

RICH BEND

± 511.65 AC MISSISSIPPI RIVER INDUSTRIAL
SITE & PIPELINE CONNECTIVITY
RIVER MILE 156 | ST. JAMES PARISH, LA

FOR SALE
\$31,721,060



360 DEGREE VIEW

SITE VIDEO



RICH BEND



Executive Overview

Rich Bend offers a rare combination of scale, rail access, pipeline connectivity, and proximity to existing river dock infrastructure.



Total Area:
± 511.65 Acres



Road Connectivity
Dual Highway Access
(LA 18 & 3127)



Rail Line Traversing Site
Union Pacific



Pipeline Adjacency

RICH BEND

- ✓ Union Pacific (Class I Rail)
- ✓ Mississippi River industrial corridor
- ✓ Highway frontage (LA 18 & 3127)
- ✓ Proximity to existing marine infrastructure

[SITE VIDEO](#)



LOGISTICS &

CONNECTIVITY

Multimodal connectivity enables efficient access to domestic and global markets via rail, river, and highway infrastructure.

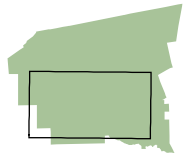
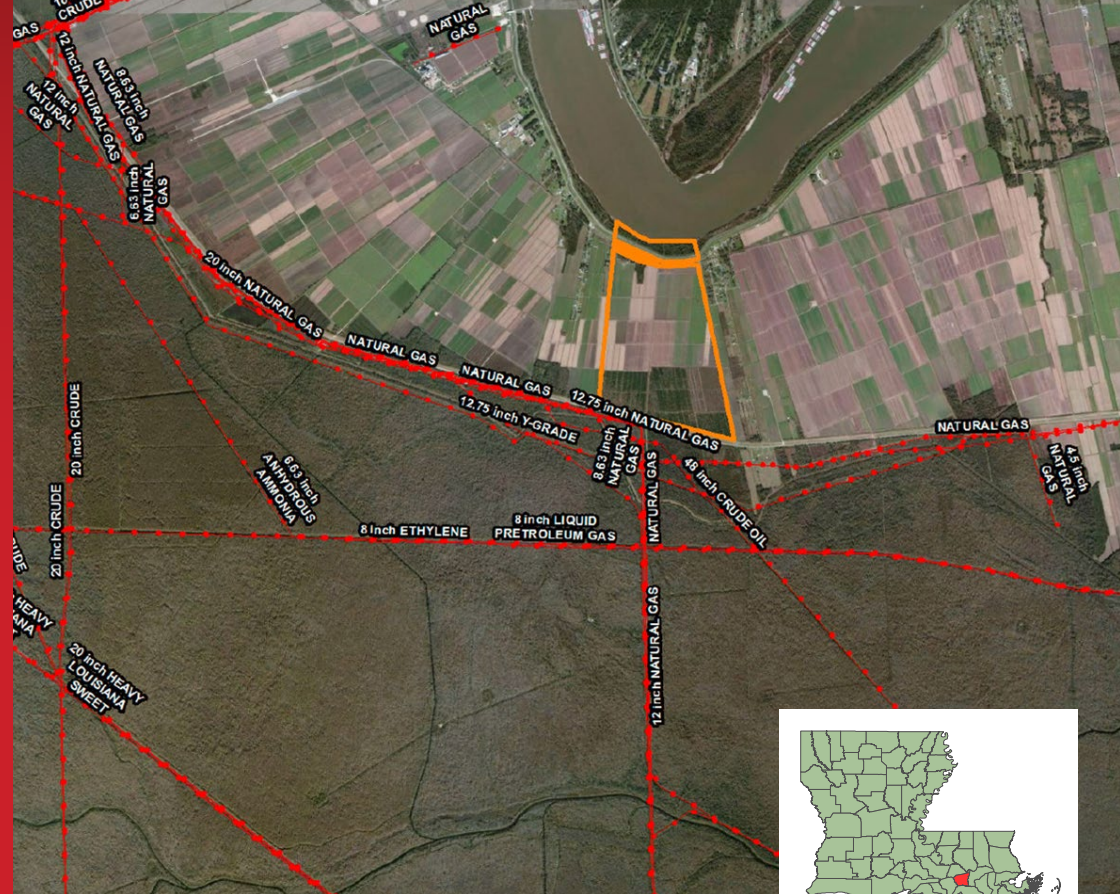
The site's location within an active Mississippi River industrial corridor provides potential access to third-party marine logistics solutions and existing terminal infrastructure.

INFRASTRUCTURE & UTILITIES

Located within one of the most infrastructure-rich industrial corridors in North America, the site benefits from proximity to pipeline networks, power generation, and industrial utilities.

High-voltage transmission lines and a dense network of pipeline systems carrying crude, natural gas, NGLs, ethylene, ammonia, LPG, and other products run near or directly adjacent to the site.

Nearby liquids handling and dock facilities create opportunities for terminalling and export without full on-site development.

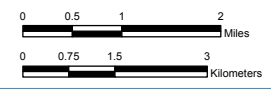


View Extent



Legend

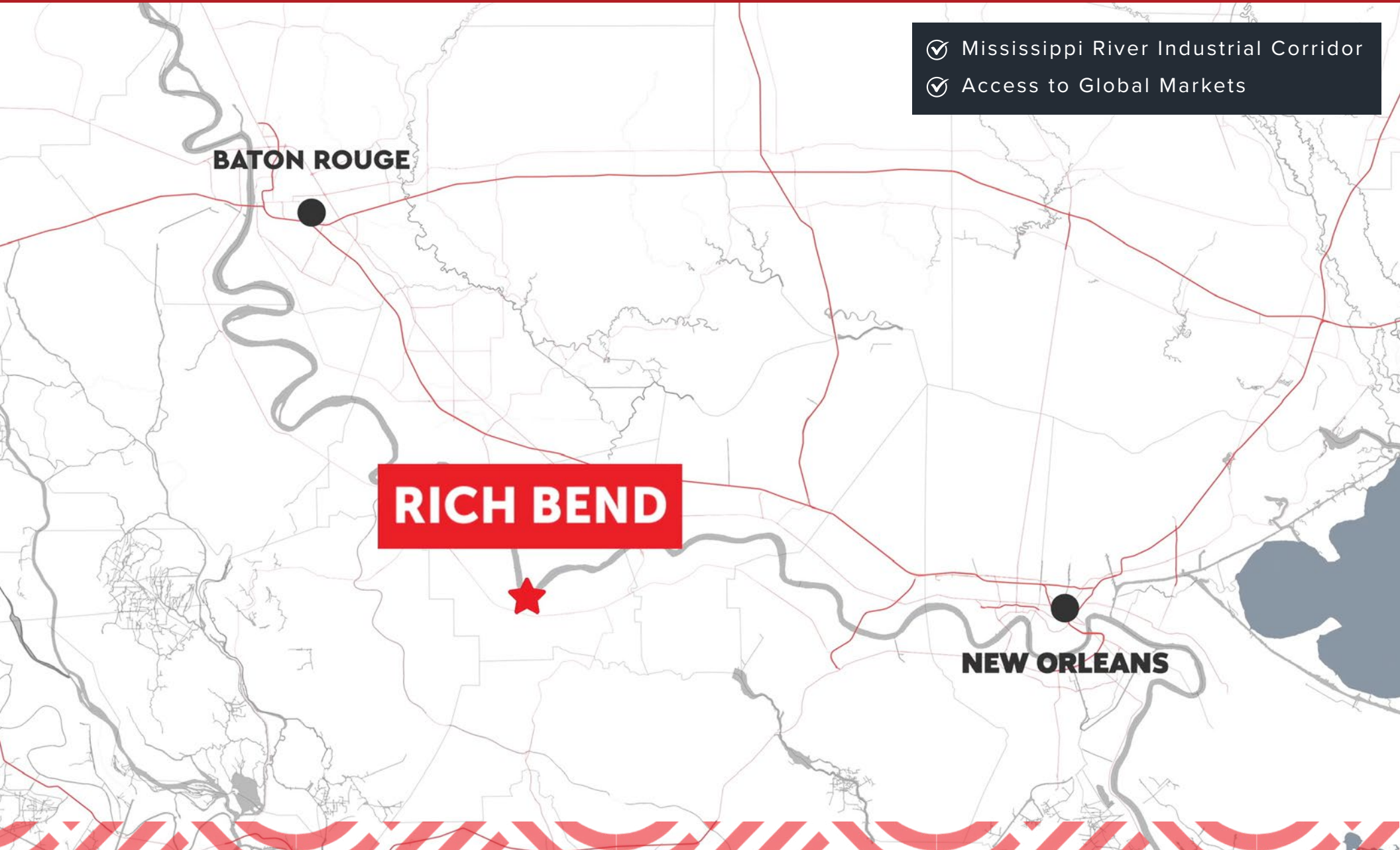
- Property Boundary
- Substation
- Distribution**
 - 3 Phase
 - 2 Phase
 - Single Phase
- Transmission**
 - 500 kV
 - 345 kV
 - 230 kV
 - 161 kV
 - 138 kV
 - 115 kV
 - 69 kV



REGIONAL POSITION

Positioned in the heart of the Louisiana energy corridor, Rich Bend provides direct access to one of the most concentrated industrial ecosystems in the United States.

This location supports integration with refining, petrochemical, and export infrastructure throughout the Lower Mississippi River.



- ✓ Mississippi River Industrial Corridor
- ✓ Access to Global Markets

BATON ROUGE

RICH BEND

NEW ORLEANS

RICH BEND

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