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Offering Memorandum

# Bulk Lot Sale

## 106 Waterfront Lots

Myrtle Grove Marina Estates Subdivision - Phase 2

Myrtle Grove / Port Sulphur  
Plaquemines Parish, Louisiana 70083

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# Property Overview

Location:

**Audubon Rd.  
Port Sulphur, LA 70083**

106 waterfront lots in Myrtle Grove Marina Estates Subdivision – Phase 2 in Plaquemines Parish, Louisiana. ***This turnkey offering is fully platted and ready for immediate development and / or resale.*** All lots are serviced by public utilities (water, sewer, and electricity) and front on parish-dedicated streets. This is a rare bulk lot sale in the heart of Louisiana’s lower Mississippi River Delta (Sportsman’s Paradise).



<b>Total Offering</b>	<i>106 waterfront lots (55 bulkheaded, 51 non-bulkheaded)</i>
<b>Location</b>	<i>Myrtle Grove Marina Estates Subdivision - Phase 2</i>
<b>Price</b>	<i>\$3,750,000</i>
<b>Lot Sizes</b>	<i>Lot widths range from 54' - 75' Most lot depths are platted as 170' (170' depth includes ~70' of canal)</i>
<b>Utilities</b>	<i>Sewer - Public Water - Public Electricity - underground (Entergy)</i>
<b>Roads</b>	<i>Paved streets that are parish dedicated</i>
<b>Water Access</b>	<i>Wilkinson Canal and interior branch canals</i>
<b>Flood Zone</b>	<i>VE (12' base flood elevation)</i>



# Offering Details

***The offering includes 106 waterfront lots within Myrtle Grove Marina Estates Subdivision - Phase 2.*** There are 55 bulkheaded lots and 51 non-bulkheaded lots included in the sale. All lots front on parish-dedicated paved streets and are served by electricity, water, and parish sewer service. With the exception of three lots, all lots offer direct canal frontage with navigable access to Wilkinson Canal and, ultimately, Barataria Bay. Each lot is fully platted and ready for immediate development and / or resale.

## **Myrtle Grove Marina Estates Overview**

By virtue of its geographic location, ***it would be almost impossible to find a more ideally-situated coastal paradise than Myrtle Grove Marina Estates.*** As much a lifestyle as a physical location, Myrtle Grove boasts direct access to hundreds of miles of Louisiana shorelines and thousands of acres of coastal marshes offering some of the Gulf Coast's best hunting, fishing, and recreational opportunities. A 40 minute boat ride due south puts you in the Gulf of America via Barataria Pass. Myrtle Grove's proximity to Grand Isle and Venice opens up an entire world of fishing and coastal enjoyment. The adjacent Myrtle Grove Marina features live bait, fuel, ice and several concrete back down boat ramps.





## Location

Strategically positioned in Louisiana's lower Mississippi River Delta region, ***close to world-class hunting and fishing destinations such as Grand Isle and Venice***, Myrtle Grove offers superb access to the outdoors. The community sits along the Wilkinson Canal, providing direct boat access to Barataria Bay and placing you within a 40 minute ride to some of the finest inshore and offshore fishing in the Gulf of America.

***At the same time, Myrtle Grove is remarkably convenient to Greater New Orleans.*** The property is an easy drive to the city's major employment centers, restaurants, hospitals, and entertainment, and is less than an hour from Louis Armstrong New Orleans International Airport. This rare combination of true recreational waterfront living with direct access to a major metropolitan area makes Myrtle Grove a uniquely positioned investment and lifestyle opportunity.

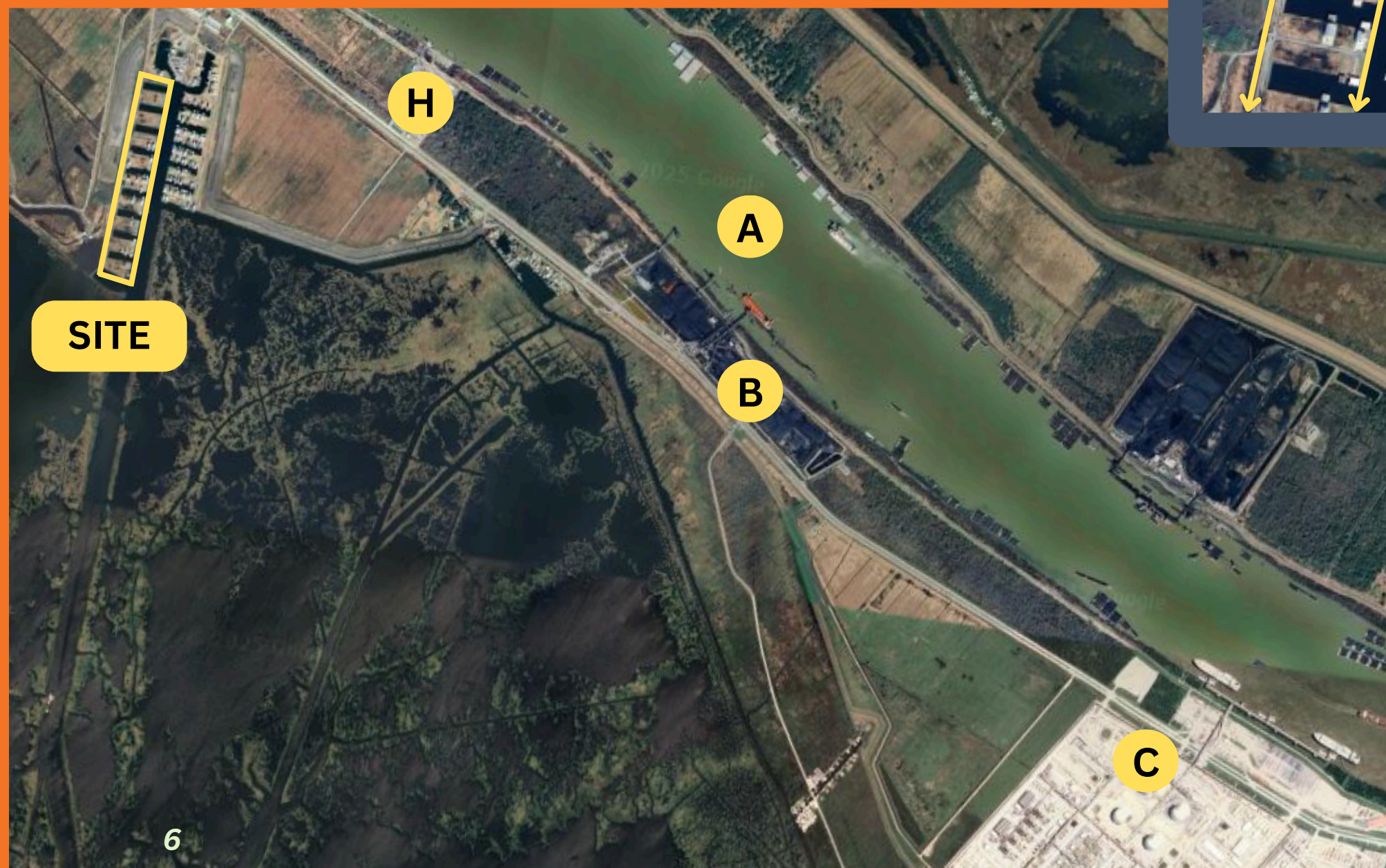
- A** ~35 Minute Drive to New Orleans downtown
- B** ~50 Minute Drive to New Orleans airport (MSY)
- C** ~40 Minutes by Boat to Grand Isle / Gulf of America
- D** ~50 Minute Drive to Venice





# Location cont'd

- A** Mississippi River
- B** IMT (International Marine Terminals)
- C** Venture Global Plaquemines LNG Plant (5 minute drive)
- D** Myrtle Grove Marina

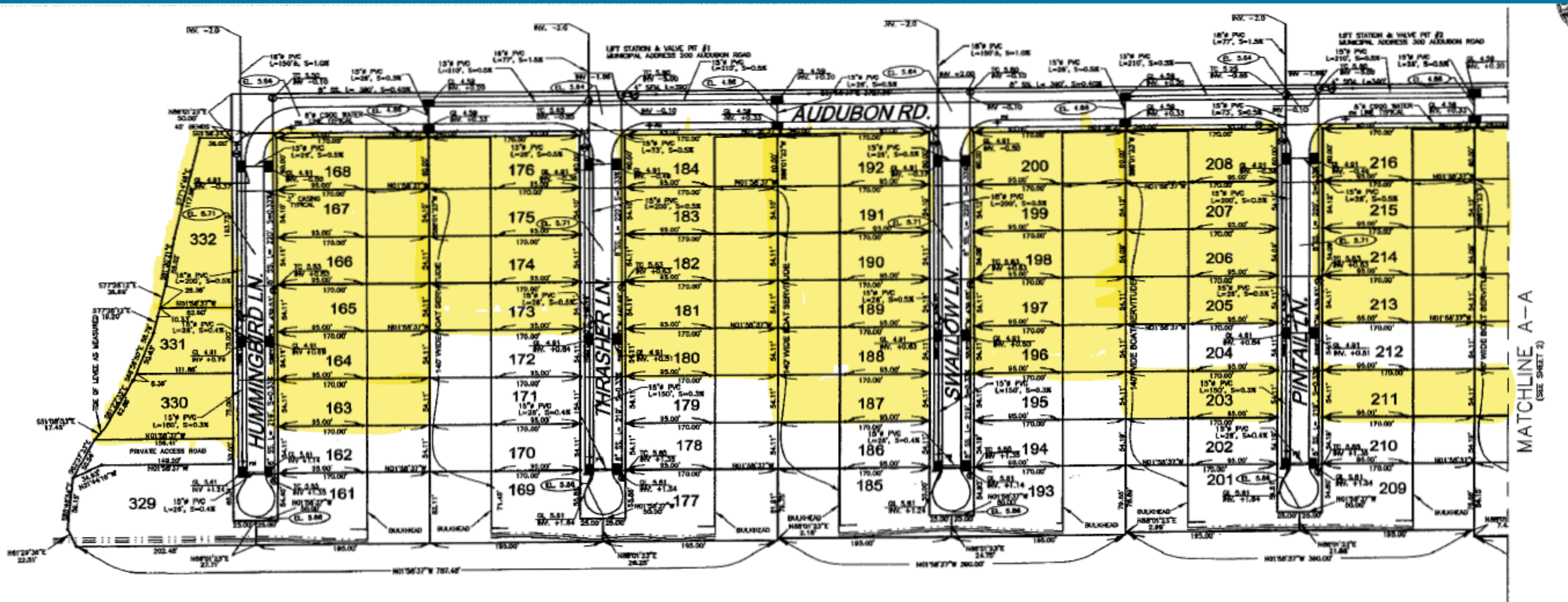


- E** Myrtle Grove Bar
- F** Wabbit on Wheels (Food Truck)
- G** Fire Station
- H** NOLA Terminal



# Plat Map

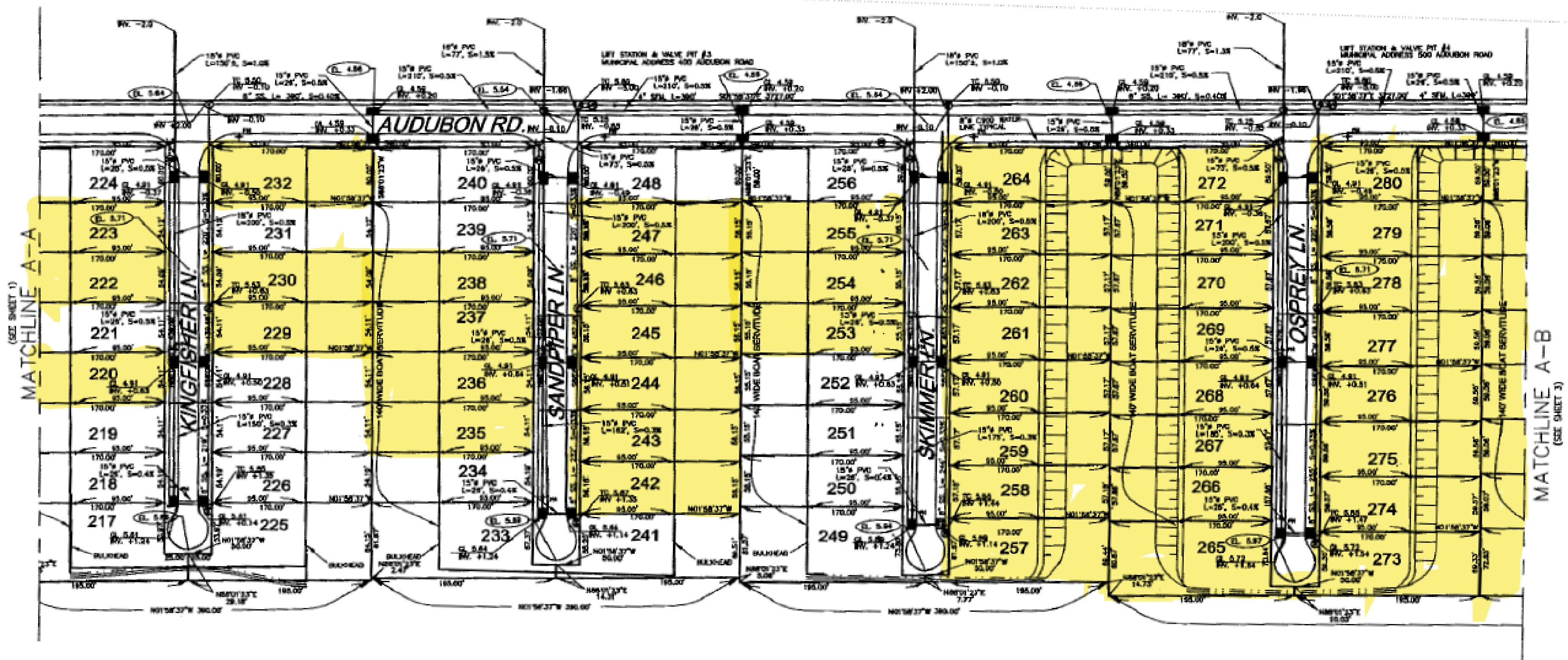
*Lots highlighted in yellow are included in the offering.* Lots in white were previously sold (individually). Detailed plat map and lot inventory can be provided upon request. Continued on the next slide.





# Plat Map

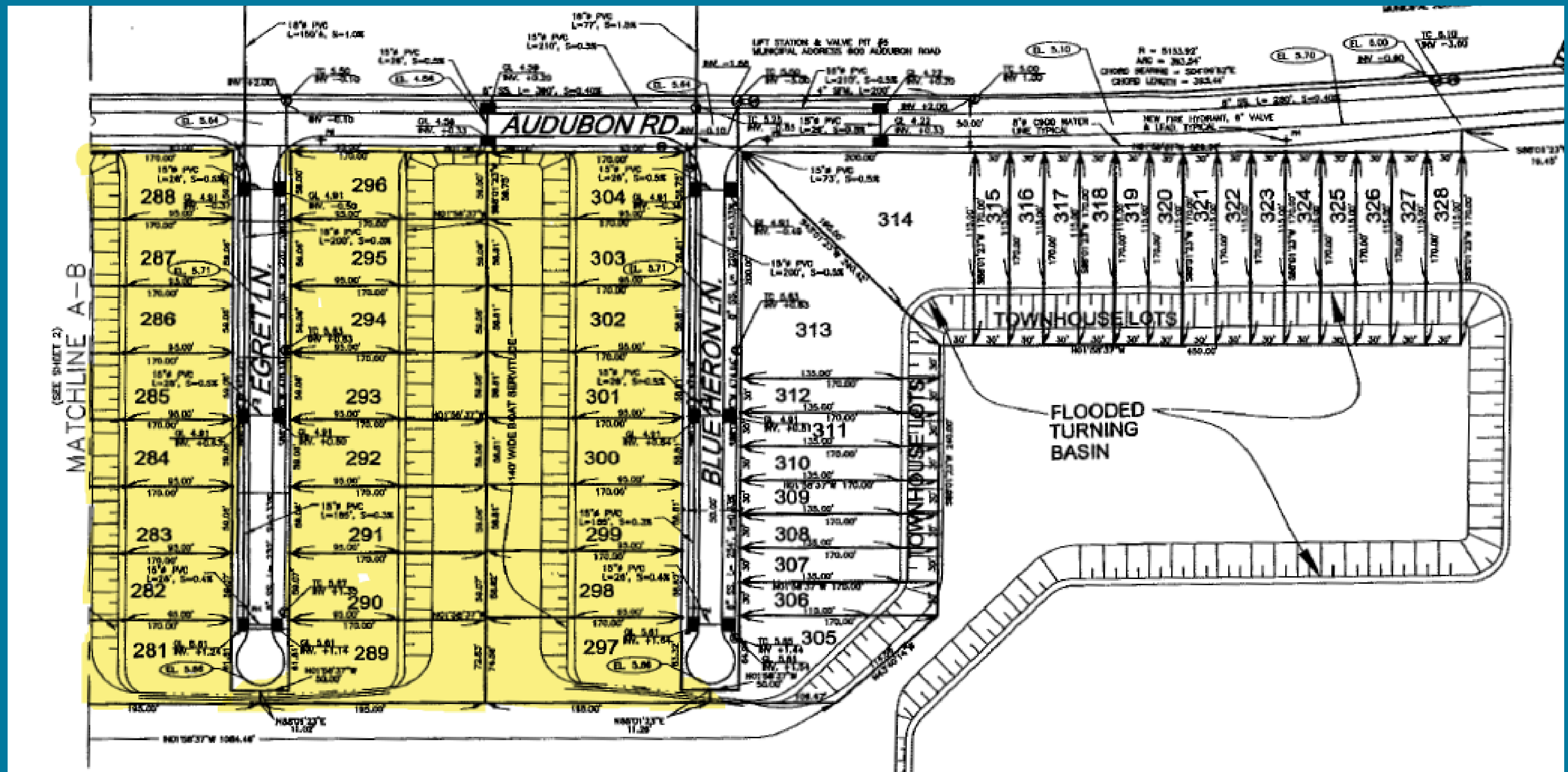
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# Plat Map

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# 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

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**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 106 Waterfront Lots in Myrtle Grove Marina Subdivision Phase 2 (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.*

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*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: November 6, 2025