

GOLD RIVER

INDUSTRIAL MEGA SITE

± 985 TOTAL ACRES FOR SALE

MISSISSIPPI RIVER DEEP WATER HYDROGEN SERVED SITE

West Bank River Mile Marker 136 | St. John the Baptist Parish

1651 Highway 18 | Edgard, LA 70049

FOR SALE: \$65M



Mississippi River Deep Draft Industrial Development Opportunity



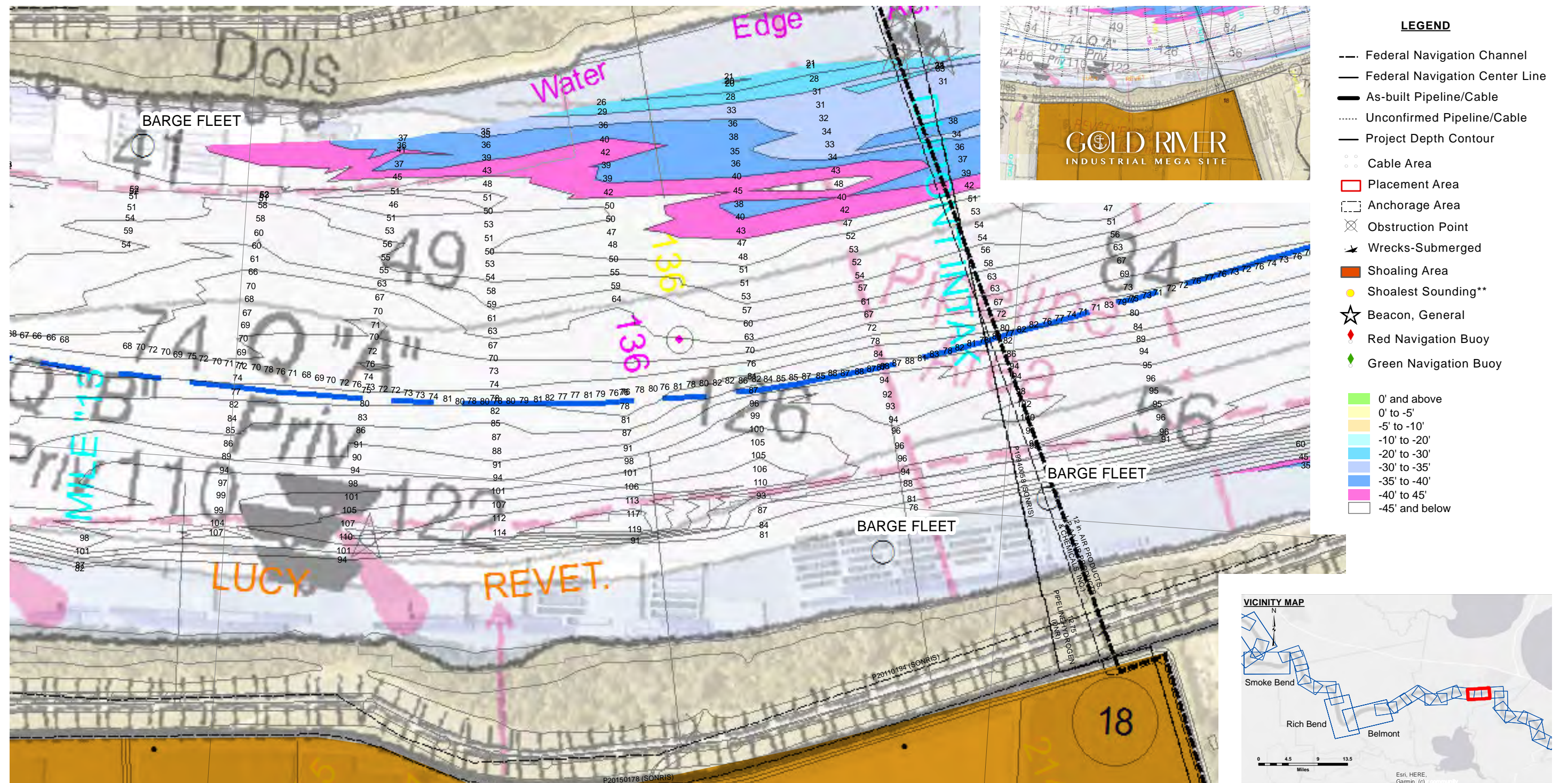
Gold River Industrial Overview

Gold River Industrial a deep draft ±985-acre Mississippi riverfront property located in Edgard, LA. The site is well positioned for a large-scale industrial facility. Strategically positioned and equipped with superior logistics capabilities, the facility establishes a direct point of connection between international markets via Gulf of Mexico access and the inner U.S. via the Mississippi River System. This site can accommodate the largest ocean-going vessels that travel the Mississippi River. This greenfield site allows for full design control of a new project and is presented with no prior industrial uses making a favorable environmental scenario. There are nominal wetlands, and the site is intersected by Class I Rail via Union Pacific.

-  ±985 Total Acres
-  ±4,771 LF Frontage on Mississippi River
All frontage deep water; 42' at low river suitable for ocean going vessel shipdock(s)
-  Class 1 Rail
Union Pacific
-  Zoning I-3 Heavy Industrial
-  Barge Fleeting in Place
(Can be terminated for development)
-  Year-round River Navigation
-  Agricultural Lease in Place
(Can be terminated for development)
-  Upland Use
Previously used for agriculture only
-  Gas Connection
-  Hydrogen Line Intersection
(10" - 12")
-  \$65M
Sale Price

Ample Deep Water Frontage

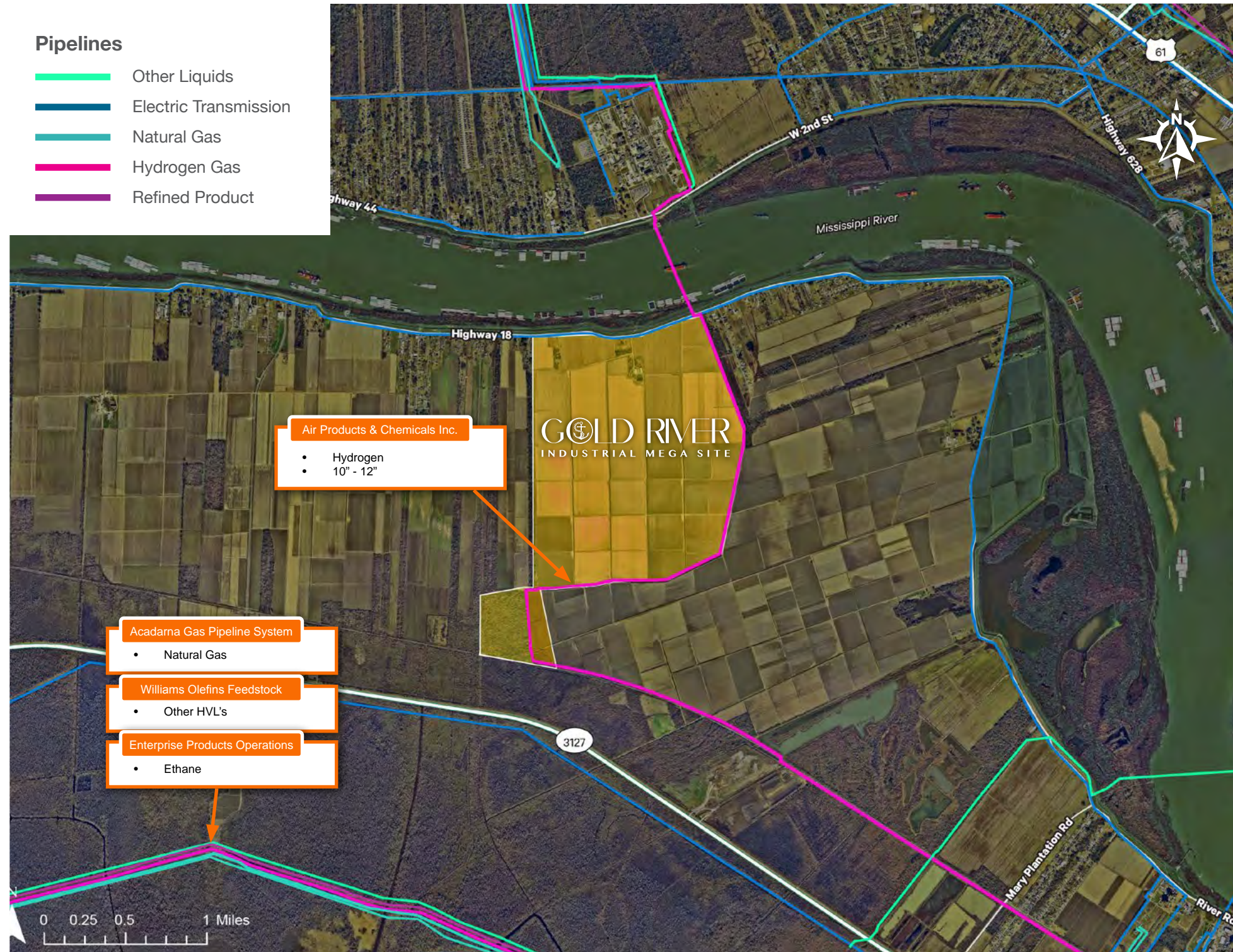
±4,771 linear feet of frontage available along the West Bank of the Mississippi River.
All frontage deep water; 42' at low river suitable for ocean going vessel shipdock(s).



Area Petrochemical Facilities



Excellent Access to Water, Hydrogen Gas, Rail and Pipelines



Air Products U.S. Gulf Coast System can provide both Gray and Blue Hydrogen.

“Air Products’ extensive U.S. Gulf Coast hydrogen pipeline network, the world’s largest, stretching 700+ miles from Galveston Bay, TX to New Orleans. Today, the pipeline network can supply customers with more than 1.7 billion cubic feet of hydrogen per day from ~25 production facilities, including blue hydrogen supplied from our Port Arthur, TX facility which has captured ~1.7 million tons of CO₂ annually since 2013.” - AirProducts.com

The Gulf Coast System Hydrogen Pipeline

Overview

The Air Products Gulf Coast System Hydrogen Pipeline refers to a large hydrogen pipeline network, spanning over 700 miles across the Gulf Coast region of the United States stretching from the Houston Ship Channel in Texas to New Orleans, Louisiana, providing hydrogen to refineries and petrochemical plants along the route.

Key points about the Gulf Coast System Hydrogen Pipeline:



Extensive reach: This pipeline network is considered one of the largest hydrogen pipeline systems globally, supplying a significant amount of hydrogen to customers in the Gulf Coast region.



Multiple production sources: The pipeline is fed by numerous Air Products hydrogen production facilities located along the Gulf Coast, allowing for diverse supply options.



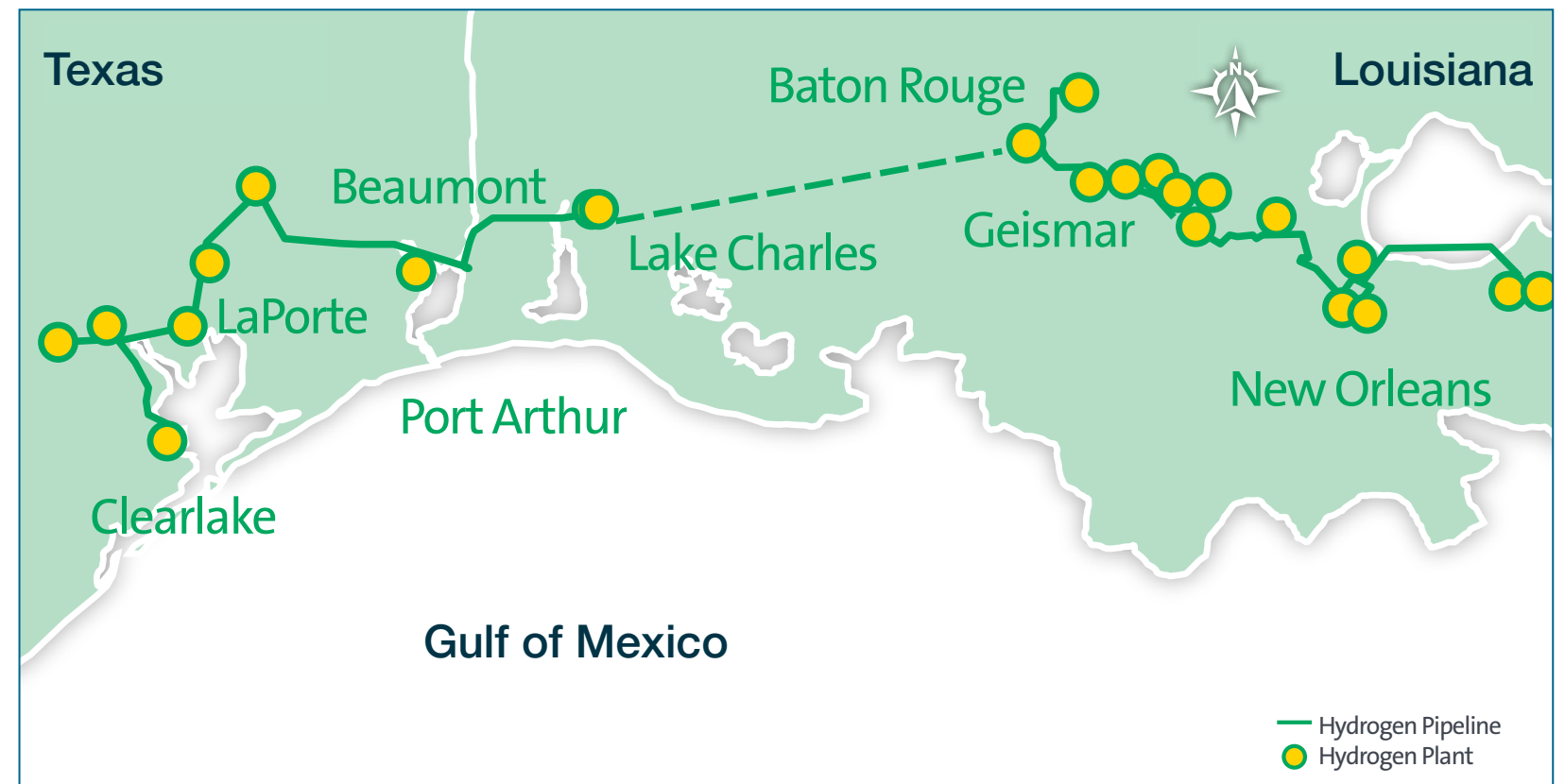
Industrial applications: The hydrogen delivered through this pipeline is primarily used in refining processes to remove impurities from crude oil, resulting in cleaner burning fuels.



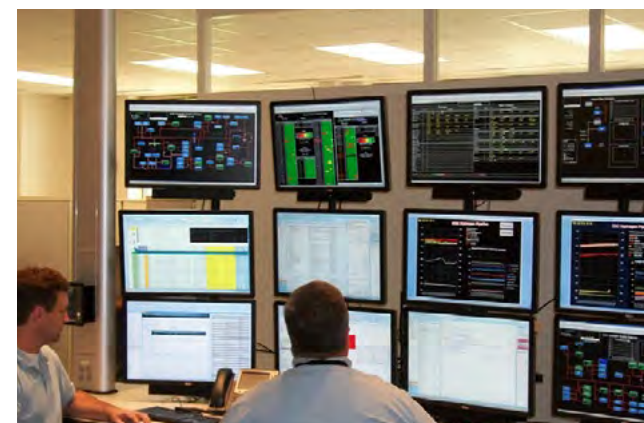
Capacity: The pipeline can deliver over 1.7 billion standard cubic feet of hydrogen per day



Enhanced reliability from the world's largest hydrogen pipeline



The new, 180-mile pipeline expands our Gulf Coast hydrogen supply network to more than 700 miles, stretching from the Houston Ship Channel in Texas to New Orleans, Louisiana.

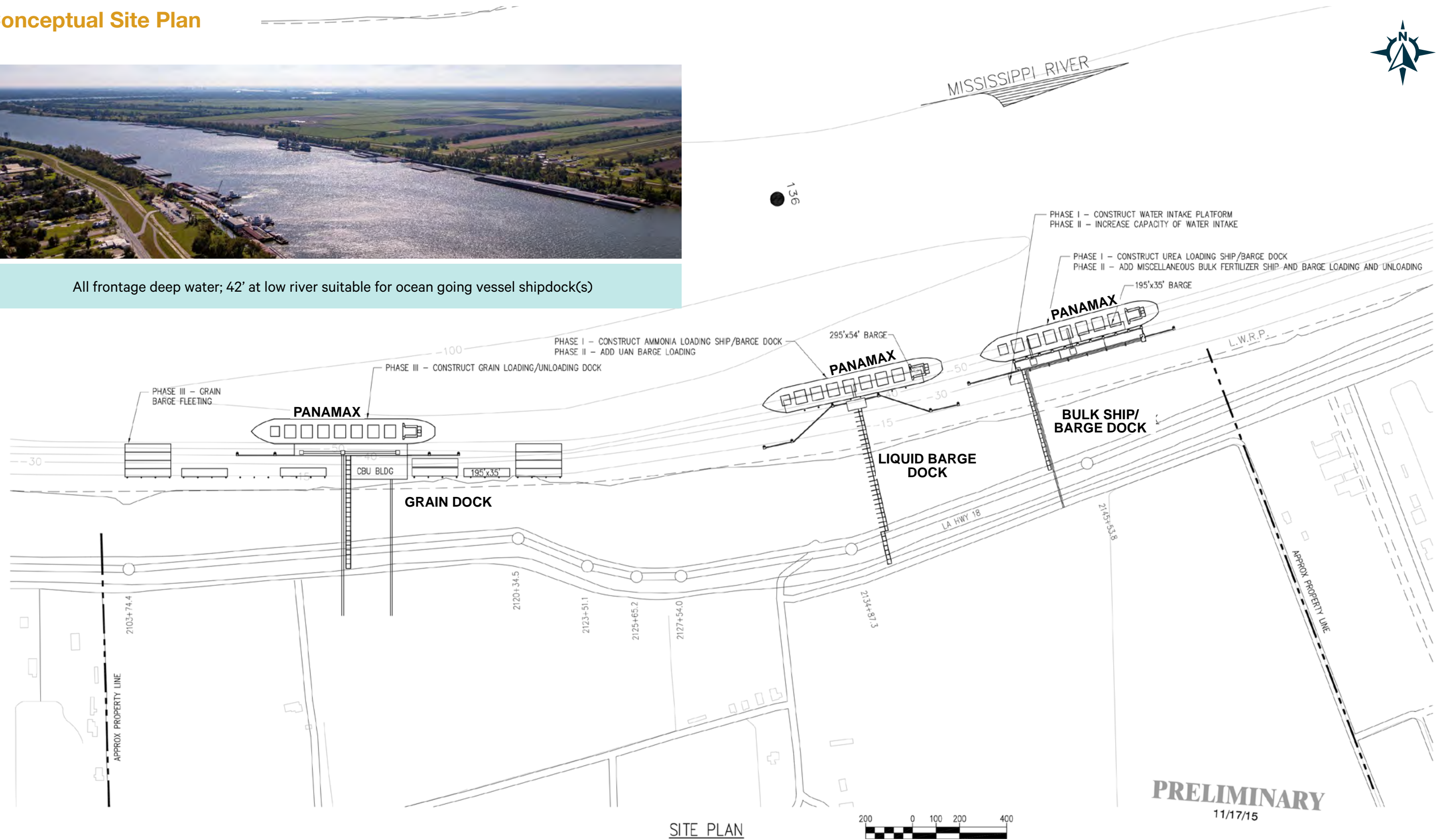


Potential Use Plan

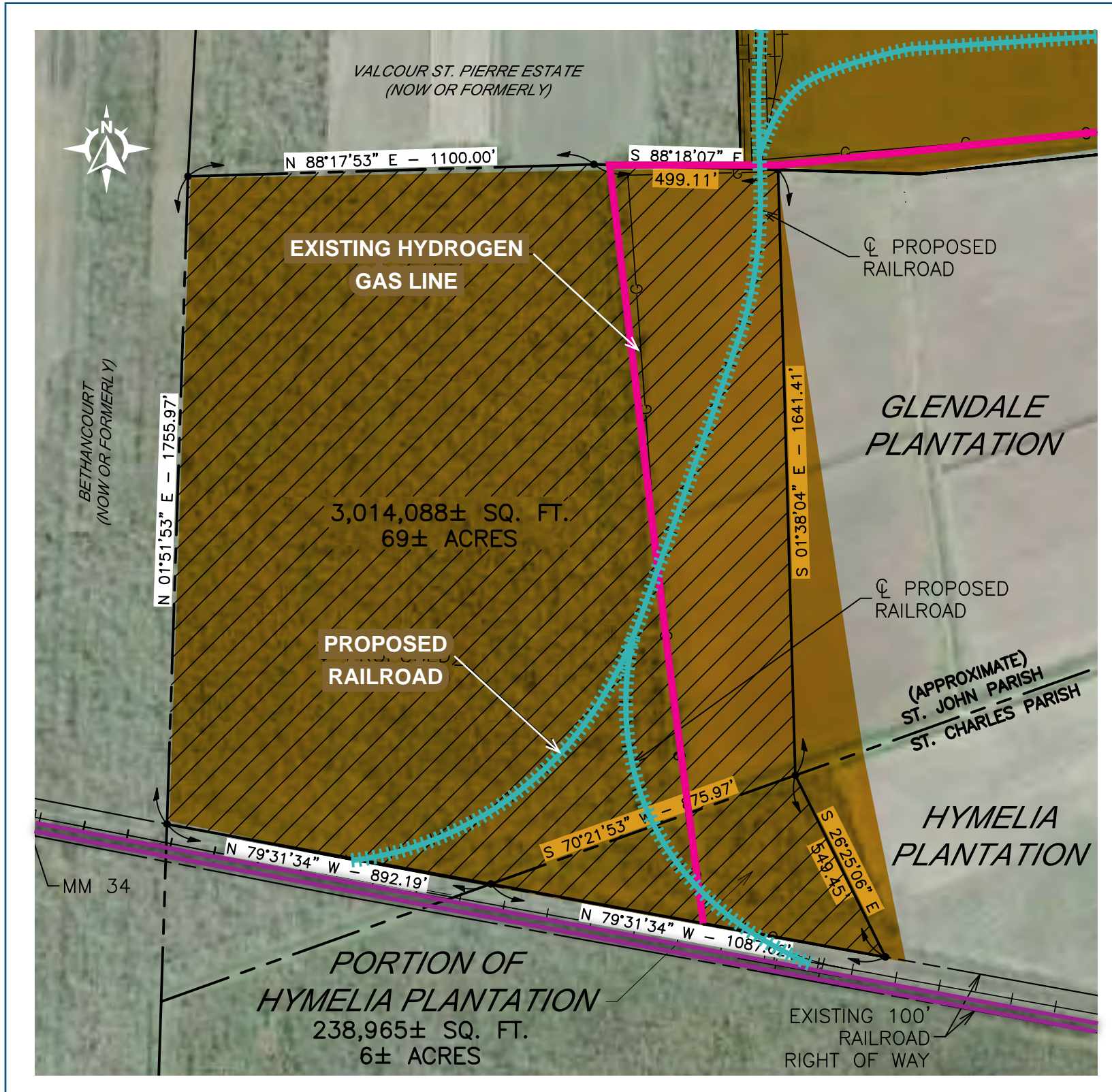
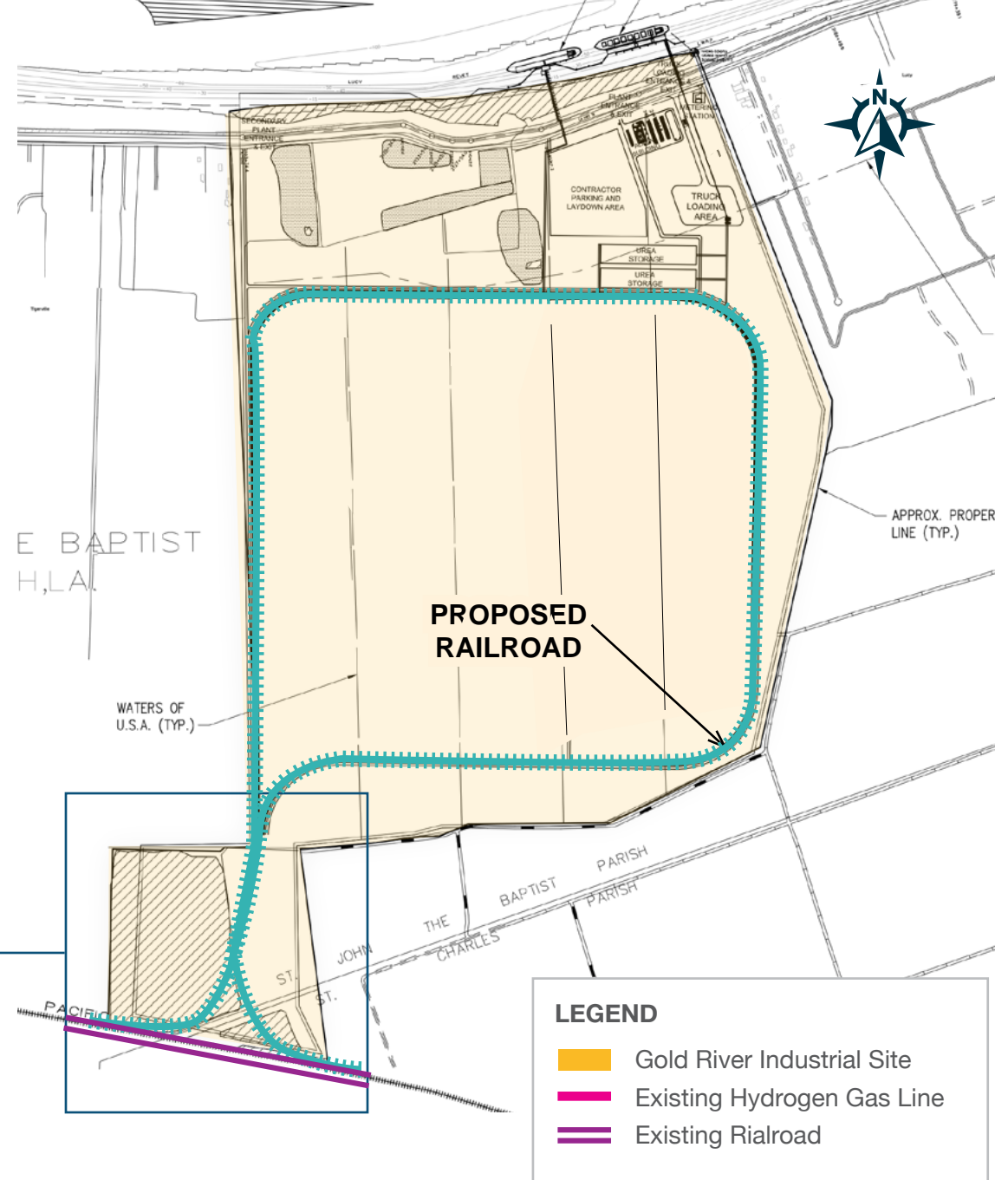
Conceptual Site Plan



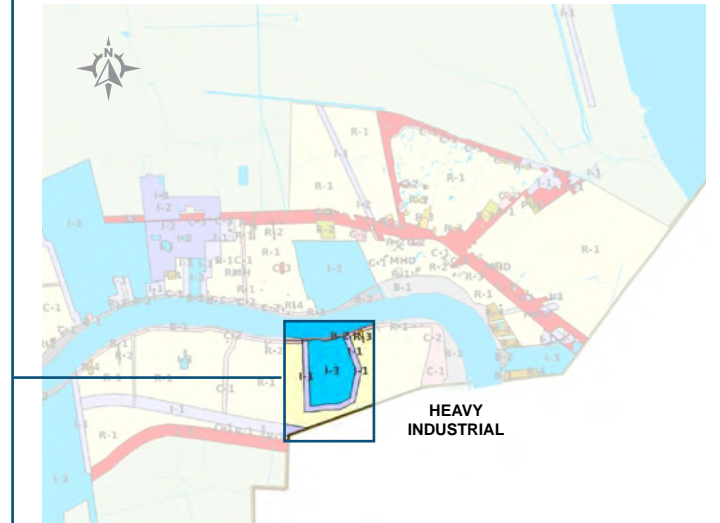
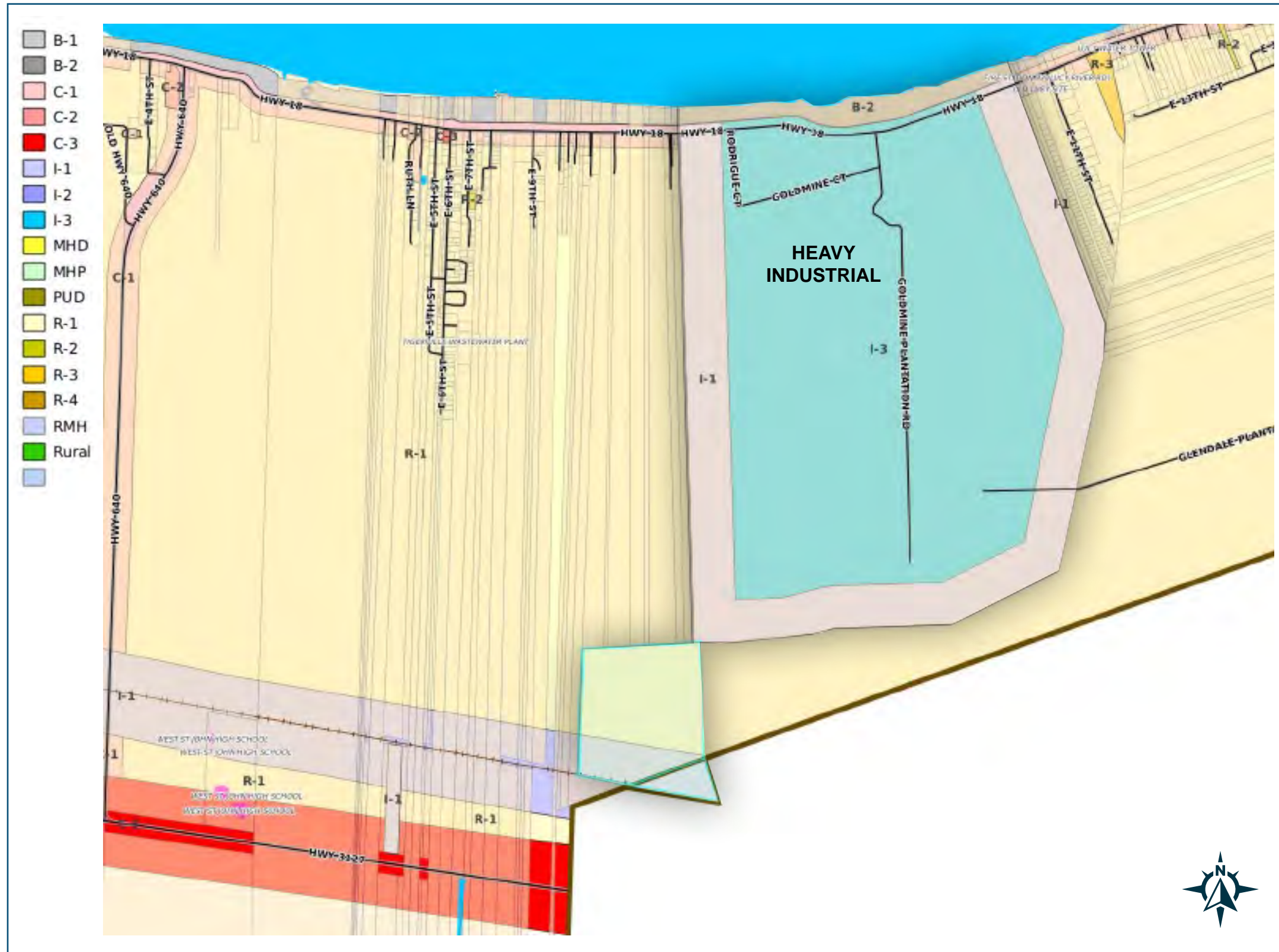
All frontage deep water; 42' at low river suitable for ocean going vessel shipdock(s)



Rail Schematic



Zoning Map



I-3: Industrial District Three (site interior)
- **Heavy Industrial**, including chemical manufacturing.

I-1: Industrial District One (perimeter)
- Light Industrial, used for light manufacturing, processing, storage and warehousing, wholesaling and distribution.

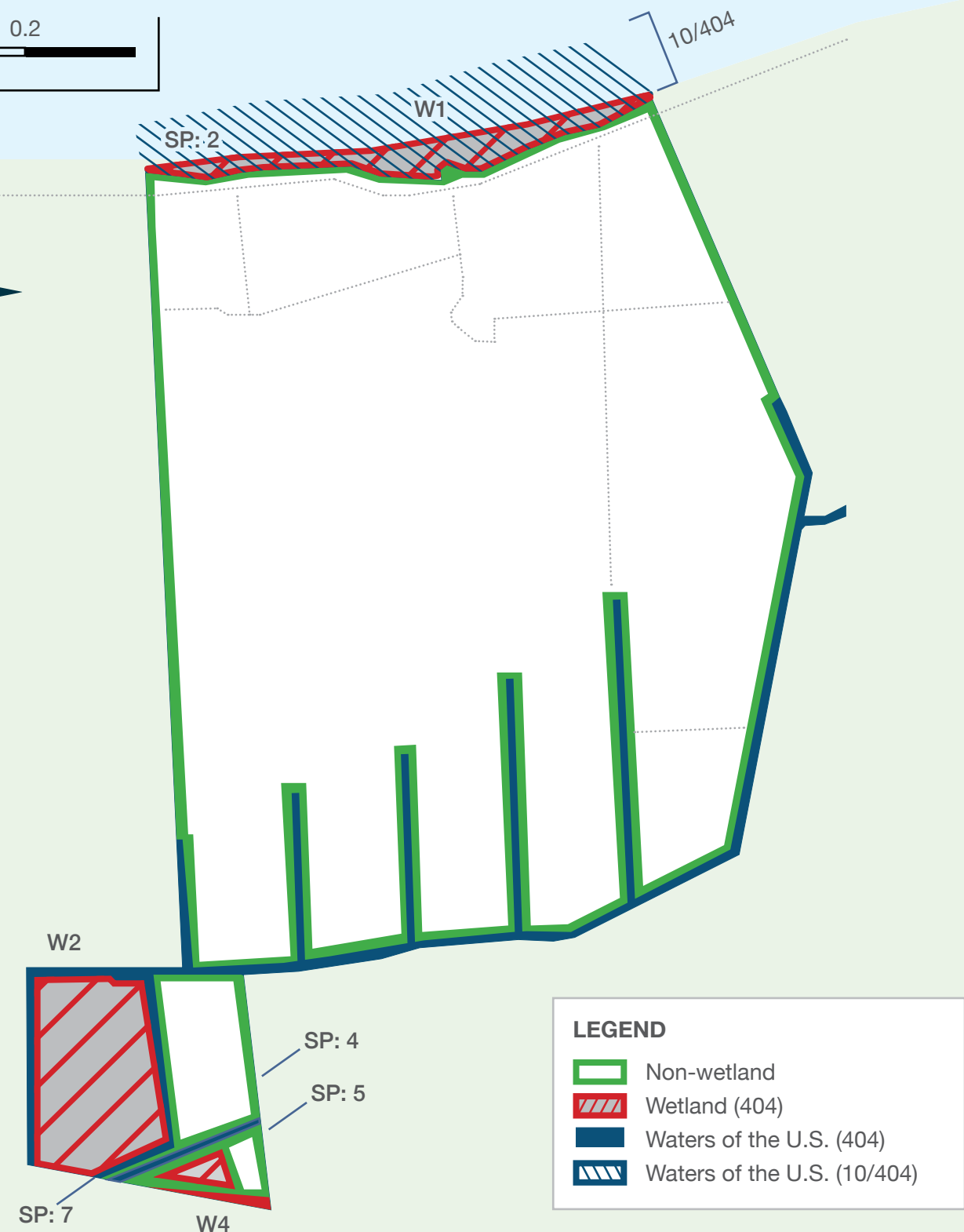
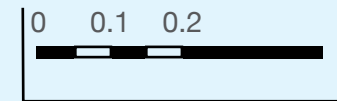
B-2: Industrial Batture District (riverfront)
- Industrial Batture, used for commercial and/or industrial port facilities and other river related industrial activities.

Wetlands Delineation

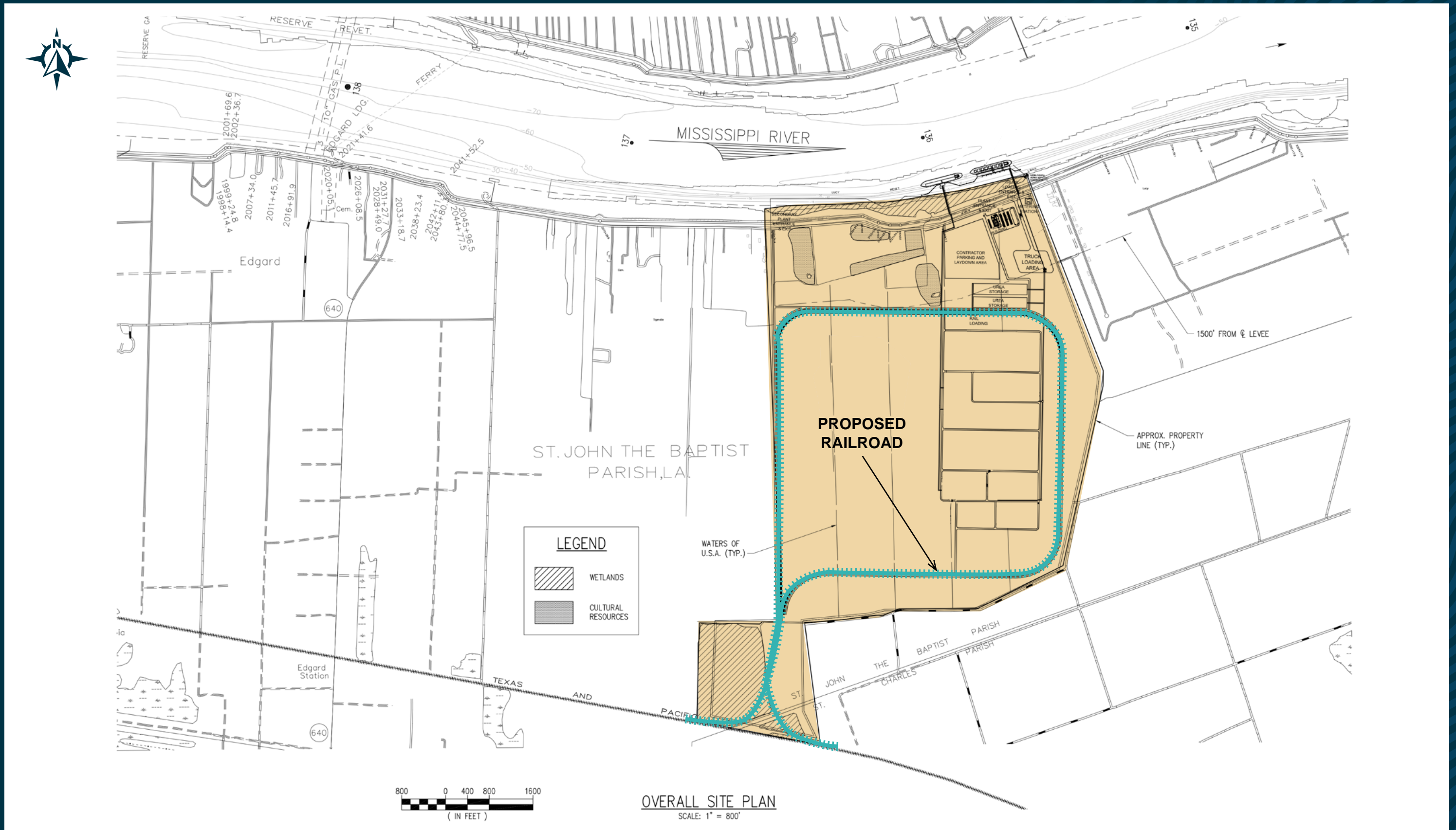
**Per United States Army Corps of Engineers
Jurisdictional Determination**

Dated January 1, 2016

Wetlands limited to Southwest acreage and batture.



Potential Layout



Lower Mississippi River Economic Overview



The lower Mississippi River plays a vital role in the Louisiana economy, generating substantial tax revenues to fund public services and infrastructure development.



Shipping and Trade: Gold River is strategically located for efficient transportation of goods via the Mississippi River, connecting to global markets. This port, along with many others including the Port of New Orleans (one of the largest ports in the U.S.) facilitates significant import and export activities, particularly agricultural products, machinery, and manufactured goods.



Petrochemical Industry: This region is home to numerous refineries and chemical plants, benefiting from proximity to the river for shipping crude oil, renewables, and finished products. This sector provides thousands of jobs and contributes significantly to local and state tax revenues.



Agriculture: The fertile land surrounding the Mississippi River support extensive farming, particularly in sugarcane, soybeans, and rice. The agricultural output is largely exported, bolstering local economies.

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±985 TOTAL ACRES