Comprehensive Plan into tangible results, the planning team has identified ten high-priority initiatives categorized by their role in the developmental process. These priorities move from Leadership Initiatives, which establish the governing bodies necessary to steer the plan, to Enabling Initiatives that modernize the parish's underlying infrastructure and regulatory environment. Finally, the framework culminates in specific Project Initiatives—targeted capital investments designed to leverage the parish's unique geography, from the multimodal potential of the US 171 corridor to the recreational allure of the Toledo Bend waterfront.

Leadership Initiatives

1. Establish Economic Development Committee as lead for implementing the Comprehensive Plan.
2. Establish Sabine Community Foundation to catalyze local philanthropic investment.

Enabling Initiatives

3. Partner to establish a parish economic development position and retain a consultant for a Forest Products & Research Market Analysis.
4. Consolidate water districts to improve distribution quality using available state and federal grant funding.
5. Empower the Parish Planning Commission to streamline regulatory reviews and enable web-based project tracking.
6. Leverage parish metrics for accurate population benchmarking and proactive economic development strategies.

Project Initiatives

7. Develop an aspirational state/parish gateway at LA 6 at Pendleton Bridge, relocating maintenance operations to optimize the site's aesthetic potential.
8. Install necessary infrastructure at the LA 6 / LA 191 intersection to support burgeoning community and commercial development.
9. Connect Hart Airport to US 171 via McDonald Drive and market adjacent parcels for multimodal industrial development.
10. Establish Zwolle natural system adventure outposts with direct trail and water connectivity to foster the recreation economy.

Leadership Alliance

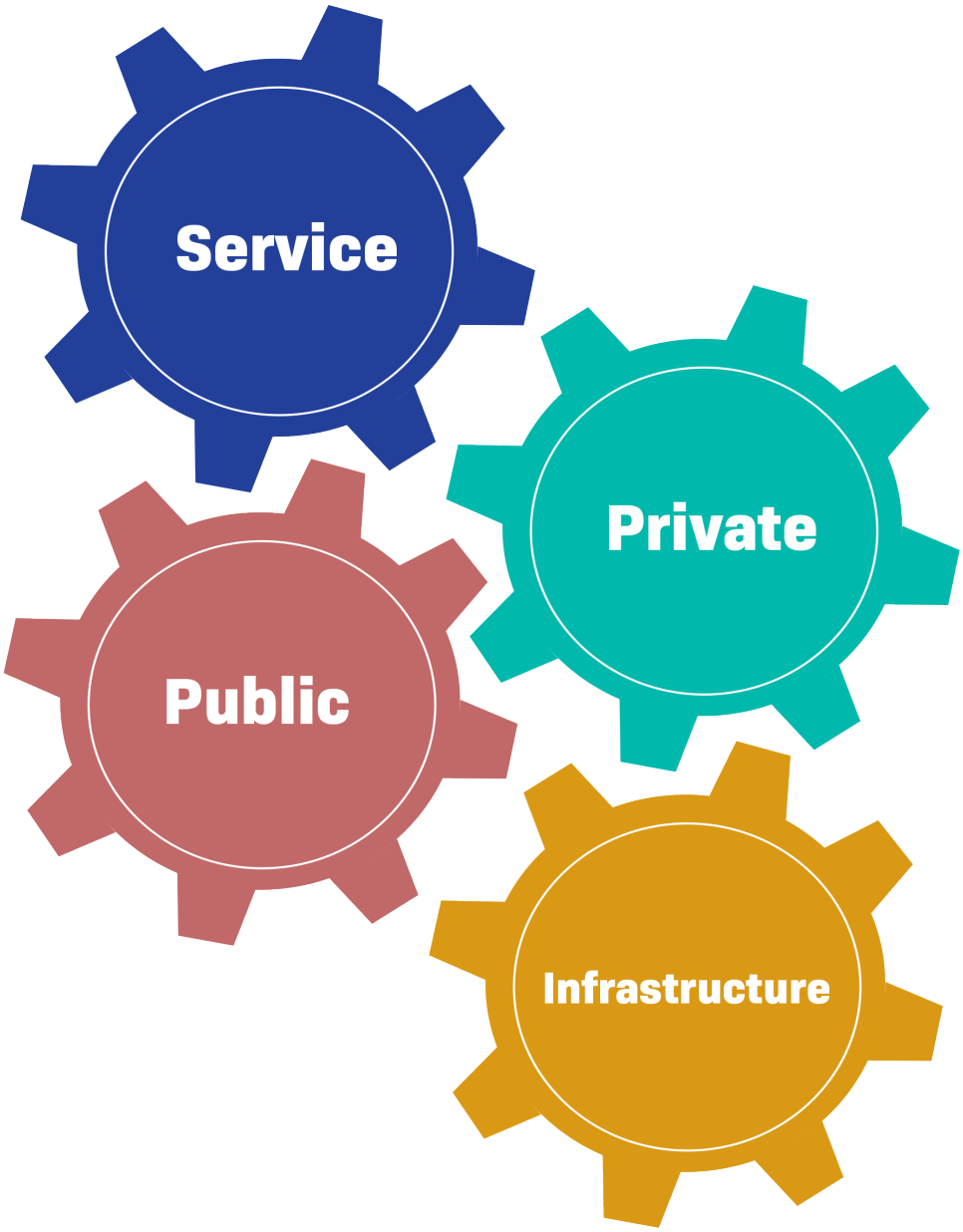
To ensure the successful execution of the Comprehensive Plan, the **Economic Development Committee** (EDC) will be established as the primary lead for implementation. This committee will undergo a strategic restructuring to include diverse representation from all key parish constituencies, ensuring that voices from across the community are heard in the planning process. To maintain transparency and a clear sense of ownership, the parish will host at least one annual Leadership Summit to report on project progress and establish public accountability for the plan's goals.

Beyond local efforts, the parish will prioritize active leadership within regional economic development activities. This includes aggressive engagement with the Louisiana Department of Economic Development (LED) to secure Certified Sites and designate Parish Opportunity Zones. Furthermore, the parish will strengthen ties with the North Louisiana Economic Partnership (NLEP) and federal resource entities—such as the USDA and the Delta Regional Authority—to identify and secure critical funding and granting opportunities.

Achieving long-term growth also requires intentional, consistent partnership engagement to ensure proactive alignment with state and neighboring entities. The parish will maintain a steady dialogue with the State LA DOTD and LED to coordinate infrastructure and business recruitment efforts. Additionally, deep collaboration with the USDA and the State Department of Agriculture & Forestry will protect and enhance the parish's primary industrial sectors. Finally, Sabine Parish will engage with Natchitoches Parish peers across the public, private, and service industries to foster regional synergy and shared economic prosperity.

Partnering for Progress

Implementation relies on a partnership framework, which activates four key sectors: Public, Private, Infrastructure, and Service. This approach recognizes that while each sector carries individual assignments tailored to its specific expertise—such as the Public sector's focus on regulatory streamlining or the Infrastructure sector's mandate for water system consolidation—the plan's true power lies in intentional cross-collaboration. By breaking down traditional silos, these partners will work in concert to align regional economic development, workforce training, and capital improvements. This unified front ensures that every initiative, from forestry industrial support to the burgeoning recreation economy, is backed by a synchronized network of leaders committed to the parish's collective advancement.



STATE

Public Partner	Assignment
DOTD	Multi-parish initative to establish Scenic Byway stadanrds for LA 191 corridor
	Power and data infrastructure improvements at intersection of LA 6 and LA 191
	Cooperative endeavor with Parish to improve infrastructure at intersection of LA 6 and LA 191
	Cooperative endeavor with Parish to improve access and market historic, cultural and development sites on LA 6 corridor
	Lee Jordan road improvements between LA 118 and LA 474
Louisiana Economic Development	Review of Parish information submitted; support/coaching for success
Parks, Recreation, Tourism	Partner with Sabine River Authority to explore water transportation between SRA and LA State Park sites
Department of Agriculture & Forestry	Forest management and conservation best practices
	State and federal incentive programs

LOCAL

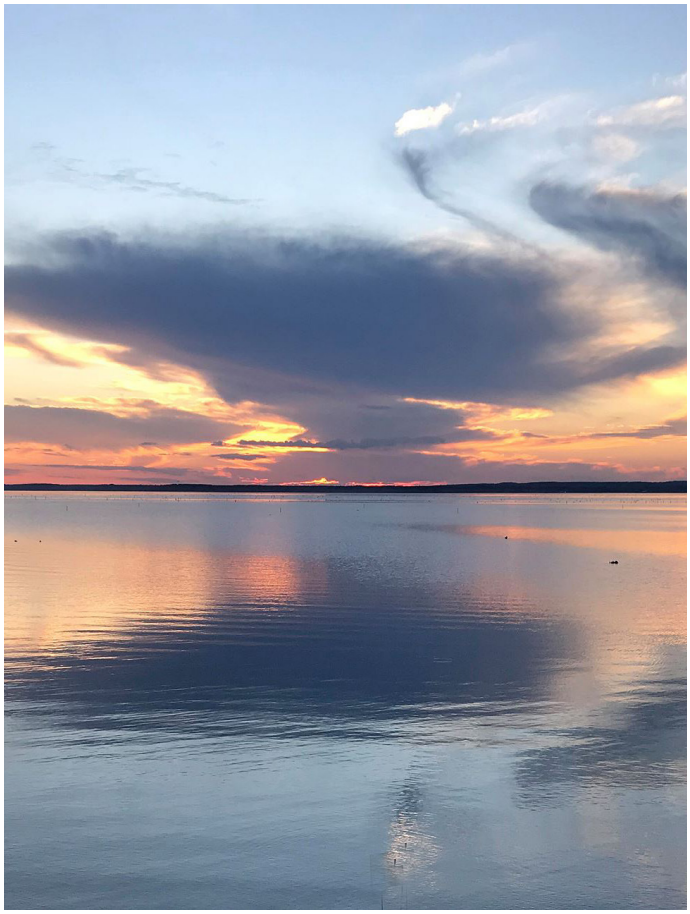
Public Partner	Assignment
Parish Police Jury	Establish or use cooperative endeavor to establish Parish Economic Development position; retain specialty consultant for Forest Industry Market Analysis immediately
	Partner with SRA, LA DOTD and Toledo Town business interests to develop basic necessary infrastructure to support community development at LA 6 LA 191 intersection
	Establish economic incentives for opportunity zone marketing & development
	Energize and authorize Parish Planning Commission to: ▪ Develop & adopt future land use map as guideline for desired development; ▪ Parish Gateways ▪ Forest Industry, Forest Research & multimodal development zones ▪ Commercial development zones at strategic Parish intersections ▪ Residential development zones near Ft Jesup & connecting highways linking LA 191 to US 171 ▪ Update existing Parish development and subdivision standards ▪ Establish web-accessible one-stop shop for Parish Development
	Cooperative endeavor with Tourist Commission to consistently determine, track, and publish accurate Parish Population Data

Public Partner	Assignment
Sabine Parish School Board	Expand partnerships with BPCC, NSU & industry partners for advanced placement and workforce development
	Enhance distance learning capability/capacity to meet changing demographic realities
	Leverage existing capital assets to support community needs, community events, and community services
Sabine Parish Tourist & Recreation Commission	Partner with Parish to leverage available metrics for accurate population benchmarking & proactive economic development
	Broaden multi-parish/multi-state lake-influenced promotion to: ▪ Attract desired community-scale development ▪ Lead/partner to market community lifestyles/experiences similar to other successful lake peers ▪ Lead/partner to expand breadth of recreation/eco-tourism opportunities & competitive events ▪ Expand marketing of and available communication assets at historic sites along LA 6 corridor
	Relocate to anchor future development of Parish Gateway/Toledo Town as premier destination
Sabine River Authority	Develop aspirational state/parish gateway at LA 6 at Pendleton Bridge; relocate maintenance operations to other SRA sites
	Partner with Parish to develop basic necessary infrastructure to support community development at LA 6 and LA 191 intersection per SRA mission objectives
	Expand & improve lake overlook opportunities along LA 191 corridor
	Establish clear conservation guidelines for Lake-influenced development
	Partner with State Parks to explore water transportation between SRA and LA State Park sites
Parish Planning & Property Standards (General)	Actively engage recently re-activated Parish Planning Commission
	Codify and, to extent possible, streamline Parish regulatory review and approval process; enable web-based publication or requirements and project status tracking
	Update current Parish municipal code to reflect current practices and development trends
	Update basic property standards inclusive of adjudicative procedures when requirements are not met
	Review and update Subdivision Standards to reflect current practices and development trends

Public Partner	Assignment
Parish Townships & Villages	Preserve neighborhood fabric to support community engagement: ▪ Residential/neighborhood improvement grants as incentive to maintain and upgrade aging properties ▪ Neighborhood associations for advocacy and community promotion ▪ Provide for neighborhood conservation overlay districts as means of self-determination/regulation
	Strategically stitch together, where appropriate, incremental small-scale developments to establish sustainable neighborhood scale communities.
	Concentrate retail & service sector development at primary highway intersections
	Existing train depots as cultural assets unique to respective communities,
City of Many	Connect Hart Airport to US 171 via McDonald Drive; market parcels to multimodal development interests
	Concentrate downtown parking North of Sabine Street; reclaim courthouse "square" as open civic space
	Partner to market historic Post Office as regional cultural attraction
	Activate LA 6 downtown corridor: Gateways, intersection improvements, Lofts, Infill
	Rail depot as cultural attraction (similar to Zwolle) – Capitol Street as US 171 gateway
City of Zwolle	New front door at intersection of US 171 and LA 120; improvements at US 171 intersections
	Zwolle greenway along South Main; town center improvements on blocks North of rail depot; infill development
	Natural system adventure outposts (multiple) with direct connectivity to town center
	Festival Grounds improvements for expanded recreational and civic functionality
	Future land use designation for expanded industrial district; strategic screening
Toledo Town Business Interests	Establish Toledo Town Business Association as initial step toward community-oriented development
	Partner with SRA, Parish and DOTD to develop infrastructure necessary to support community development
	Collaborate to establish initial landscape, lighting and signage standards for new and existing development along LA 6 and LA 191

Infrastructure Partner	Assignment
Utilities	Complete Parish Data Infrastructure improvements; “hot-spot” access at cultural sites
	Prepare power and data infrastructure at LA 6 Corridor Locations
	Partner with Parish to develop basic necessary infrastructure for community development at LA 6 / LA 191 intersection per mission objectives
	Plan ahead to support desired development in advance. Make investments proactively
	Accurately map respective systems and points of interface. Share mapping data with Parish for GIS integration
Water Districts	Reduce # of separate systems by 50% before 2030.
	Consolidate systems for consistency of service and improved quantity and quality for current and future Parish interests.
	Leverage available grant funding through consolidation for distribution system upgrades; minimize resource duplication
	Plan ahead to support desired development in advance. Make investments proactively
	Accurately map systems and points of interface. Share mapping data with Parish for GIS integration
Canadian Pacific Railroad	Collaboratively plan with Parish economic development interests for rail access in designated multi-modal target zones
	Establish grants for existing train station re-development in respective Parish Communities (Many, Fisher, Florien)

Service Partner	Assignment
Sabine Chamber of Commerce	Lead Implementation of Comprehensive Plan under direction of Economic Development Committee (EDC). Establish key metrics for performance tracking; report results regularly
	Cooperate with Police Jury to Establish Parish Economic Development Position; retain Specialty Consultant for Forest Industry Market Analysis as soon as possible
	Research opportunities and align Parish interests in pursuit of grants and other funding opportunities for plan implementation
	Re-establish leadership development program for young leaders
	Encourage private investment aligned with comprehensive plan; recognize exemplary private, industrial and service sector performance
Medical	Update Sabine Medical Center master plan aligned with Comprehensive Plan Medical district recommendations
	Prioritize land acquisition and/or land swaps to provide opportunity for visibility and accessibility for Medical Center
	Explore Toledo Town Clinic possibility in conjunction with other development investment initiatives
Other	Recreational improvements & regional recreational partnerships
	Financial institution active participation in Sabine Community Foundation
	Festival expansion to include adventure competitions and eco-tourism activities as catalyst for future event spin-off



Expectation of Innovation

The implementation of the Sabine Parish Comprehensive Plan is not merely a checklist of traditional projects, but a commitment to an undercurrent of creativity through new entities and strategic relationships. By fostering an ecosystem where public, private, and service partners collaborate beyond their typical silos, the parish will leverage fresh organizational structures to solve long-standing challenges. These new alliances—ranging from philanthropic foundations to academic partnerships—act as the innovative engine required to move the parish toward a diversified, resilient future.

Innovation	Assignment
Establish Sabine Community Foundation	Primary entity to acquire, aggregate, and market land for desired development
	Entity to acquire adjudicated properties and return to commerce
	Engaged entrepreneurial leadership resource: research of emerging trends, direct influence with public/private/service sectors to partner for Parish progress
	Ability to act as development and/or re-development partner for public good
	Ability to act as investor in start-ups and other hcommercial interests supporting Parish employment
BPCC/NSU	Active partnering with Parish Public Schools for dual enrollment, distance learning, and workforce education
	Active partnering with Parish industrial and private sector employers for workforce development
	Internships and job placement support using available Federal and State funding resources

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