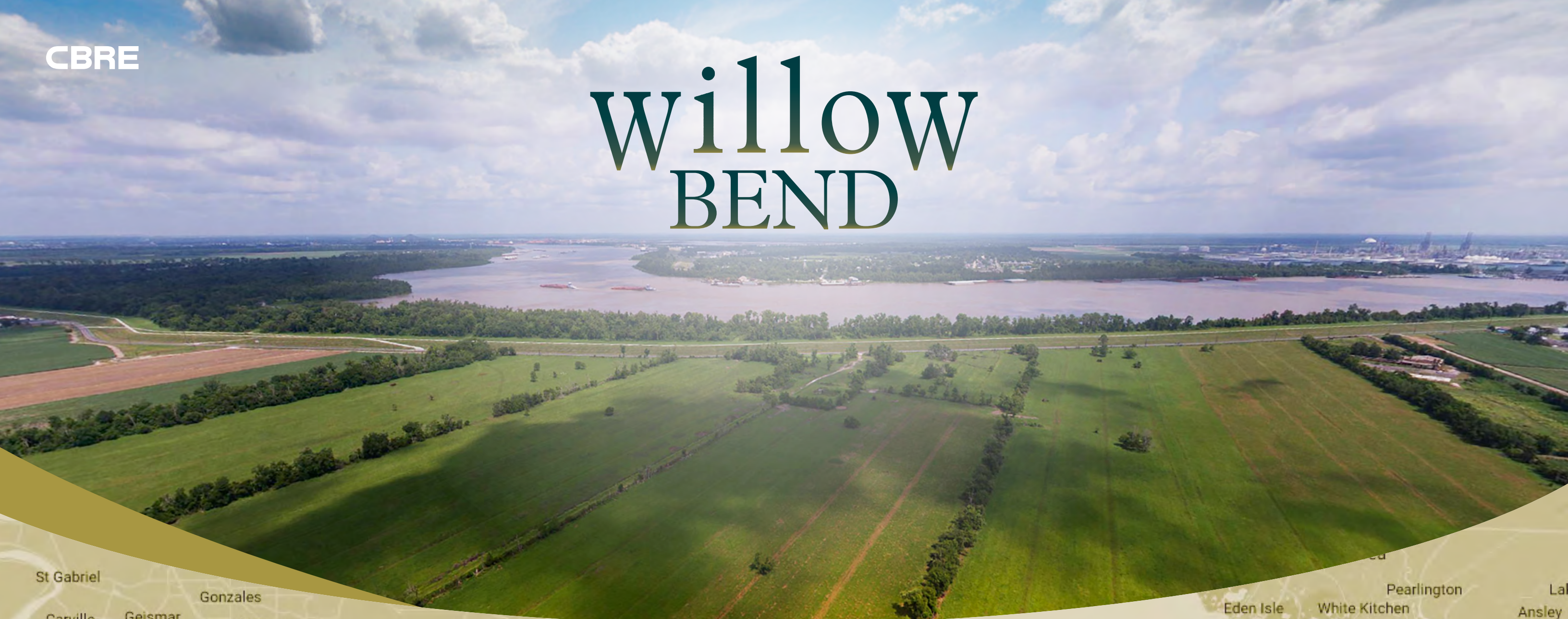


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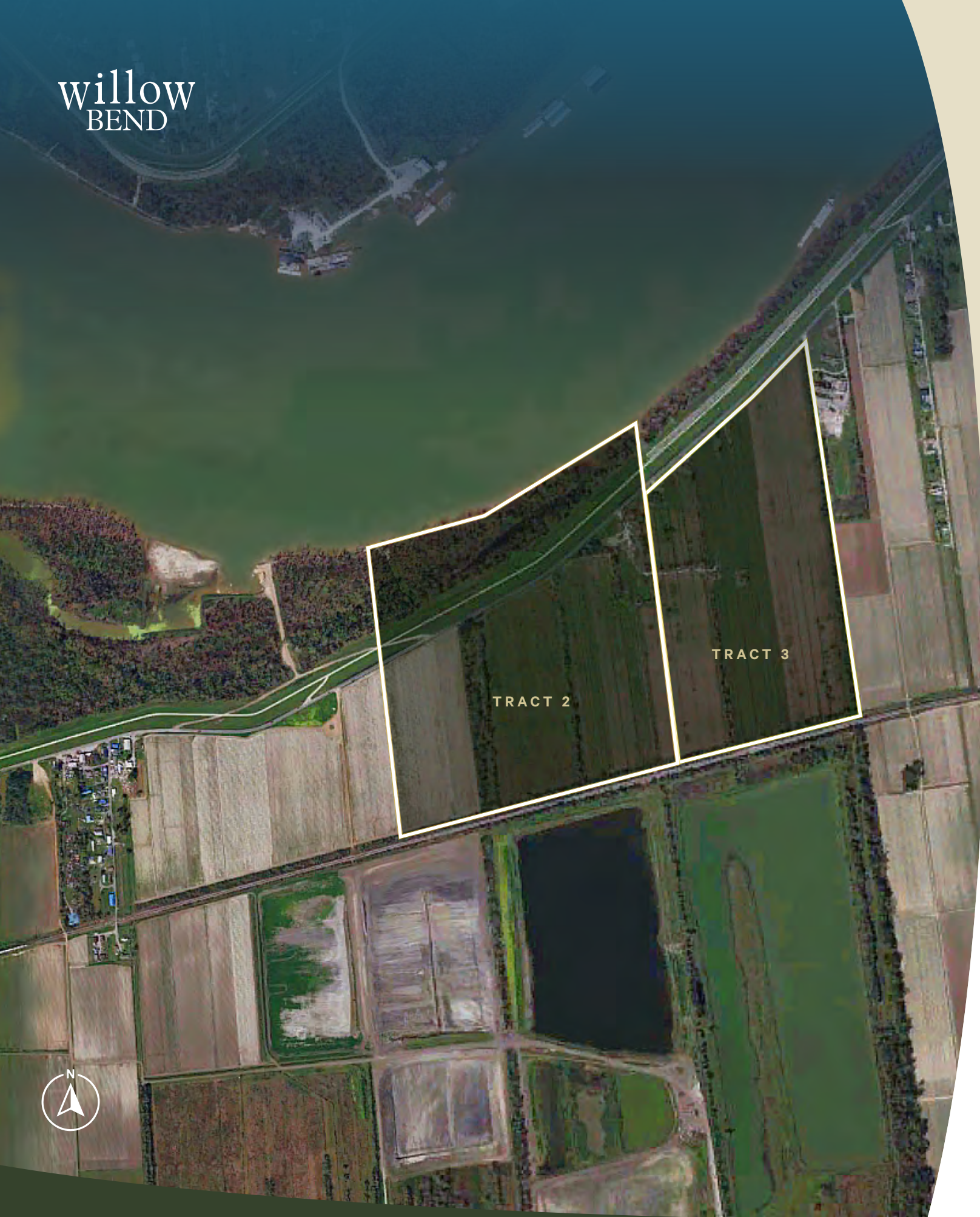


221± Total Acres For Sale/For Lease

Deep Draft Riverfront Development with Rail and Pipeline On Site

Lower Mississippi Riverfront Heavy Industrial Development Opportunity

Located in St. John the Baptist Parish, Louisiana, this site is situated between Baton Rouge and New Orleans and offers access to the US Gulf Coast industrial complex. Strategically positioned and equipped with multi-modal logistics capabilities, this site offers connectivity between the United States interior via the Mississippi River and the rest of the world through the river's nearby connection to the Gulf of Mexico. This deep water site is ideal for import and export at scale and volume and features Class 1 rail and refined products pipeline intersection on site.



221± TOTAL ACRES

- Tract 2 - 117 acres
 - » 1,643± non-usable river rd
 - » 23± acres of likely wetland
- Tract 3 - 104 acres



1,822± LINEAR FRONTAGE MISSISSIPPI RIVER

- Deep Draft (50'± at barge dock) with 42' draft at low river



BARGE DOCK

- Previously engineered barge dock on site. (Plans favorably reviewed by USACE and available upon request).



WETLAND MITIGATION

- Favorable wetlands findings with nominal area to be noted as jurisdictional wetlands



STATE HWY 18 ACCESS



RAIL ACCESS

(UNION PACIFIC CLASS 1)





For Sale:

Tract 2 - \$6,600,000

Tract 3 - \$3,500,000

\$10.1M

For Lease:

Tract 2 - \$660,000 Per Year on a NNN Basis

Tract 3 - \$350,000 Per Year on a NNN Basis

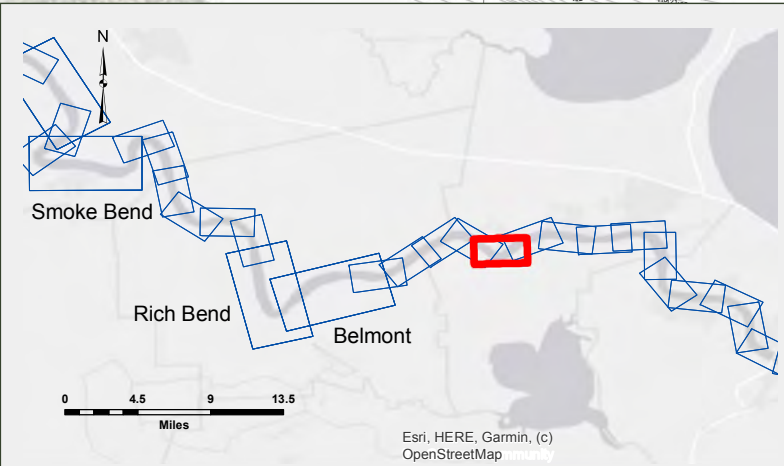
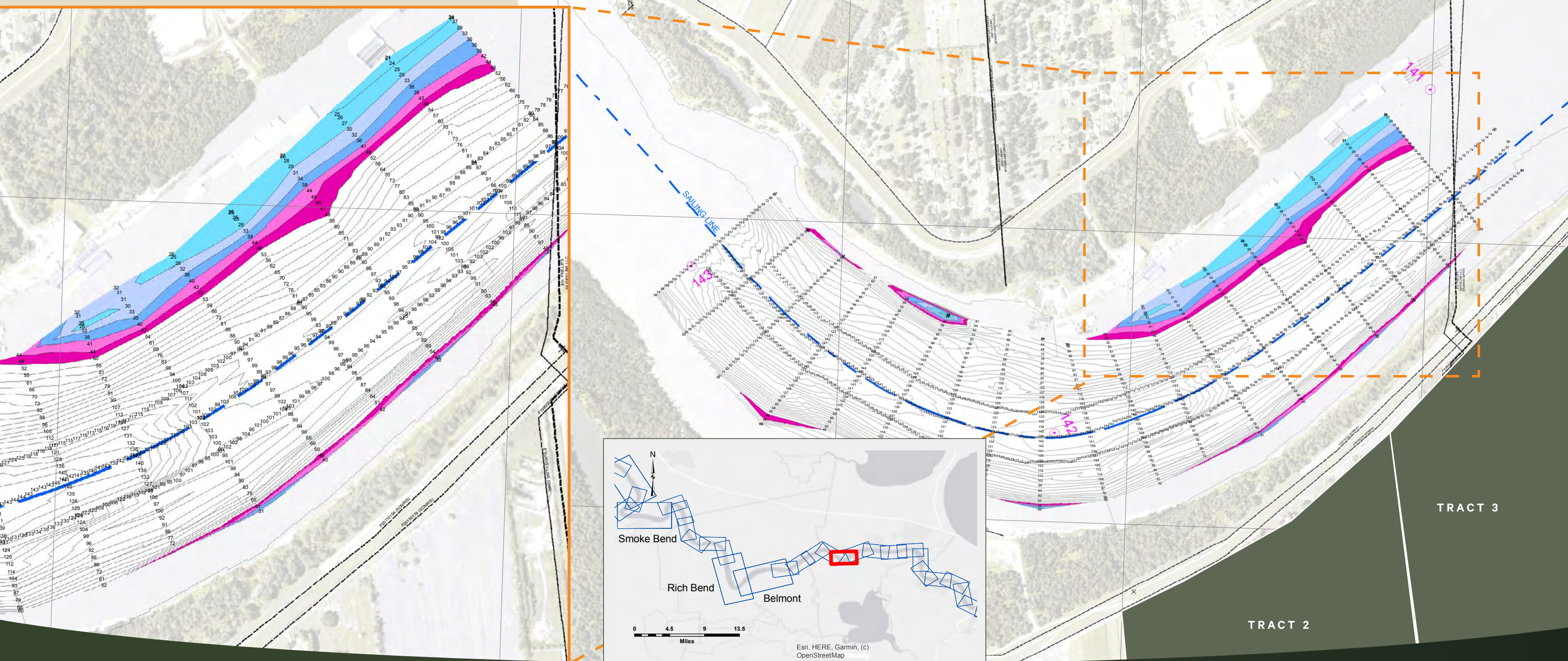
\$1.01M

*Tract 2 Owner has Tract 3 under Option to Purchase and can exercise this Option and Sell Tracts 2 & 3 together

PROPERTY FEATURES

Ample Deep Water Frontage

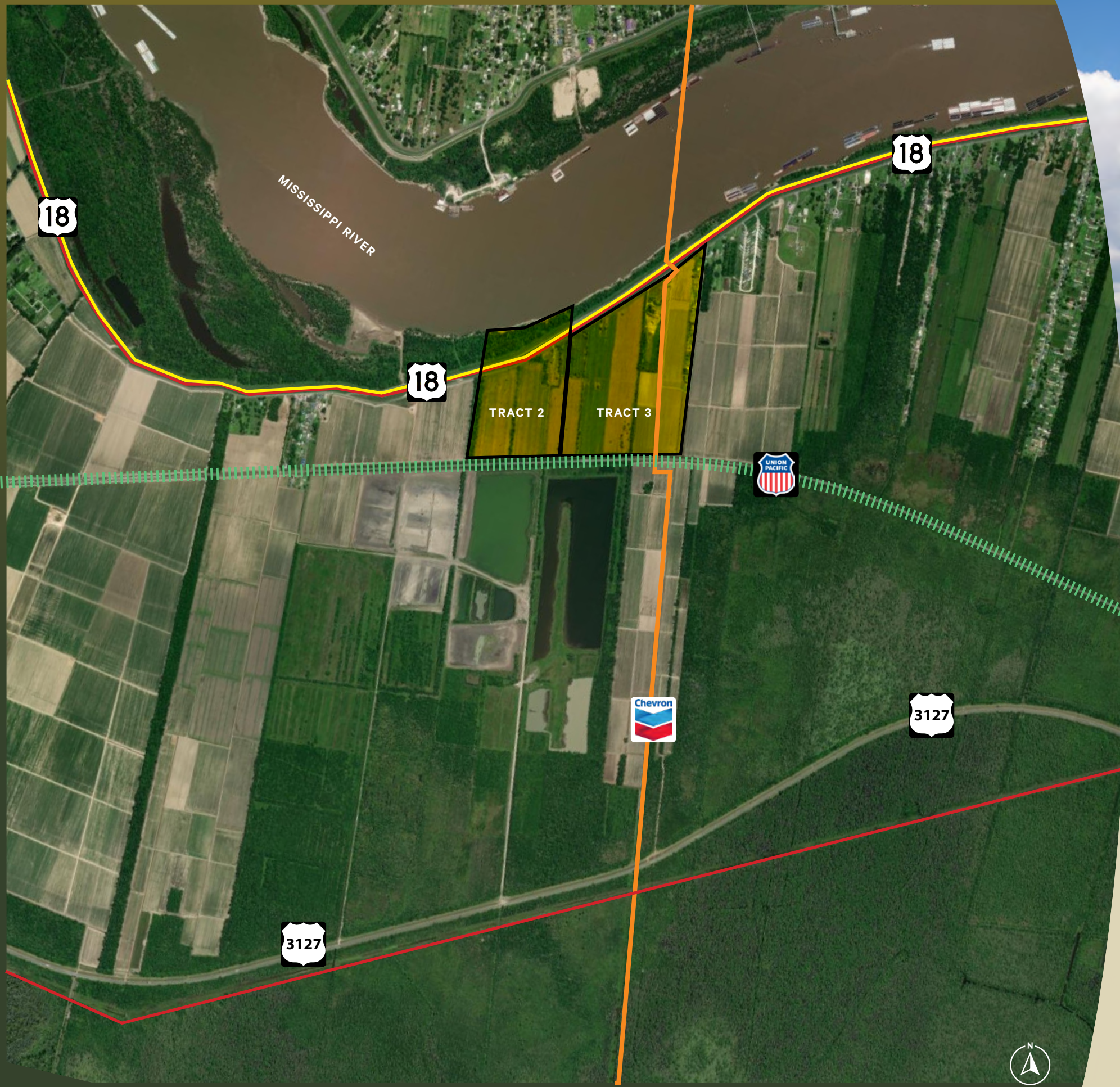
1,822± linear feet of frontage available along the West Bank of the Mississippi River. Approximately 50' deep at barge dock with 42' draft at low river. A barge dock has been designed for the site, with prior plans available.



TRACT 3

TRACT 2

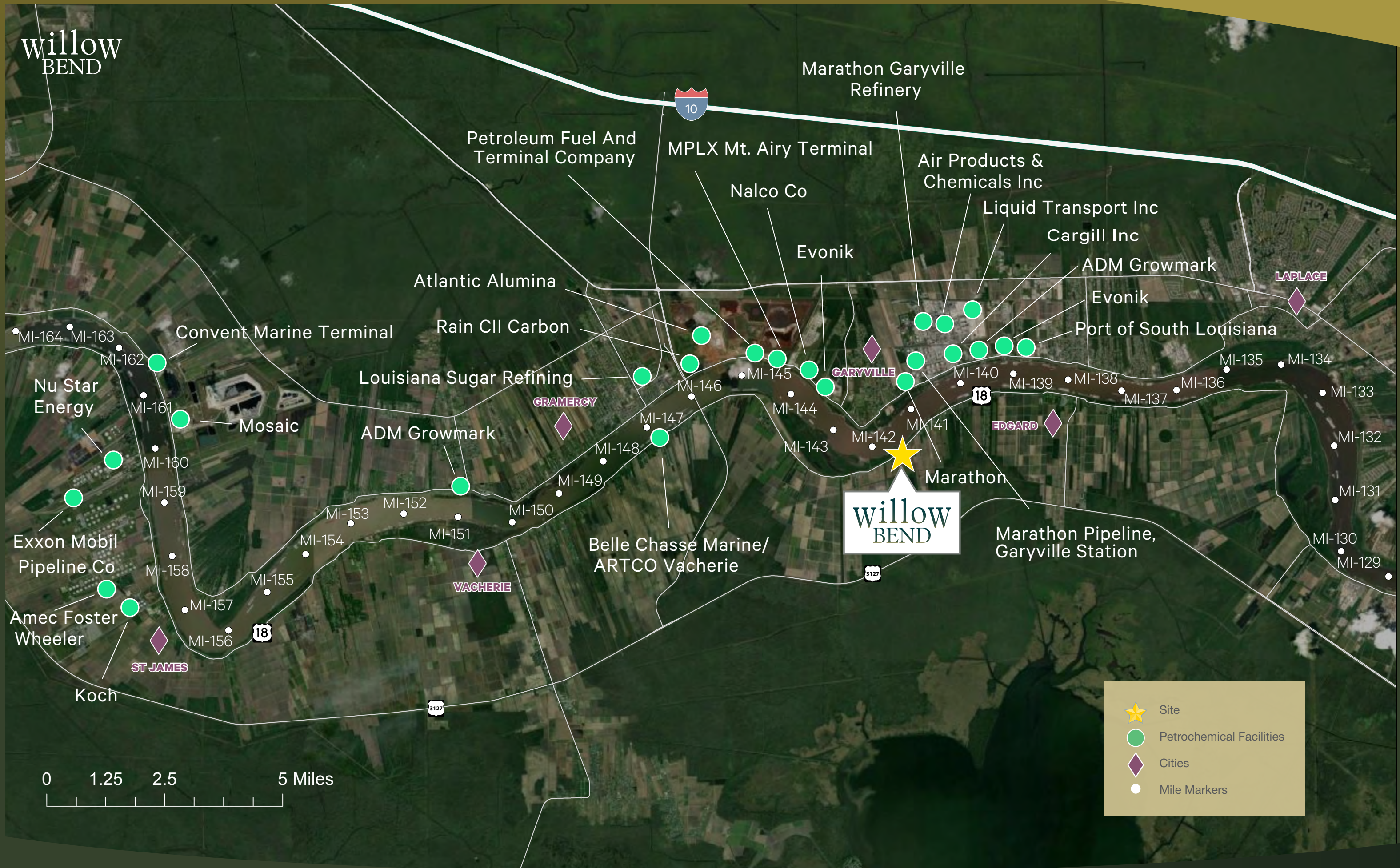
Esri, HERE, Garmin, (c)
OpenStreetMap



Excellent Access to Water, Rail, Pipeline, and Highway

- REFINED PRODUCTS (CHEVRON TEXACO NGL)
- MISCELLANEOUS
- STATE HWY 18 ACCESS
- RAIL ACCESS (UNION PACIFIC CLASS 1) DIRECTLY ABUTTING THE SITE

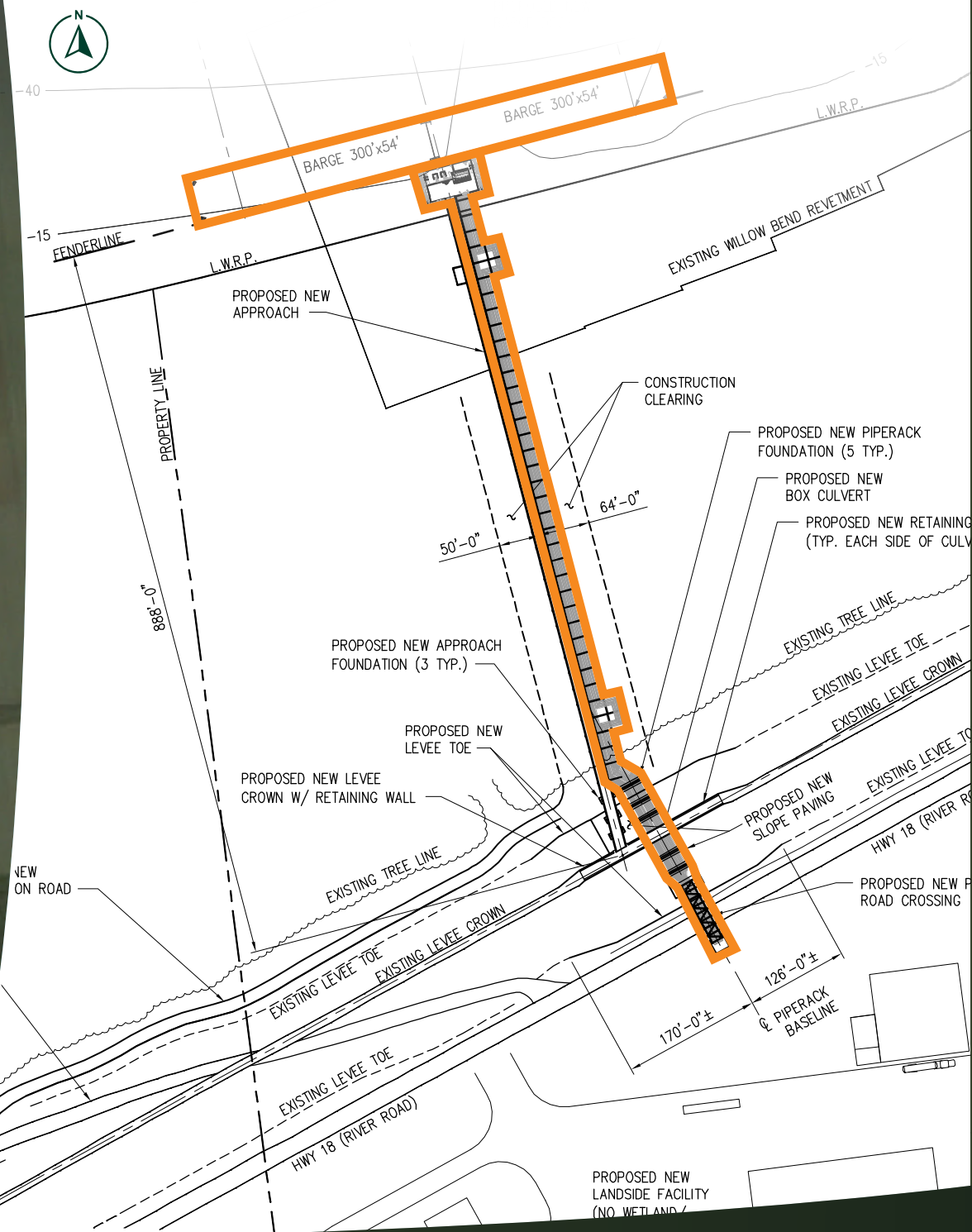
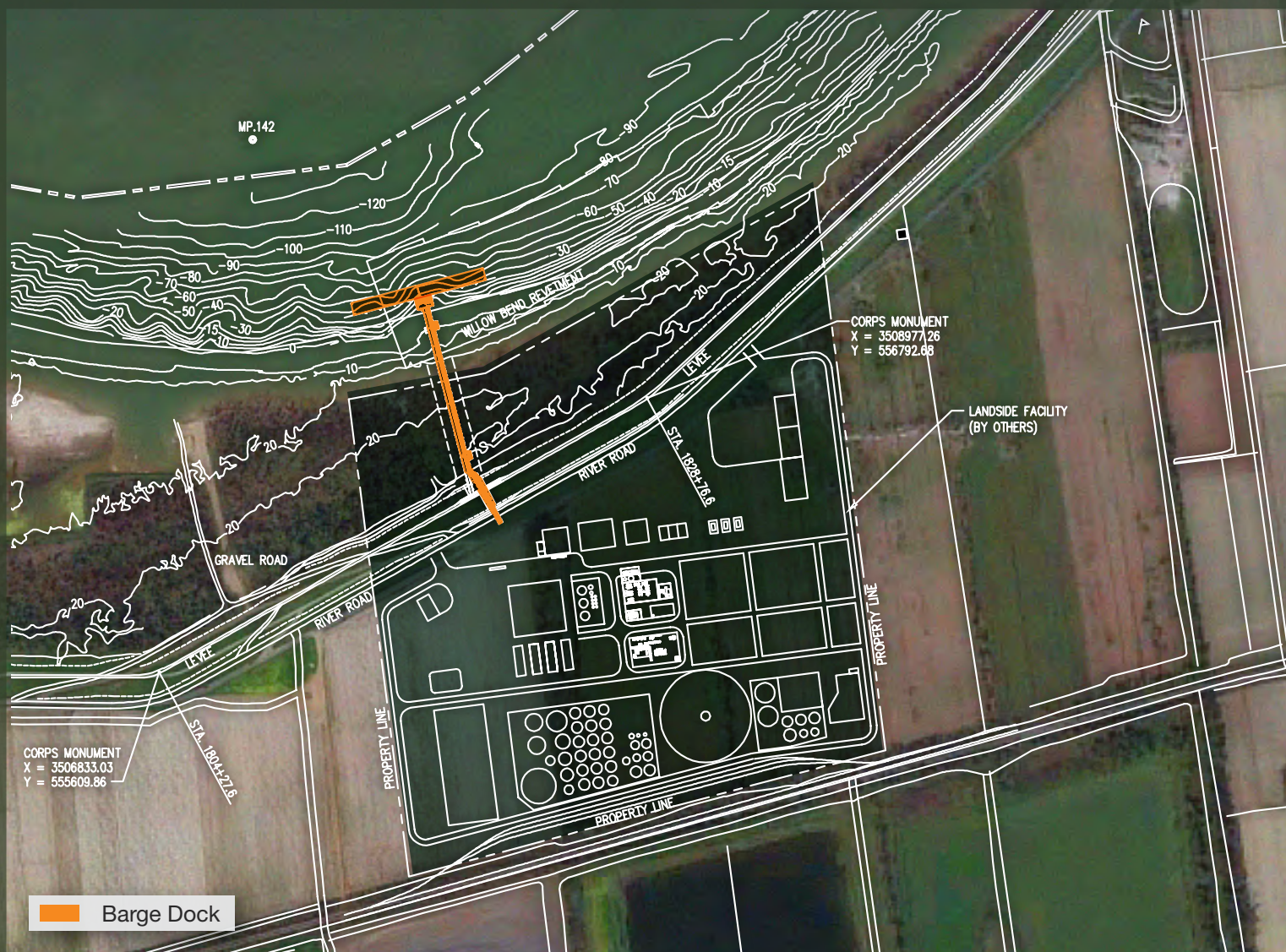
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- ★ Site
- Petrochemical Facilities
- ◆ Cities
- Mile Markers

Potential Use Plan

A plant to upcycle used motor oil to produce base oil was previously engineered on site. It included plans for a barge dock, a processing facility with flare, tank farm, truck racks, waste water plant, all designed and laid out on site without wetlands impact.





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