

FOR SALE: ~82 ACRES IN MAJOR INDUSTRIAL AREA

INCOME STREAM | I-10 CORRIDOR | WESTLAKE | LAKE CHARLES MSA



Lake Charles, LA

Sasol/LyondellBasell

Phillips 66

Westlake Chemical

PIPELINE ALLEY
Pipeline Rights-of-Way

PPG Chemical

Westlake, LA

Lotte Chemical



BAYOU D'INDE
± 77.6 AC of Industrial Land,
Rights-of-Way and Royalties

CBRE

<http://www.bayoudinde.com/>

LAKE CHARLES LAND & RIGHTS-OF-WAY

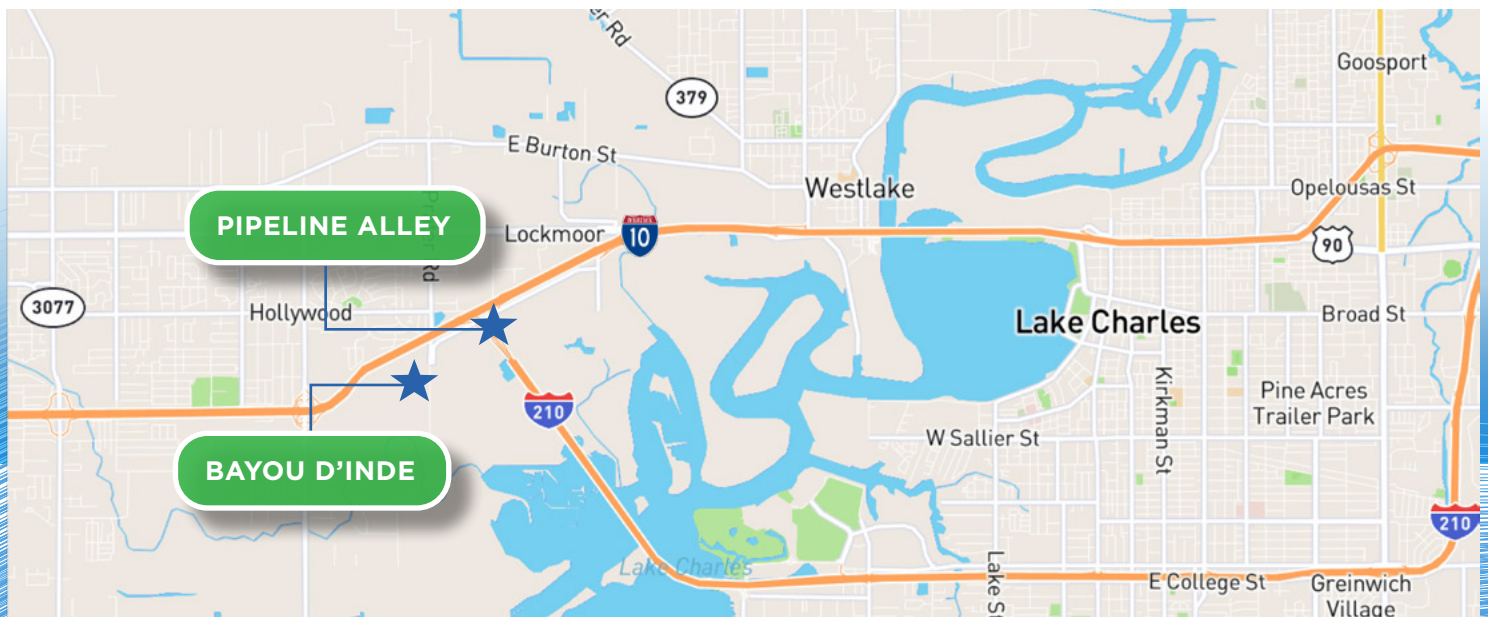
BAYOU D'INDE

- ±77.6 AC development land opportunity
- 14 pipeline easement rights-of-way (ROW)
- Multiple interests in active oil and gas wells
- I-10 corridor with overpass access
- Strong cash flow from long-term ROW leases
- Additional cash flow from O&G royalty payments



PIPELINE ALLEY

- ±150'-300' x 2,100' land tract
- 19 pipeline and rail easement ROW
- Critical location for petrochemical infrastructure
- Strong cash flow from long-term ROW leases
- Mark-to-market leasing potential



LAKE CHARLES LAND & RIGHTS-OF-WAY

DEVELOPMENT LAND WITH LONG-TERM CASH FLOW

The rights-of-way leases and royalty income from the properties provide substantial long-term cash flow for potential investors. Buyers considering a development exit on the eastern Bayou D'Inde acreage can benefit from defrayed net development and positive carry costs.

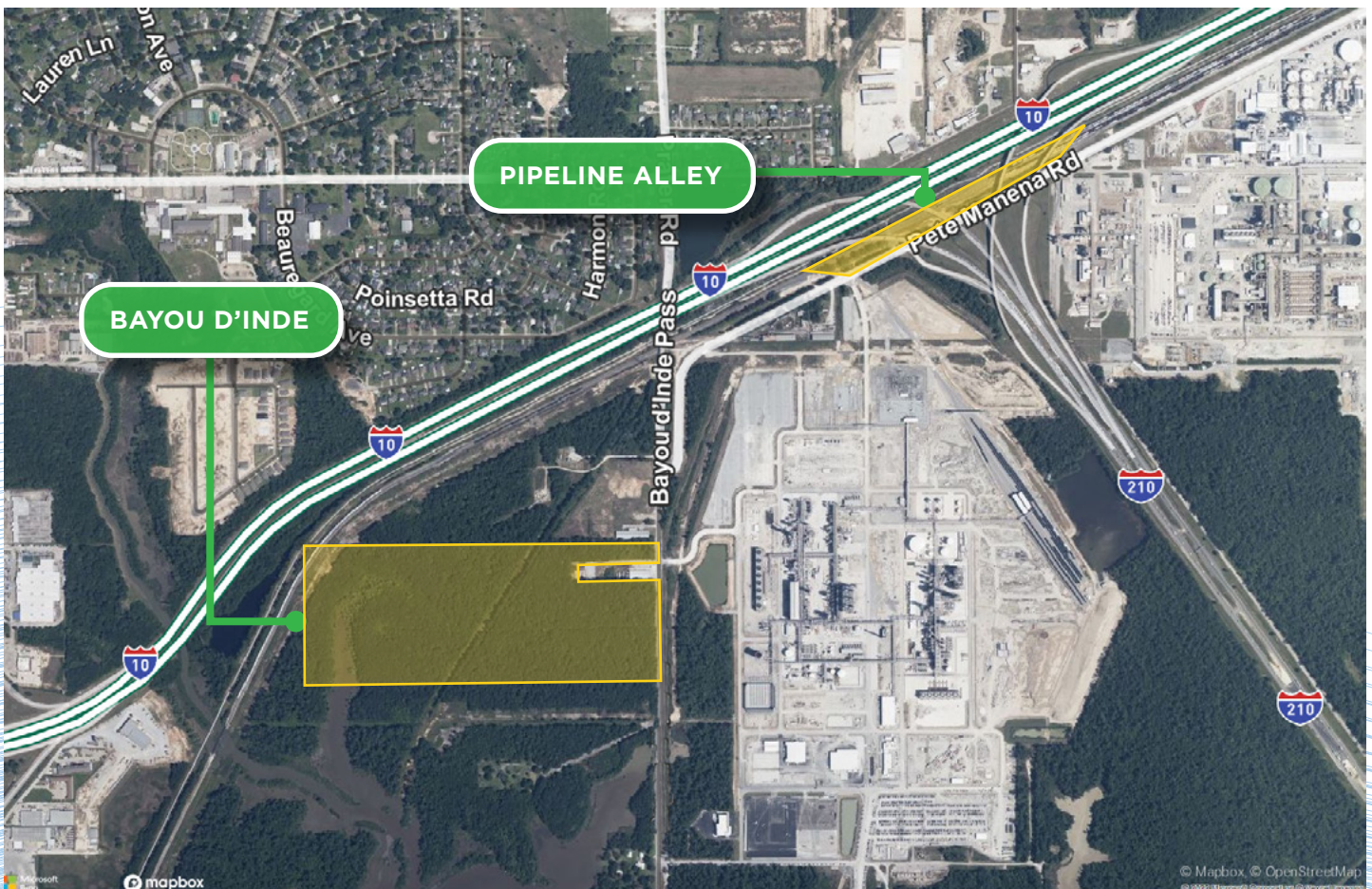
The ROW leases across the properties offer an attractive roster of diversified cash flow from major petrochemical companies. The ROWs are long-term commitments with zero management responsibilities, offering investors a unique blend of passive income and development upside.

BAYOU D'INDE

- Targa
- Gulf South
- Lafitte Gas
- Praxair
- Axiall Corporation
- Shell Chemical
- Air Liquide
- Westlake Corp.
- Phillips 66/Conoco
- Buckeye
- Enterprise

PIPELINE ALLEY

- Gulf South
- Praxair
- Targa
- Denbury
- Lafitte Gas
- Phillips 66/Conoco
- Matheson Tri-Gas
- Air Liquide
- Enterprise
- Boardwalk LA Midstream
- LAAC, LLC

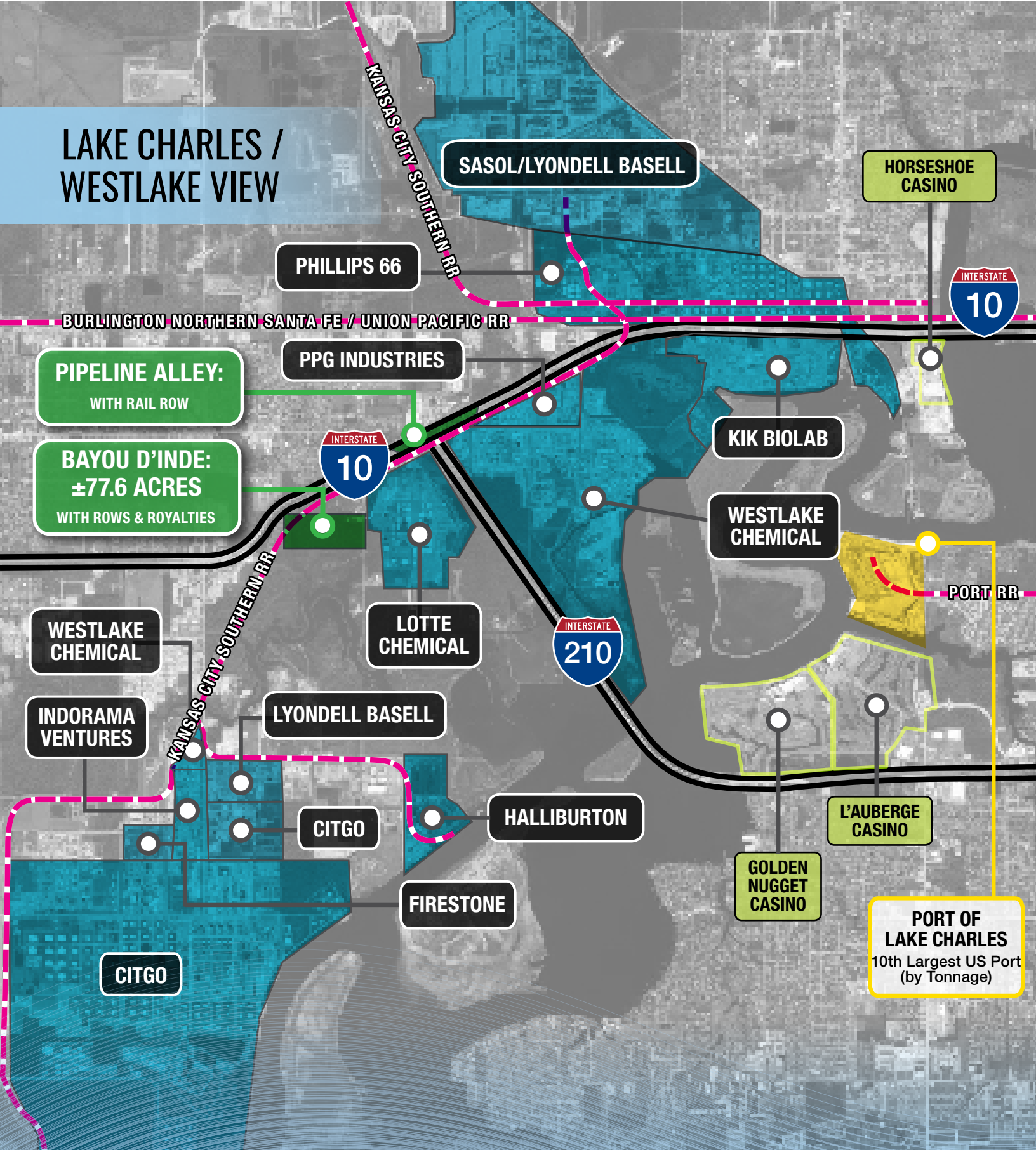


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LAKE CHARLES / WESTLAKE VIEW



FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

BRAD SMITH

+1 713-577-1594

brad.smith1@cbre.com

BILL BOYER

+1 713-881-0919

bill.boyer@cbre.com



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