

SITES RANGING FROM
1 - 350 ACRES

200+CONTIGUOUS ACRES

OF SUBDIVIDABLE GREENFIELD LAND

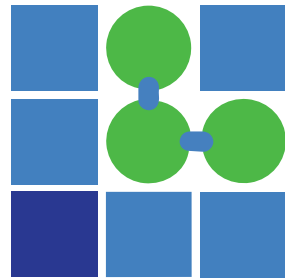
VESSEL ACCESS ON
MISSISSIPPI RIVER

ANNUAL PRICE PER ACRE
\$35K NNN

 **VIEW VIDEO**

CBRE



 **Cornerstone
Energy Park**

10800 RIVER ROAD, JEFFERSON PARISH, WAGGAMAN, LA

**INDUSTRIAL SCALE DOCK, RAIL,
FEEDSTOCK, AND SERVICES**

**Economically Available to Smaller Acreage
Users in Shared Chemical Park Setting**

Strategic Location. Shovel Ready Sites. Maximum Potential.

Cornerstone Energy Park (CEP) is located in Waggaman, LA, on the west bank of the Mississippi River, just upriver from New Orleans within the region's renowned Petrochemical Corridor. The site benefits from immediate proximity to one of North America's highest concentrations of petrochemical manufacturing and refining assets. This corridor is home to many leading petrochemical producers and supermajor refiners, supported by a highly interconnected pipeline network that transports critical feedstocks for industrial operations. The region also offers robust Class I rail service and access to established maritime support providers—including tug and tow operators—creating a fully integrated logistics platform for industrial users.

The park features multiple shovel ready sites ranging from 1 - 350 acres, including 200+ contiguous acres of sub-dividable greenfield land, all zoned for heavy industrial operations. Tenants benefit from a fully integrated, turn key environment supported by experienced onsite management, skilled labor, and extensive shared services including medical, EMT, fire, lab, warehouse, and administrative support.

With scarcity of maritime industrial land in Orleans and Jefferson Parishes, CEP stands out as a rare opportunity for companies seeking strategic positioning near the Port of New Orleans and other major riverfront operators. Cornerstone Energy Park delivers the location, infrastructure, and workforce needed to accelerate projects and support long term growth.



Industrial Zone Usage



Greenfield
290 Acres



Brownfield
40 Acres



Current Tenants
90 Acres



Parksites
148 Acres



Current Parksites that can be
Repurposed to Greenfield
20 Acres



Unusable
31 Acres

Property Features

Prime Location.
Excellent Logistics.
Subdividable Options.



Mississippi River Frontage

±4,800 LF



Zoning

Heavy Industrial



Total Acres

±350 Acres



River Depth at Dock

24' Guaranteed Min

(Typically 28'-35' at Normal River Stage)

31' Avg / 41' Peak



Acres

200

Contiguous Sub-Dividable
Greenfield Acres



Rail Capabilities

**Union Pacific
Service**



Turnkey Acres

**26 Shovel-Ready
Brownfield Plots**



Convenient, Cost-Saving Shared Services

Cornerstone Energy Park provides tenants with essential shared services—including on site security, reliable utilities, and maintained common areas—designed to support smooth daily operations. Companies can also select add on services such as customized logistics support and tailored site improvements to meet their specific operational needs.



	MATERIAL HANDLING	UTILITIES	MAINTENANCE	ADMIN SERVICES	HSSE	CORPORATE SERVICES
PARKSITE SERVICES	▪ Barge Handling ▪ Material Warehouse ▪ Railroad ▪ Stores Warehouse	▪ Boiler Feed Water ▪ Caustic Soda (concentrated) ▪ COAG Water ▪ Electricity ▪ Instrument Air ▪ Natural Gas ▪ Nitrogen (N2) ▪ Oxygen (O2) ▪ Pollution Control ▪ Steam	▪ Central Shop Subcontractors	▪ General Plant Property (Roads, Yards, & Firewater) ▪ Fitness Center ▪ Analytical / Quality Services	▪ Emergency Response Team ▪ Hurricane Preparation ▪ Plant Protection ▪ Safety, Health, & Environmental	▪ Financial Services ▪ Human Resources ▪ Information Services ▪ Purchasing ▪ Supply Chain ADDITIONAL SERVICES ▪ Operations & Maintenance ▪ Process Technologies

** Election of optional enhanced services will incur additional costs to tenants*

Surrounding Petrochemical Companies



Pipeline Map

PIPELINES

- Crude Oil
- Electric Transmission Lines
- Natural Gas
- Other Liquids
- Other/Misc
- Refined Petroleum

RAIL

- Active Rail Spur
- BNSF Rail
- Union Pacific (UP) Rail

INDUSTRIAL ZONE USAGE

- Cornerstone - Park Site
148 Acres
- Current Tenants
90 Acres
- Greenfield Sites
290 Acres
- Possible Repurposed Land
20 Acres
- Unusable
31 Acres
- Brownfield Sites
40 Acres

Renovar Energy Corp.
Natural Gas

NuStar Energy
Anhydrous Ammonia

Atmos Energy Corporation
Natural Gas

Chevron Corporation
Natural Gas

Shell Pipeline Company, LP
Propylene

78 Acres

20 Acres

3 Acres

4 Acres

9 Acres

2.5 Acres

8 Acres

11 Acres

1 Acre

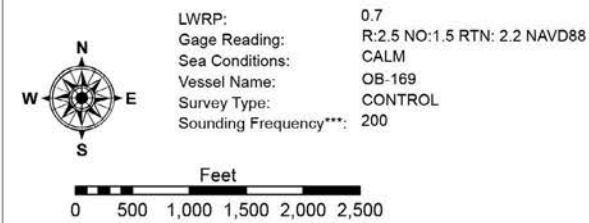
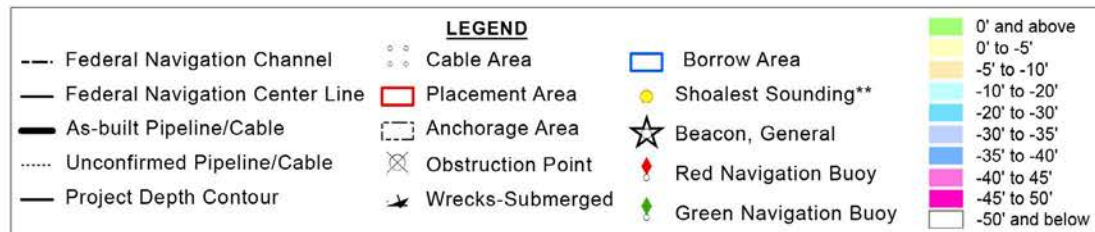
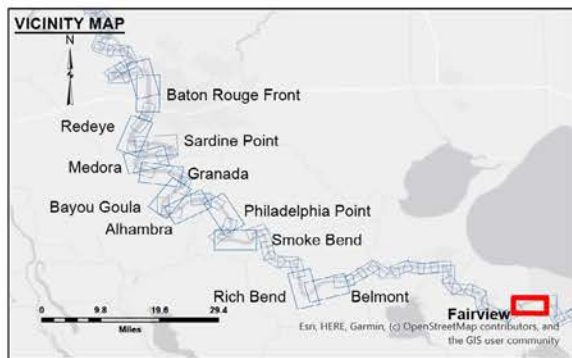
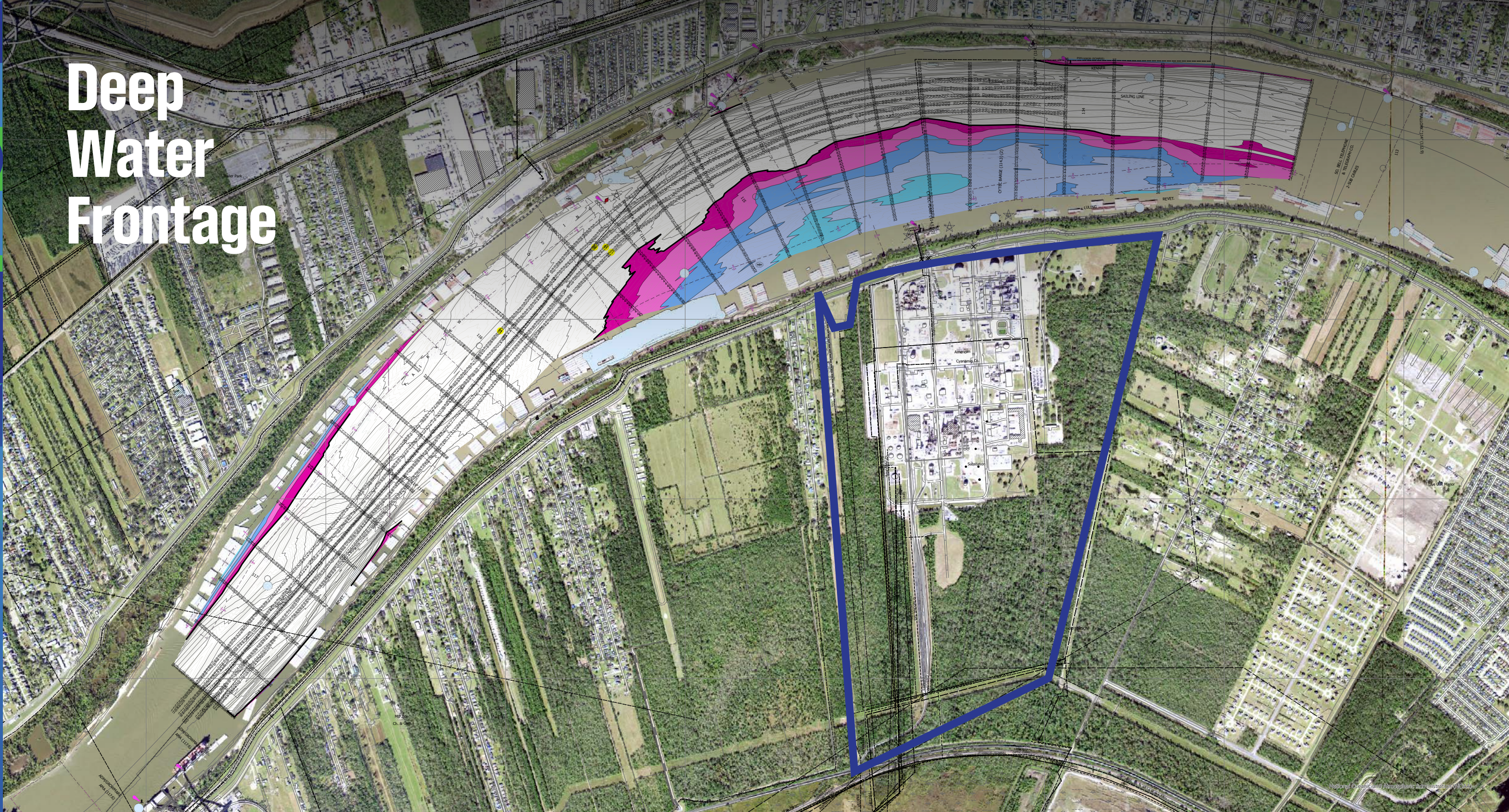
1.5 Acres

12 Acres

200 Acres

138 kV

Deep Water Frontage



Louisiana: World Class Logistics and Pro Business Advantages Drive Industrial Success



Strategic Multimodal Logistics

Access to Class I railroads, major interstate routes, and one of the world's largest port complexes along the Lower Mississippi River, enabling efficient movement of raw materials and finished goods.

Sources: <https://www.opportunitylouisiana.gov/why-louisiana/business-climate>, <https://goentergy.com/our-region/louisiana>

Top Tier Workforce Training

LED FastStart—ranked the nation's leading workforce training program—provides customized manufacturing recruitment and training at no cost to qualifying employers.

Sources: <https://www.opportunitylouisiana.gov/why-louisiana/business-climate>, <https://goentergy.com/our-region/louisiana>

Significant Tax Incentives for Manufacturers

The Industrial Tax Exemption Program (ITEP) offers an **80% property tax abatement for up to 10 years** on new or expanding manufacturing investments.

Source: <https://www.opportunitylouisiana.gov/incentive/industrial-tax-exemption>

Competitive Operating Environment

Louisiana's pro business climate, abundant natural resources, and established industrial base help manufacturers reduce costs and accelerate production timelines.

Source: <https://www.opportunitylouisiana.gov/why-louisiana/business-climate>



Southeast Louisiana The Gulf Coast Gateway for Energy and Commerce

Southeast Louisiana anchors the state's energy and trade economy along the Mississippi River and Gulf of America, with a world-class port system, river-based petrochemical and refining complexes, and longstanding offshore activity. Extensive pipeline networks, interstate corridors, six Class I railroads, and robust industrial power create a highly attractive environment for energy, industrial, and logistics projects.

A GLOBAL GATEWAY FOR ENERGY & INTERNATIONAL TRADE

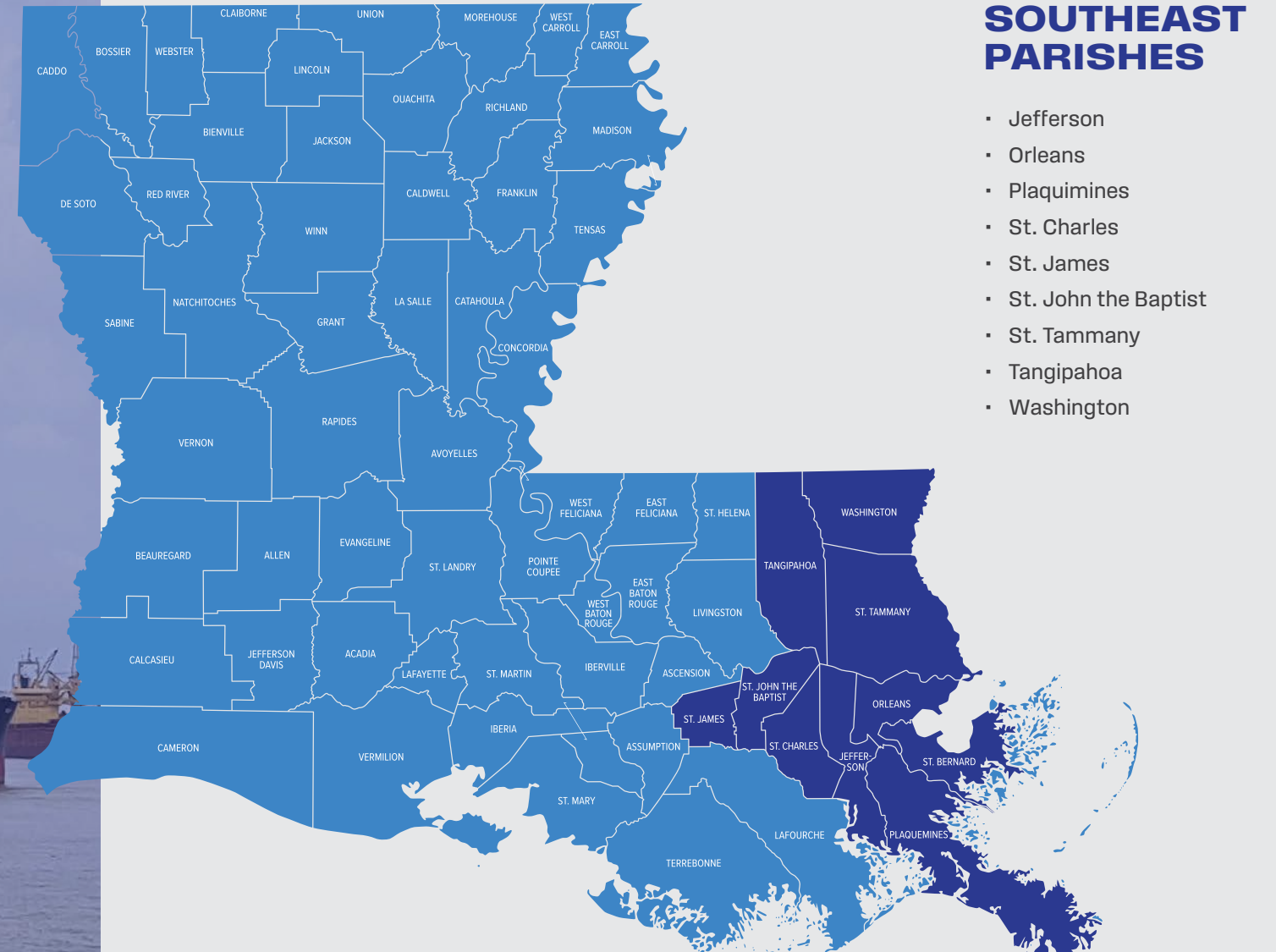
anchored by the Port of New Orleans and the Mississippi River

VENTURE GLOBAL'S \$18 BILLION EXPANSION

is strengthening Louisiana's global LNG presence

Louisiana International Terminal is planned to handle

UP TO TWO MILLION CONTAINERS PER YEAR



Home to the Port of South Louisiana & the Port of New Orleans

TWO OF THE LARGEST U.S. PORTS by annual tonnage

A GROWING ENERGY and INDUSTRIAL INNOVATION HUB

Source : <https://dce.louisiana.gov/assets/Other/Energy-Strategy/LED-State-Energy-Strategy-2026.pdf>

Jefferson Parish Built for Industry, Backed by Infrastructure



Prime Industrial Logistics

Direct access to the Mississippi River, major highways, and six Class I railroads provides manufacturers with fast, cost efficient transportation for raw materials and finished goods.

Sources: <https://businessfacilities.com/ssg/doing-business-in-louisiana/>

Proximity to a Major Cargo Airport

Only 5 miles from Louis Armstrong New Orleans International Airport, a rapidly growing airport with expanded domestic and international freight capacity.

Sources: <https://businessfacilities.com/ssg/doing-business-in-louisiana/>

Skilled Workforce

LED FastStart—the nation's #1 workforce training program—and Delgado's River City Campus support advanced manufacturing, industrial trades, and maritime skills development.

Sources: <https://businessfacilities.com/ssg/doing-business-in-louisiana/>

Strong Manufacturing & Industrial Base

Jefferson Parish supports a diverse economy with established sectors including manufacturing, engineering, and energy—creating a built in supplier and talent ecosystem.

Sources: <https://goenergy.com/our-region/louisiana>

Supportive Economic Development Programs

The Jefferson Parish Economic Development Commission (JEDCO) provides targeted business assistance, site readiness support, and programs focused on investment and job creation for industrial users.

Sources: <https://www.opportunitylouisiana.gov/why-louisiana/business-climate>

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