

LOGO HERE

Offering Memorandum

# Heliport For Sale

38963 Highway 23  
Buras, LA 70041

Located in the Venice area  
Plaquemines Parish, Louisiana

**Mary Cheramie, CCIM, CPA**  
Cell: (504) 400-1893  
Email: [mary@genrealtygroup.net](mailto:mary@genrealtygroup.net)

**Generations Realty Group**  
Address: 2315 Florida Street, Suite 215, Mandeville, LA 70448  
Number: (985) 300-5010

# Table of Contents

<i>Property Overview</i>	3
<i>Offering Details</i>	4 - 5
<i>Location</i>	6
<i>Aerial Map</i>	7 - 8
<i>Building Layout</i>	9
<i>Plaquemines Parish Overview</i>	10
<i>Momentum in Plaquemines Parish</i>	11
<i>Get in Touch</i>	12
<i>Disclaimer</i>	13



# Property Overview

Location:

**38963 Highway 23**  
**Buras, LA 70041**

±37-acre heliport facility located along Louisiana Highway 23 in the Venice area of Plaquemines Parish. Improvements include a 22,735 SF industrial flex building with office and hangar space, concrete helicopter flyways, aircraft parking, and aviation service infrastructure. The site offers proximity to Venice Port, Gulf offshore energy operations, and the Lower Mississippi River industrial corridor.



**List Price** *\$1,925,000*

**Location** *Venice area*

**Current Use** *Industrial Flex Building/Heliport*

**Building Size** *Total - 22,735 SF*  
*Office - 15,730 SF*  
*Warehouse - 7,005 SF*

**Land Size** *Approx. 37 acres*  
*(spanning multiple parcels)*

**Zoning** *A-2 (Rural or Agricultural)*

**Utilities** *Sewer - Public*  
*Water - Public*  
*Electricity - Entergy*

# Offering Details

## **Property Summary**

±37-acre facility developed as a state-of-the-art heliport in 1999. Situated along Highway 23 near Venice, Louisiana, the property provides direct access to offshore operations in the Gulf of America and industrial activity along the Mississippi River corridor. It is located just minutes from Venice Port, a key staging point for offshore energy, marine logistics, and commercial fishing operations.

## **Facilities (Office/Terminal & Warehouse/Hangar)**

The improvements total 22,735 SF, consisting of 15,730 SF of office/terminal space and 7,005 SF of Class S warehouse space. The office and terminal area includes training rooms, offices, conference rooms, flex spaces, passenger areas, kitchen, bathrooms, and showers. A control tower provides operational oversight for aviation activities. The hangar features telescoping doors providing wide clearance space for large equipment and materials and is equipped with three cranes (two 2-ton and one 8-ton) capable of supporting equipment handling and maintenance operations. A backup generator is also present on site, though it is currently disconnected. The office/terminal roof was replaced following Hurricane Ida (2021), while the hangar roof was repaired at the same time.



# Offering Details, cont'd.

## **Aviation Infrastructure**

The property includes aviation infrastructure designed to support helicopter operations, including concrete flyways located along both sides of the site and a dedicated aircraft parking area. The aircraft parking area is equipped with electrical, water, and fuel connections, enabling efficient aircraft staging and servicing. Subsurface lighting supports nighttime aviation activity in the aircraft area (rear of the property), while above-ground light poles illuminate vehicle parking and support areas. The site provides extensive vehicle parking, and portion of the property is fenced.



## **Flexibility & Expansion Potential**

With its combination of office and warehouse facilities, aviation infrastructure, and 37 acres of land, the property offers significant flexibility for continued heliport operations, other aviation-related uses, or alternative industrial purposes. Existing infrastructure including aircraft flyways, utility connections, cranes, telescoping hangar doors, and large stabilized parking areas provides a functional platform for aviation, logistics, or industrial users seeking a ready-to-operate base in Plaquemines Parish, or for owners looking to repurpose the site for complementary commercial or operational uses.



## Location

Strategically located along Highway 23, the subject sits in the heart of Plaquemines Parish near the mouth of the Mississippi River and within minutes of Venice, widely recognized as one of the premier fishing destinations in the United States. The property benefits from its position along one of the region's most important industrial corridors, with major energy and maritime operations along the river including the nearby Plaquemines LNG Terminal developed by Venture Global LNG in Port Sulphur.

The site is also minutes from Venice Port, as well as Cypress Cove Marina & Lodge and Venice Marina, providing direct access to the Gulf and the productive fishing grounds of the Mississippi River Delta. Highway 23 also provides connectivity north to the New Orleans metropolitan area, linking the property to the region's port facilities, industrial employers, and Louis Armstrong New Orleans International Airport.

- A** ~1 Hour 20 Minute Drive to New Orleans downtown
- B** ~1 Hour 35 Minute Drive to New Orleans airport (MSY)
- C** ~40 Minute Drive to VG Plaquemines LNG Facility
- D** ~11 Minute Drive to Venice Port, Cypress Cove Marina, and Venice Marina



# Aerial Map

The property consists of three separate parcels. An aerial map identifying each parcel is provided below.

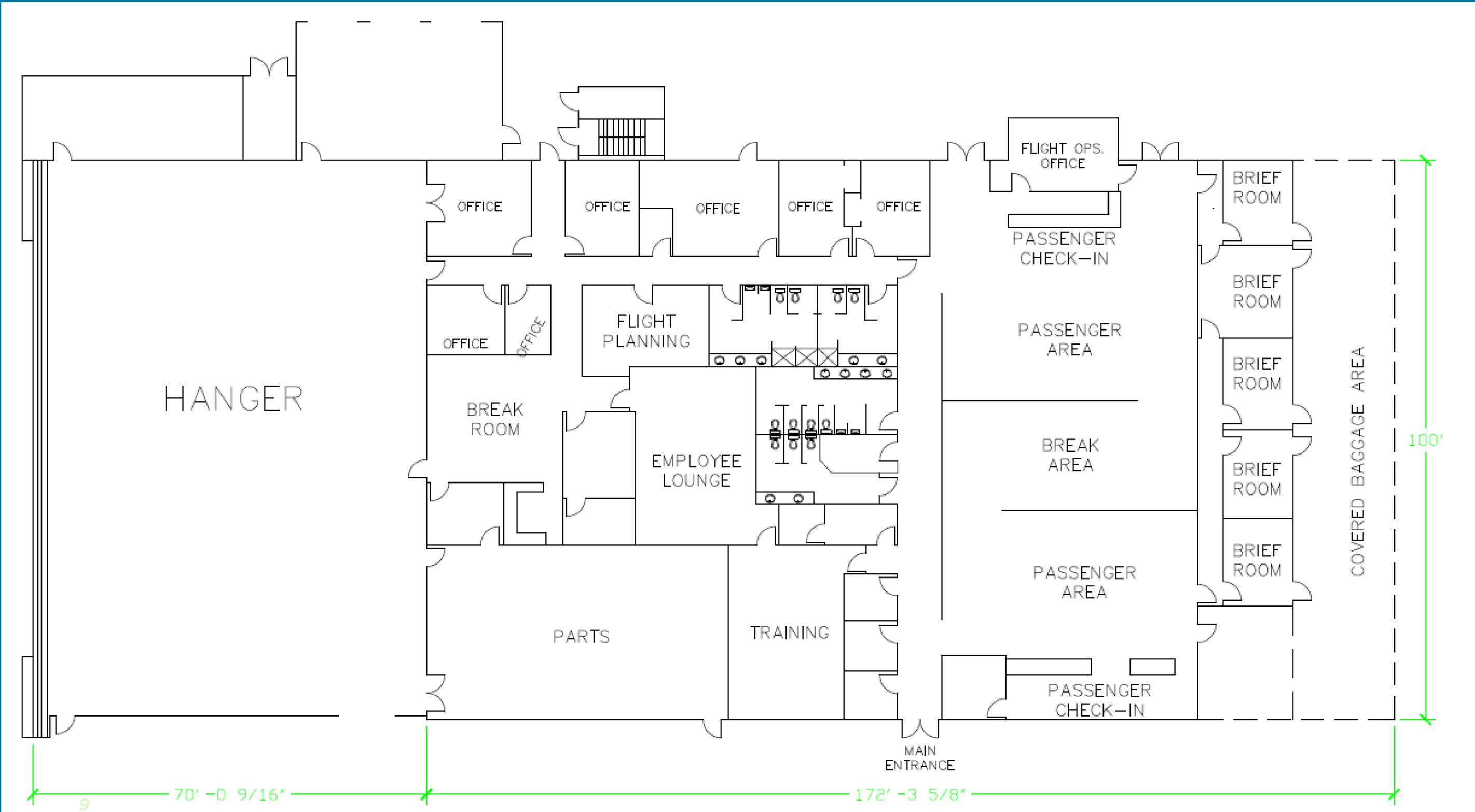


# Aerial Map

The aerial map below illustrates the parcels that are owned and those that are leased. Parcels shown in green are owned, while parcels shown in yellow are leased from third parties. The area shown in blue represents the portion of an owned parcel that is currently leased to the FAA.



# Building Layout



# Plaquemines Parish Overview

Plaquemines Parish is one of Southeast Louisiana's most culturally rich and naturally abundant coastal regions. Stretching from Belle Chasse to Venice along the Mississippi River Delta, the parish is known for its working waterfronts, commercial fisheries, and a deep-rooted outdoor culture centered around boating, hunting, and some of the most productive inshore and offshore fishing grounds in the Gulf. The parish's extensive network of bays, canals, and marshes—including Barataria Bay, Empire, Buras, and the surrounding estuaries—creates a recreation-driven lifestyle that is central to the identity of the area.

Positioned at the mouth of the Mississippi River with direct access to the Gulf of Mexico, Plaquemines Parish occupies one of the most strategically important coastal corridors in the region. Its geography places it along a globally recognized transportation route where river, highway, and coastal waterways converge, supporting maritime services, energy activity, and commercial movement throughout Southeast Louisiana. The four-lane Highway 23 corridor links coastal communities to New Orleans while providing a vital connection for workforce, logistics, and regional commerce. This unique positioning gives Plaquemines Parish a long-standing role in Louisiana's economic landscape, with natural advantages that continue to support growth and investment across multiple sectors.



# Momentum in Plaquemines Parish

Plaquemines Parish is entering a period of renewed economic momentum, driven by its strategic location, coastal access, and expanding commercial activity. A number of proposed projects are poised to enhance long-term growth across the parish. Key proposed projects are included below.

- **Venture Global** has announced plans for a major brownfield expansion of its **Plaquemines LNG facility**, representing an **additional \$18 billion investment** in Southeast Louisiana. The project would add 24 liquefaction trains and further solidify Plaquemines Parish as a significant hub for energy infrastructure and economic growth.

- **Gulfstream LNG** is a proposed 400-acre greenfield **LNG export facility** on the west bank of the Mississippi River, designed with deepwater access, multiple LNG trains, and integrated pipeline connectivity. It is advancing through the FERC permitting process

- **Louisiana Gateway Port** issued a letter of intent to construct a **\$467 million state-of-the-art container terminal** on the west bank of the Mississippi River in Plaquemines Parish

- **The Peters Road Bridge and Extension Project** involves the construction of a new bridge to extend Peters Road over the Gulf Intracoastal Waterway (GIWW) to Walker Road, linking Jefferson and Plaquemines Parishes.

- Various coastal restoration projects



# Get in Touch

**Mary Cheramie, CCIM, CPA**

Cell: (504) 400-1893

Email: mary@genrealtygroup.net

## **Generations Realty Group**

Address: 2315 Florida Street, Suite 215  
Mandeville, LA 70448

Number: (985) 300-5010

---

Offering Memorandum

38963 Highway 23

Buras, LA 70041

Venice Area

Plaquemines Parish, Louisiana

---



**GENERATIONS**  
*Realty Group*

# Disclaimer

*This Offering Memorandum (the “Memorandum”) has been prepared solely for the purpose of providing preliminary information to prospective purchasers of the property known as 38963 Highway 23, Buras, LA 70041 (the “Property”). The information contained herein, including but not limited to financial data, property descriptions, zoning, and development potential, has been compiled from sources believed to be reliable. However, neither the Seller, the Broker, nor any of their respective affiliates, agents, or representatives makes any representation or warranty, express or implied, as to the accuracy, completeness, or current status of such information.*

*Prospective purchasers are strongly advised to conduct their own independent investigations, due diligence, inspections, and verifications of all matters deemed relevant, including but not limited to legal, financial, environmental, and zoning conditions. No legal or financial advice is offered or intended by this Memorandum, and it should not be relied upon as such.*

*This Memorandum is subject to errors, omissions, changes, or withdrawal without notice. The Seller and Broker expressly reserve the right to negotiate with one or more prospective purchasers at any time and to enter into a definitive agreement without prior notice to any recipient of this Memorandum.*

*By accepting this Memorandum, the recipient agrees that under no circumstances shall they rely on any information contained herein as a substitute for their own due diligence, and they agree to release and hold harmless the Seller, Broker, and their respective affiliates from any and all liability in connection with this Memorandum.*

Date of Offering Memorandum: March 10, 2026