

## FOR SALE

### PROPERTY OVERVIEW

Previously the Valentine Paper Mill and one of the largest employers in Lafourche Parish, this facility has the infrastructure and foundation to handle heavy industrial use. The complex boasts 18 buildings totaling 188,894 sq ft. Some of the characteristics include 300,000 sq ft of limestone stabilization, 125,000 sq ft of concrete parking, and 5,900 sq ft of chain link fencing. There is a total of 42 acres of land, bayou side waterfront property with road frontage on Hwy 308. The site has the infrastructure to accommodate light to heavy Industrial and the warehouse capacity for major distribution. It also contains multiple heavy capacity cranes throughout.

### PRICE

- \$1,850,000

### PROPERTY HIGHLIGHTS

- 188,894 total sq ft warehouse distribution
- 43 Acres
- 3,000 sq ft office
- 300,000 sq ft of limestone stabilization
- Guest house on site
- 100+ parking spaces
- 3 overhead cranes

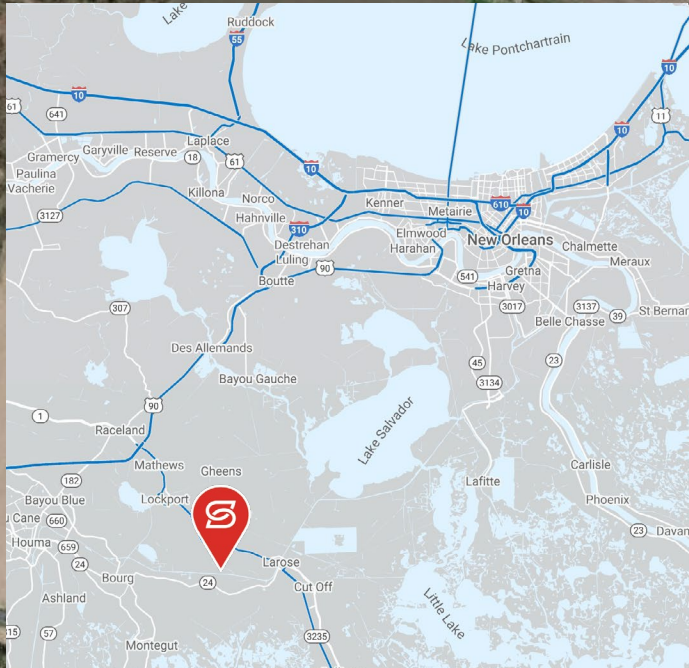


SUMMARY

AERIAL

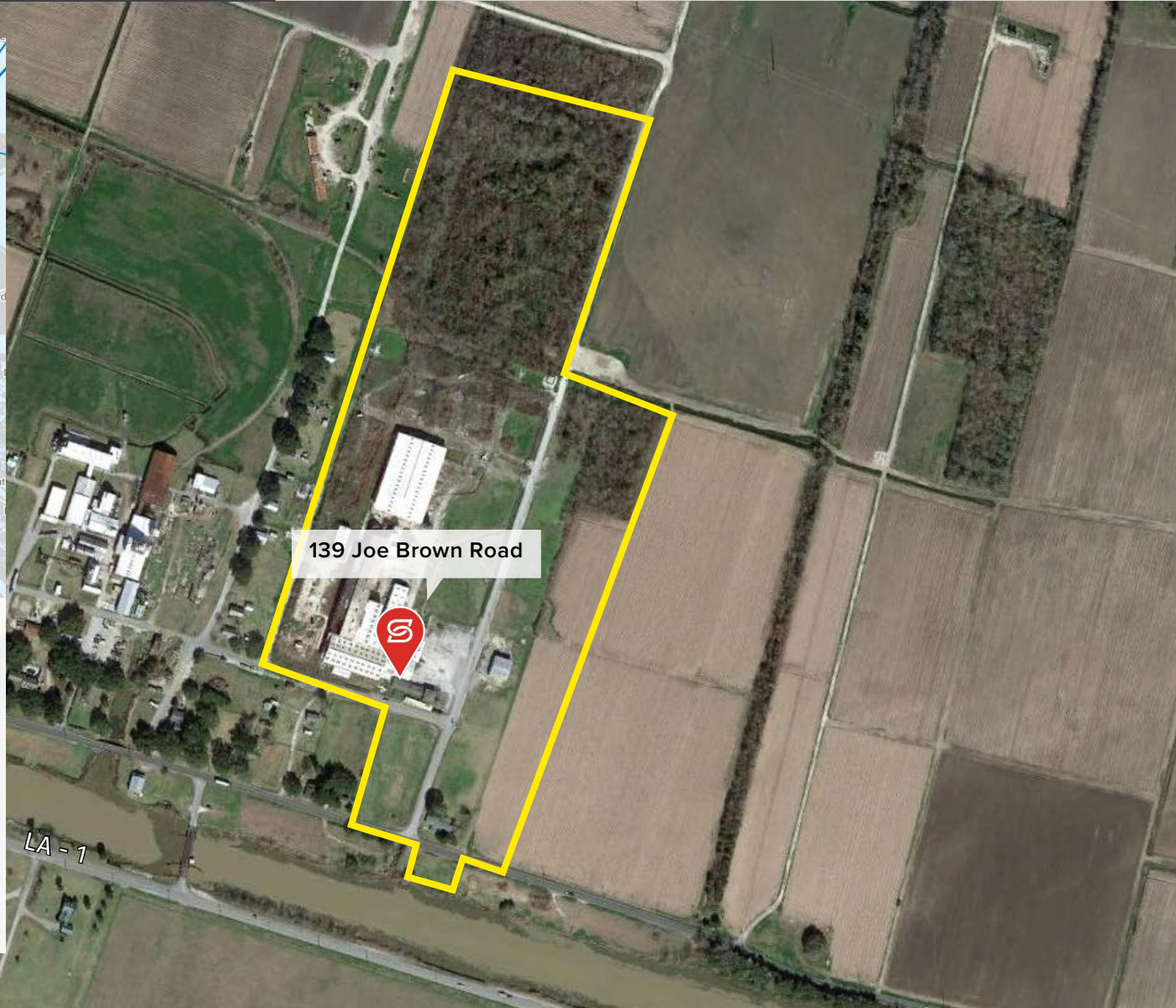
DEMOGRAPHICS

PHOTOS



### LOCATION OVERVIEW

Lafourche Parish is located in southeast Louisiana and covers approximately 1,469 square miles. There are three incorporated municipalities in Lafourche Parish: Thibodaux (parish seat), Lockport, and Golden Meadow. It is a socially conservative region that earns a living working with their hands. In addition to mining, construction and agriculture are common industries for employment. The tapestry segmentation for this area falls into the category of Rustic Outposts -- Diners and Miners.





SUMMARY

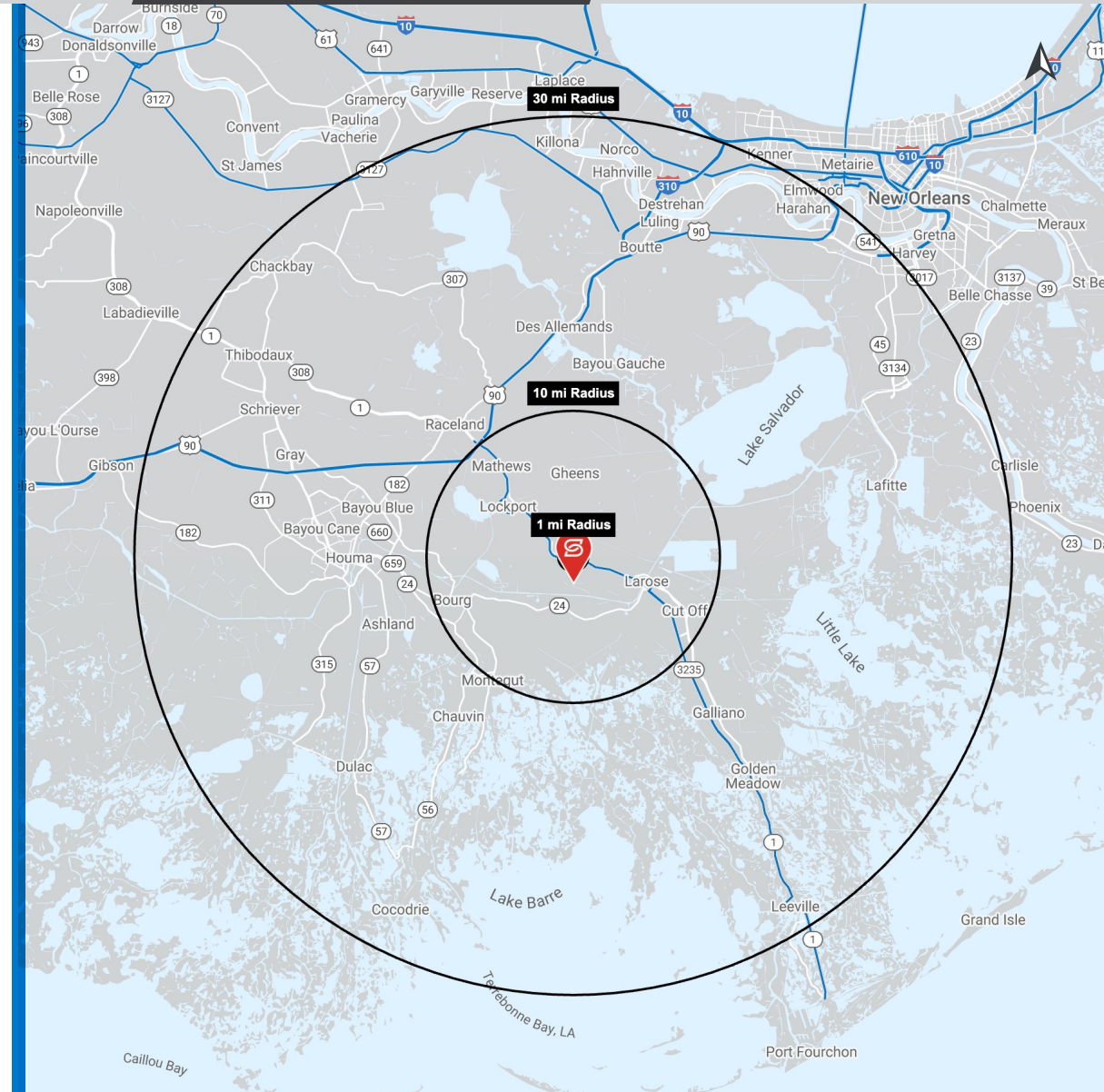
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## 2022 DEMOGRAPHICS

	3 MILE	10 MILE	30 MILE
 POPULATION	287	30,687	391,557
 AVG. HH INCOME	\$64,824	\$81,892	\$77,564



SUMMARY

AERIAL

DEMOGRAPHICS

PHOTOS

