

OFFERING MEMORANDUM

# Arena Land Sale

506 Sand Pit Road, Kinder, LA 70648

- » 1,029 acres of sand mining land with active operations
- » Turnkey operation – includes all FF&E, dredges, wet barges, and support infrastructure

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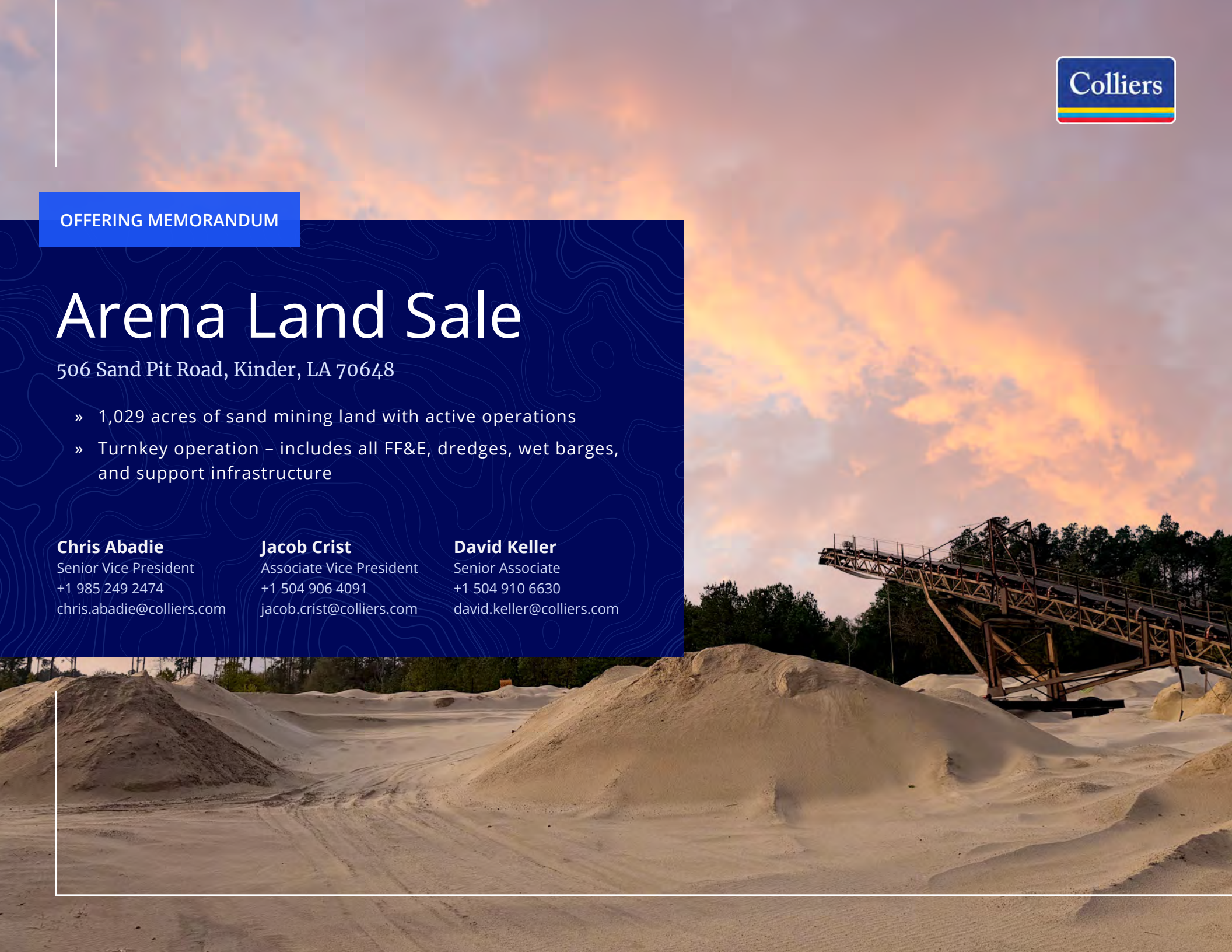
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01

# Executive Summary





# Executive Summary

This offering presents over 1,029 acres of operational sand mining land in Kinder, Louisiana, featuring an estimated 78 million tons of recoverable reserves, fully installed processing infrastructure, and established production of API-certified frac sand, industrial sand, and construction aggregates.

The site is positioned along Whisky Chitto Creek, providing access to high-quality sand deposits with exceptional market flexibility. The reserve base is highly versatile and can be used to produce API-certified frac sand, meet a range of construction-grade products, and manufacture tightly graded industrial aggregates. Many construction products overlap with frac sand specifications, allowing operators to pivot production across energy, construction, and industrial markets using the same reserves. This flexibility supports high-yield processing and enables operators to adapt quickly to changing market conditions.

With a nameplate capacity of 600,000 tons per year, dual processing plants, and proximity to active East Texas and Louisiana oil and gas plays, and major Gulf Coast construction projects, the property offers a turnkey platform for an acquirer seeking immediate production capability and long-term reserve depth.



Size

**1,029 AC**

Current Use

**Sand Mining**

Features

**78M Tons of Recoverable Reserves**

Sale Price

**Contact Broker**



# Investment Highlights



1,029+ acres of sand mining land with active operations



78 million tons of recoverable reserves across active and untapped areas



600,000 tons/year nameplate processing capacity



Dual processing plants with 175 tons/hour drying and 175 tons/hour screening capacity



3,750 tons of storage capacity across vertical silos and warehouse facilities



High-yield, flexible reserve base – supports both API-certified frac sand and construction/industrial products



Proximity to active drilling plays – Haynesville (115 mi), Austin Chalk (<100 mi), Tuscaloosa Marine Shale (<50 mi)



Turnkey operation – includes all FF&E, dredges, wet barges, and support infrastructure



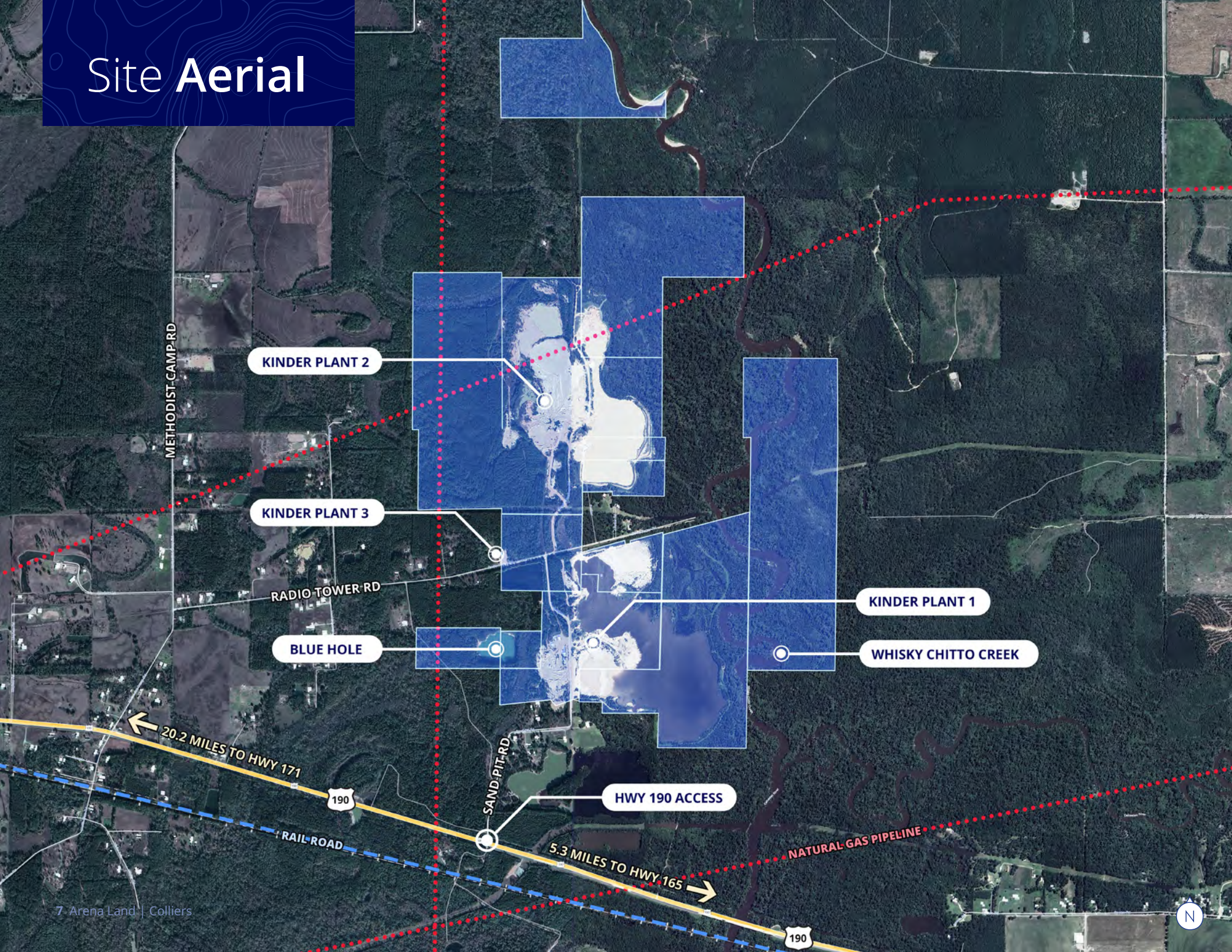
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# Property Overview





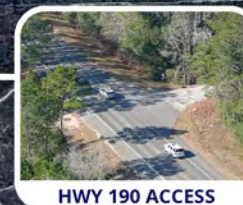
# Site **Aerial**





# Property Photos

VIEW GALLERY 



METHODIST CAMP RD

RADIO TOWER RD

SAND PIT RD

190

190





03

# Market Overview





# Location Overview



## Kinder, Louisiana

Kinder is a strategically positioned community in Allen Parish, Louisiana, located along U.S. Highway 165 at the midpoint between Lake Charles and Alexandria. While rural in character, the town functions as a service and employment center for the surrounding region and benefits from direct access to Southwest Louisiana's industrial and logistics corridor.

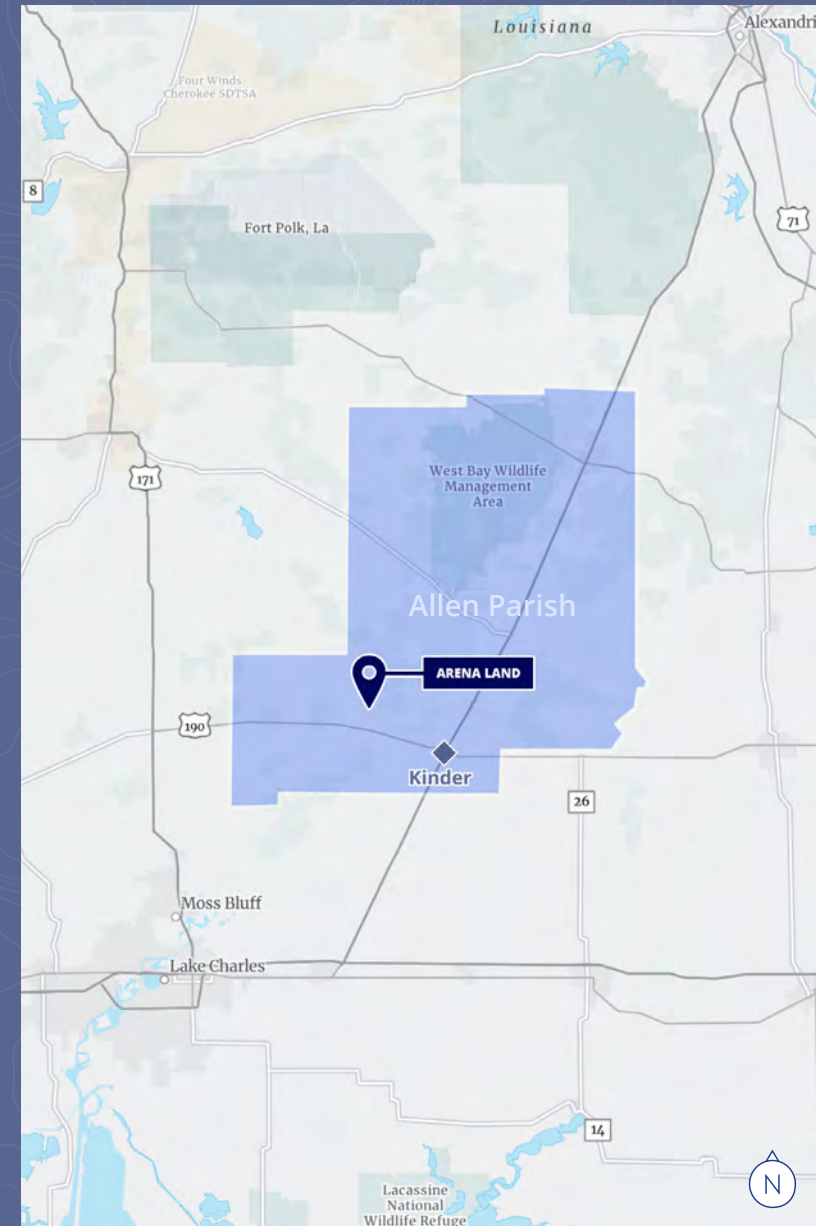
The area offers a low-cost operating environment with available land, a stable labor pool, and strong transportation connectivity. U.S. Highway 165 provides north-south access linking Kinder to I-10 and the Lake Charles industrial complex to the south, and to Alexandria and Central Louisiana markets to the north. Connections to U.S. Highway 190 and regional rail infrastructure extend reach into East Texas and the broader Gulf Coast.



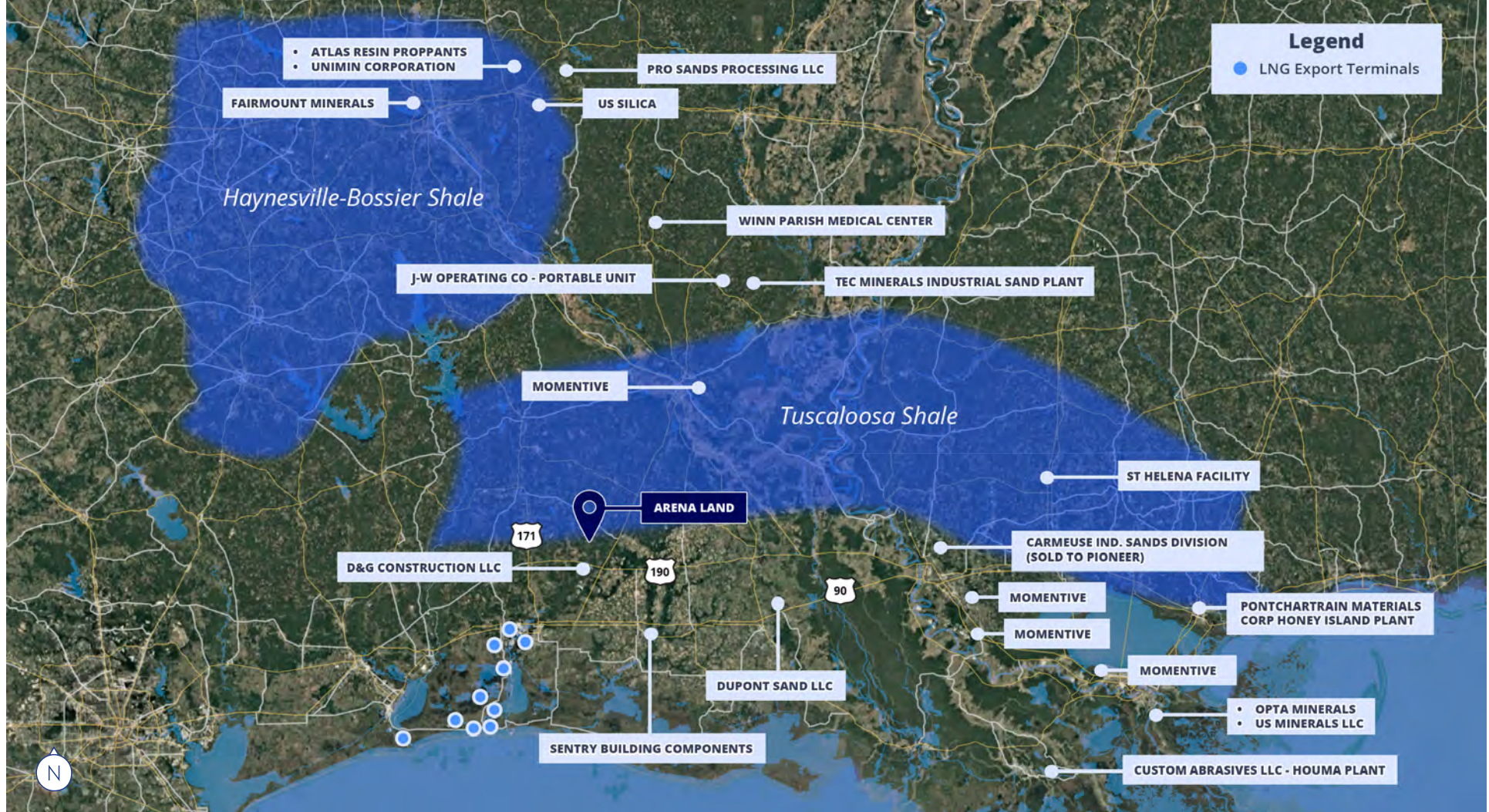
## Economy

Kinder's economy reflects a diversified rural profile combining agriculture, timber, extractive industries, and tourism. The Coshatta Casino Resort, located just north of town, is the largest gaming destination in Louisiana and one of the region's major employers. The casino anchors a steady flow of visitor-driven economic activity and supports local retail, hospitality, and service sectors.

Allen Parish consistently ranks among the lowest-cost markets in Louisiana for land, labor, and operations, offering a practical alternative to higher-priced industrial zones while maintaining efficient access to the same end markets.







## Industrial Profile

Allen Parish has an established presence in the sand, silica, and aggregates industry, supported by favorable geology, abundant land, and proximity to major demand centers across the Gulf Coast.

The region's naturally occurring sand deposits have attracted extraction and processing operations serving a range of end uses, including construction aggregates, concrete production, infrastructure materials, industrial filtration, and energy sector applications.

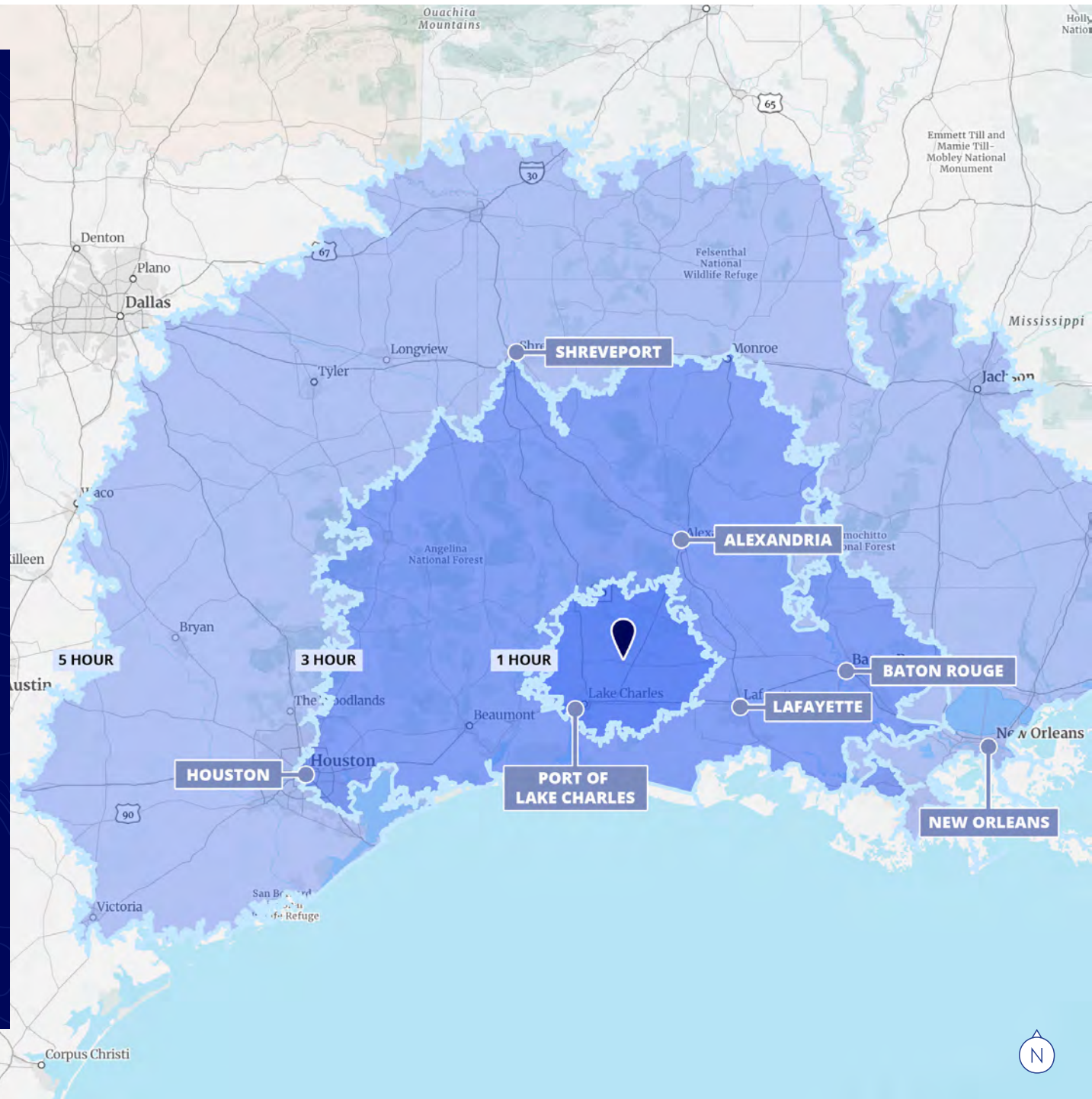
These operations benefit from the area's large, undeveloped land parcels and minimal land use conflicts, allowing for efficient, long-term extraction with room for expansion.



# Trucking Map

Transportation access positions Allen Parish operators to serve multiple markets. Lake Charles, approximately 45 miles to the south, anchors one of the nation's most active petrochemical and LNG development corridors. Central Louisiana and East Texas construction and infrastructure markets are within practical trucking distance. Regional rail access provides additional optionality for bulk shipments.

Demand drivers remain strong across the region. Ongoing industrial construction, infrastructure investment, and energy sector activity along the Gulf Coast continue to support consumption of sand, silica, and aggregate products. Allen Parish's combination of in-place geology, available capacity, and logistical reach positions local operators to serve this demand at a competitive cost basis.





# Lake Charles Market Overview

241,198

Population  
*Lightcast*

98,206

Labor Force  
*Lightcast*

111,691

Jobs  
*Lightcast*

\$22.50B

GRP  
*Lightcast*

The Lake Charles Metropolitan Statistical Area is a strategic Gulf Coast industrial market anchored by petrochemical manufacturing, LNG export infrastructure, and large-scale industrial construction. The MSA currently comprises Calcasieu and Cameron Parishes, with Jeff Davis Parish scheduled for inclusion in 2025.

Calcasieu Parish serves as the economic engine of the region, concentrating the majority of employment, population, and commercial activity. Cameron Parish, though sparsely populated, provides critical export-oriented infrastructure including deepwater port access and LNG terminal operations. Together, the two parishes form one of the most active industrial corridors on the Gulf Coast.

## Market Dynamics

Lake Charles has historically exhibited cyclicalality, with employment closely tied to industrial capital investment and, more recently, weather-related disruptions. However, the market has demonstrated strong rebound capacity. During the 2013–2018 period, large-scale petrochemical and LNG investments drove some of the fastest employment growth rates in the nation, illustrating the region’s ability to expand rapidly when capital flows into the industrial base.

## Growth Outlook

The forward outlook is supported by multiple demand drivers. A substantial pipeline of potential LNG, energy-transition, and carbon capture projects could bring renewed capital investment to the region. Increasing turnaround activity at existing facilities continues to support baseline industrial demand. Significant public infrastructure investment is also underway, including the multi-year replacement of the I-10 Calcasieu River Bridge and continued port expansion.

Together, these factors position Lake Charles for renewed growth as capital investment cycles resume, reinforcing long-term demand for construction materials, industrial inputs, and related services across the region.



# Construction Projects



The Lake Charles region represents a concentration of long-cycle investment, with construction activity supported by operating facilities, announced megaprojects, and multi-year public works. This sustained pipeline creates durable demand for sand, aggregate, and construction materials across both industrial and civil applications.

Operating LNG facilities anchor the region, with tens of billions in proposed expansion and greenfield projects in various stages of development. Energy-transition investments in carbon capture, hydrogen-to-methanol, and direct air capture add further depth to the project backlog.

Public infrastructure reinforces baseline demand independent of energy cycles. The \$2.3 billion I-10 Calcasieu River Bridge replacement, ongoing port modernization, and regional road and coastal restoration projects provide long-duration material consumption outside of industrial capital cycles.

## Operating LNG Facilities

Project	Developer	Details
Sabine Pass LNG	Cheniere Energy	6-train facility; largest single capital investment in Louisiana history
Cameron LNG	Sempra Infrastructure	3 trains operating; potential 4th train expansion under consideration
Calcasieu Pass LNG	Venture Global	Operating facility in Cameron Parish

## Proposed / Pre-FID LNG & Energy

Project	Developer	Est. Investment	Details
CP2 LNG	Venture Global	\$13.5B	FERC approved; DOE export authorization pending
Driftwood LNG	Woodside Energy	\$16.5B	Site work completed; FID targeted 2025
Cameron LNG Train 4 Expansion	Sempra Infrastructure	\$4B+	Expansion under consideration
Commonwealth LNG	Commonwealth	\$4B	Proposed facility in Cameron Parish
Energy Transfer LNG	Energy Transfer	\$10B	Brownfield conversion at Port of Lake Charles
Cheniere Stage 5 Expansion	Cheniere Energy	\$4B+	Timing beyond 2025

## Other Major Industrial & Energy-Transition CAPEX

Project	Developer	Est. Investment	Details
Lake Charles Methanol	LCM	\$3.24B	Hydrogen-to-methanol facility; permitting/FEED ongoing
Project Cypress (Direct Air Capture)		\$500M	Carbon capture facility
Gulf Coast Sequestration	GCS	\$555M	Carbon capture and storage
Bayou Black Energy Hub		\$400M	Natural gas storage facility
WR Grace Zeolite Expansion	WR Grace	\$234M	Underway

## Infrastructure Projects

Project	Est. Investment	Details
I-10 Calcasieu River Bridge Replacement	\$2.3B	5.5-mile corridor; 7-year construction timeline
Port of Lake Charles Improvements	\$135M	Berth and transit shed upgrades (Sheds 4, 5 & 6)
USACE Port Investments	\$126M	\$49.7M (FY25) + \$76.7M (FY26); dredging and modernization
State Road Projects	\$90M+	I-10 bridge repairs and LA-82 corridor improvements
CPRA Coastal Restoration		Southwest Louisiana flood protection and restoration



# Talent & Workforce

## Industrial Talent in Full Supply

Louisiana offers one of the nation’s deepest labor pools for process industries, combining right-to-work flexibility with a skilled, experienced workforce and a robust training infrastructure purpose-built for industrial employers.

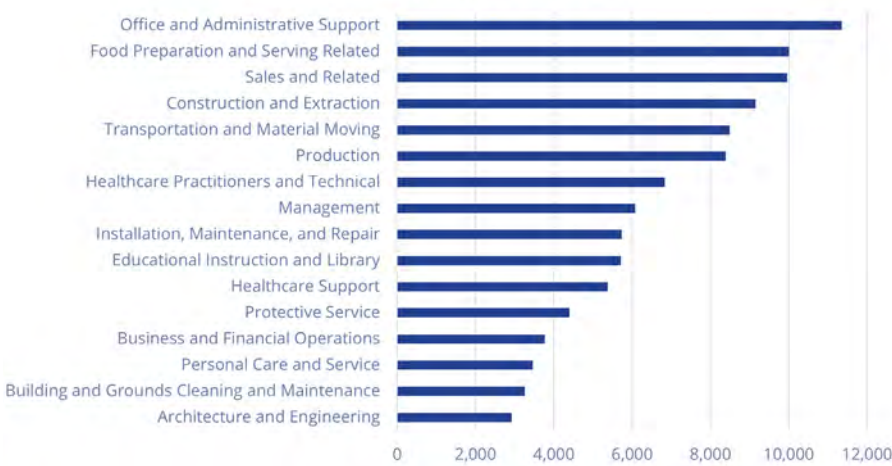
Louisiana’s higher education system directly feeds the industrial workforce pipeline. Research universities including LSU, Louisiana Tech, Southern University, Tulane, and UL Lafayette offer specialized programs in chemical engineering and process technology, graduating new talent each semester. The Louisiana Community and Technical College System (LCTCS) has standardized a statewide process technology (PTEC) curriculum, producing job-ready graduates for entry-level plant and operations roles.

The state continues to invest in workforce capacity. A \$20 million manufacturing training facility at SOWELA Technical Community College in Lake Charles supports both company-specific training partnerships and broader regional workforce development, reinforcing the talent pipeline for industrial employers across Southwest Louisiana.

For operators in extraction, processing, and related industries, Louisiana delivers a competitive combination: an available, skilled labor force, above-average wage stability, and institutional commitment to workforce development aligned with industrial sector needs.

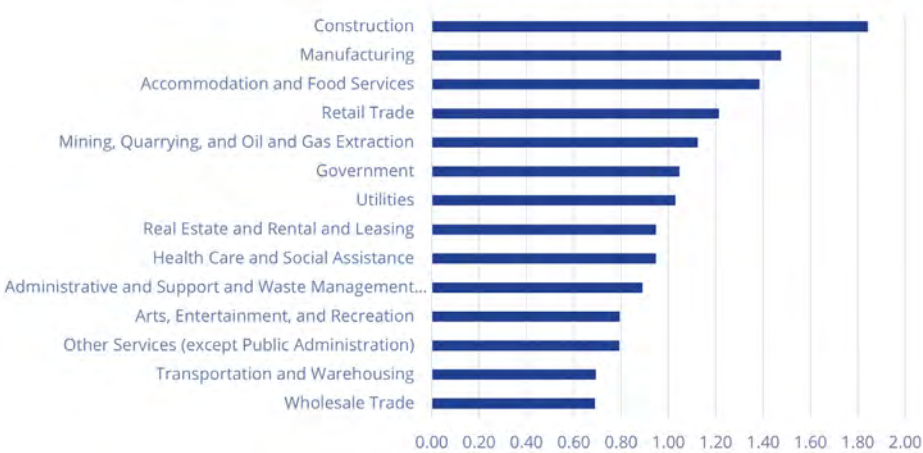
## Lake Charles Workforce

Largest Occupations | 2024 Jobs



Source: Lightcast

Top Industries | 2024 Employment Concentration



Source: Lightcast



# Manufacturing & Employers

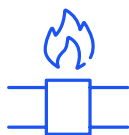
## Manufacturing by the Numbers

Home to more than 300 process manufacturing facilities, over 150 petrochemical plants and 15 refineries that fuel contemporary life, Louisiana offers considerable strategic advantages for companies in process industries.



**2.9 M**

Louisiana's 15 oil refineries account for about one-sixth of U.S. refining capacity, able to process roughly 2.9 million barrels of crude oil per day.



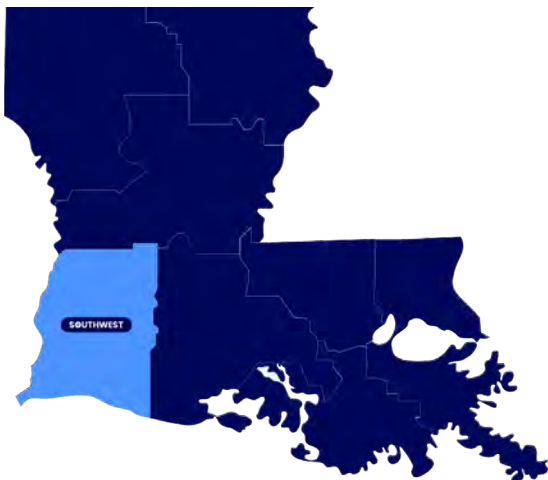
**50,000 mi**

Louisiana has roughly 50,000 miles of pipeline transporting natural resources to processing plants and refineries all over the state and most of the U.S.



**\$60.2 B**

Total output from manufacturing in Louisiana in 2024.



## Southwest Region

Lake Charles and its surrounding areas are a significant economic hub for petrochemicals, energy production and logistics. The region also boasts resorts, entertainment options, beaches, cultural centers with diverse exhibitions and scenic natural attractions.

## Southwest Louisiana Major Employers

Employer	Employees	Sector
Calcasieu Parish School Board	4,800	Education
Turner Industries	3,000	Contractor
Lake Charles Memorial Health System	2,795	Healthcare
Westlake Chemical Corp.	2,000	Manufacturing
Golden Nugget	1,800	Entertainment
L'Auberge	1,710	Entertainment
Coushatta	1,580	Entertainment
Citgo Petroleum Corp.	1,400	Chemical Manufacturing
CHRISTUS St. Patrick Hospital	1,260	Healthcare
Recon Management Services	780	Contractor
Phillips 66	750	Chemical Manufacturing
West Calcasieu Cameron Hospital	740	Healthcare
Horseshoe Casino	700	Entertainment
LyondellBasell	645	Chemical Manufacturing
Calcasieu Parish Police Jury	630	Local Government
McNeese State University	625	Education
Brock Services	600	Contractor
Stine Home & Yared	570	Education
Delta Downs Racetrack	515	Entertainment
Sasol Chemicals	450	Chemical Manufacturing
Northrop Grumman	285	Aerospace Manufacturing
Billy Navarre Auto Group	<500	Auto Sales

Sources: Louisiana EDC | SWLA EDC | Colliers Research



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