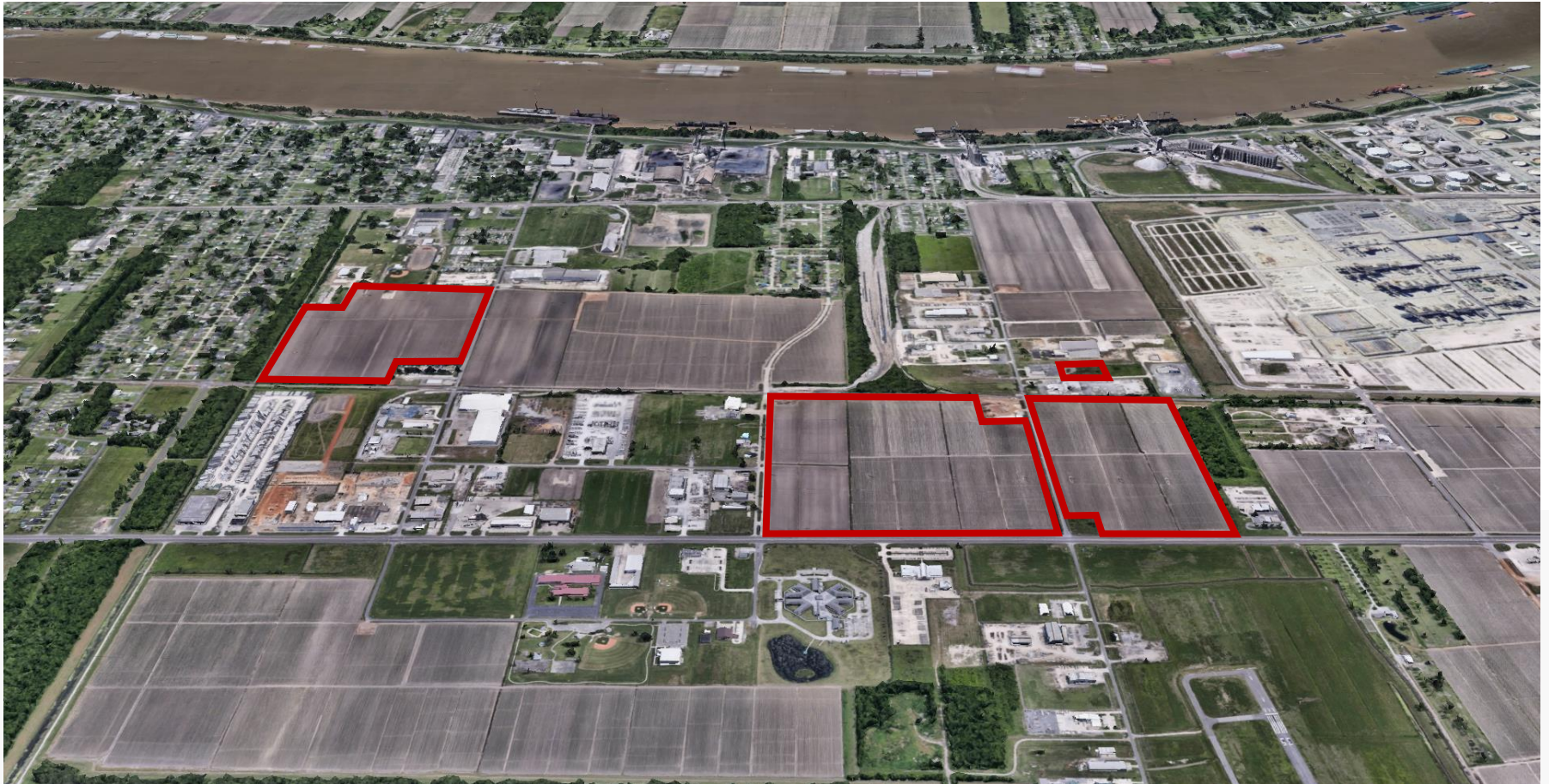


1.5 - 85 CONTIGUOUS ACRES FOR SALE



RIVERLANDS INDUSTRIAL

4317 W AIRLINE HIGHWAY, RESERVE, LA 70084

CBRE

EXECUTIVE SUMMARY

RIVERLANDS INDUSTRIAL

The Riverlands Industrial properties offer flexible site configurations to suit users or developers looking for as little as 1.5 acres to 85 contiguous acres of light to heavy intensity industrial-zoned and cleared land in the heart of South Louisiana's primary industrial and petrochemical development corridor. The properties all fall outside of the 500-yr flood plain and have all utilities, including sewer, available to site.

The properties fall within the Port of South Louisiana's jurisdiction and are within one mile of the Port's Regional Airport, as well as its Parish headquarters at River Mile 138.5 AHP. This district is known for its petroleum refining, petrochemical transfer and storage facilities and grain exports. The POSL ranks #1 in total domestic trade and accounts for over 50% of all U.S. grain exports.

Sites 1, 2 & 3 have direct access to the Canadian Pacific Kansas City Rail Line, near CPKC's switch to Canadian National. These Class 1 rail lines, which run the length of the East bank of the Mississippi River from NOLA to BTR, serve the mid-continental United States, Canada and Mexico.

The POSL is also served by six major oil and gas pipelines and is the terminus for the nation's only offshore oil superport, as well as the originating point for Capline. The superport provides over 500,000 barrels of crude daily with Capline carrying over 800,000 BPD out across the U.S.



1.5 – 85
CONTIGUOUS ACREAGE



WATER
VESSEL/BARGE POSL



I-1 / I-3
INDUSTRIAL ZONING



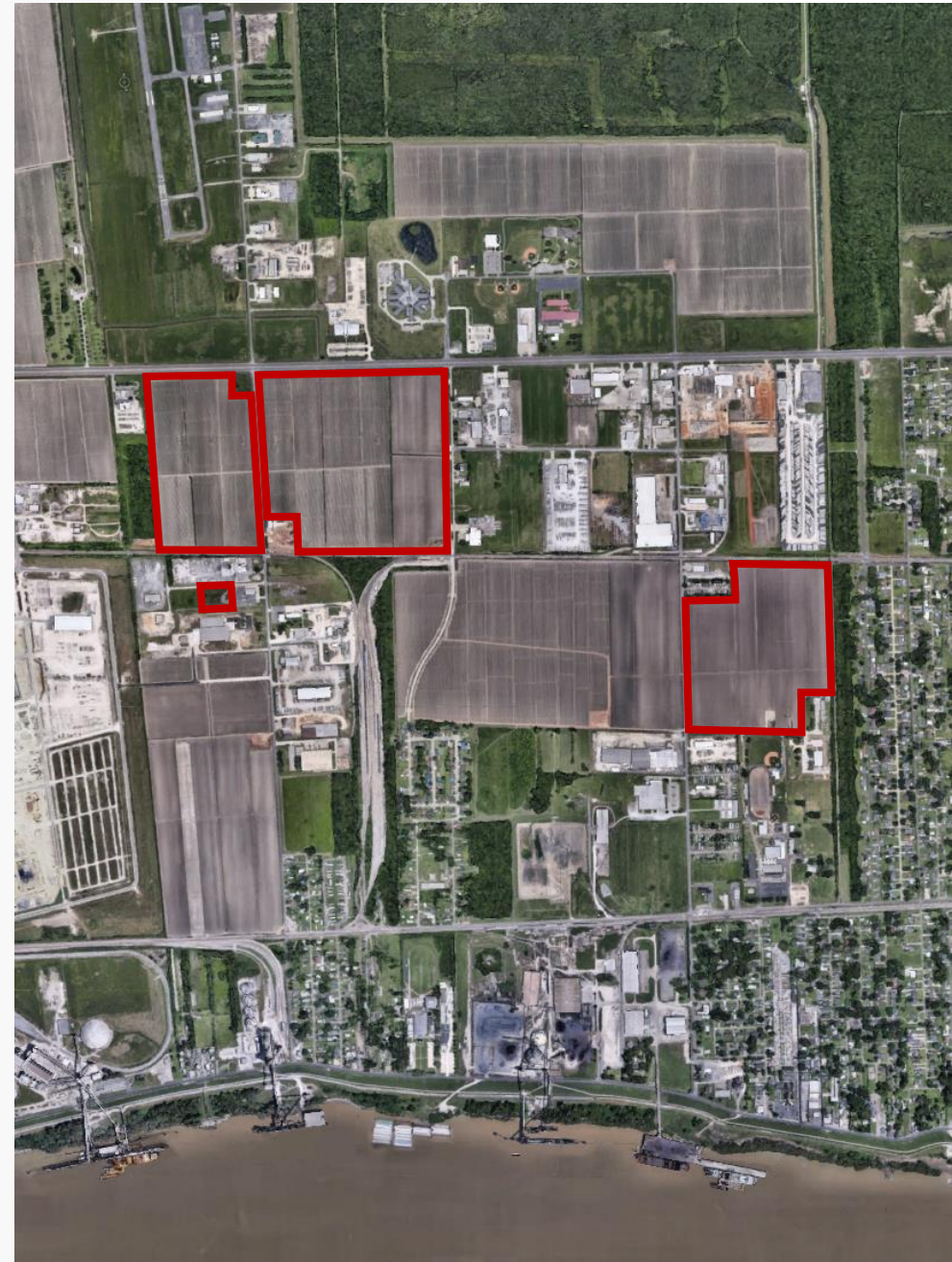
AIR
POSL REGIONAL

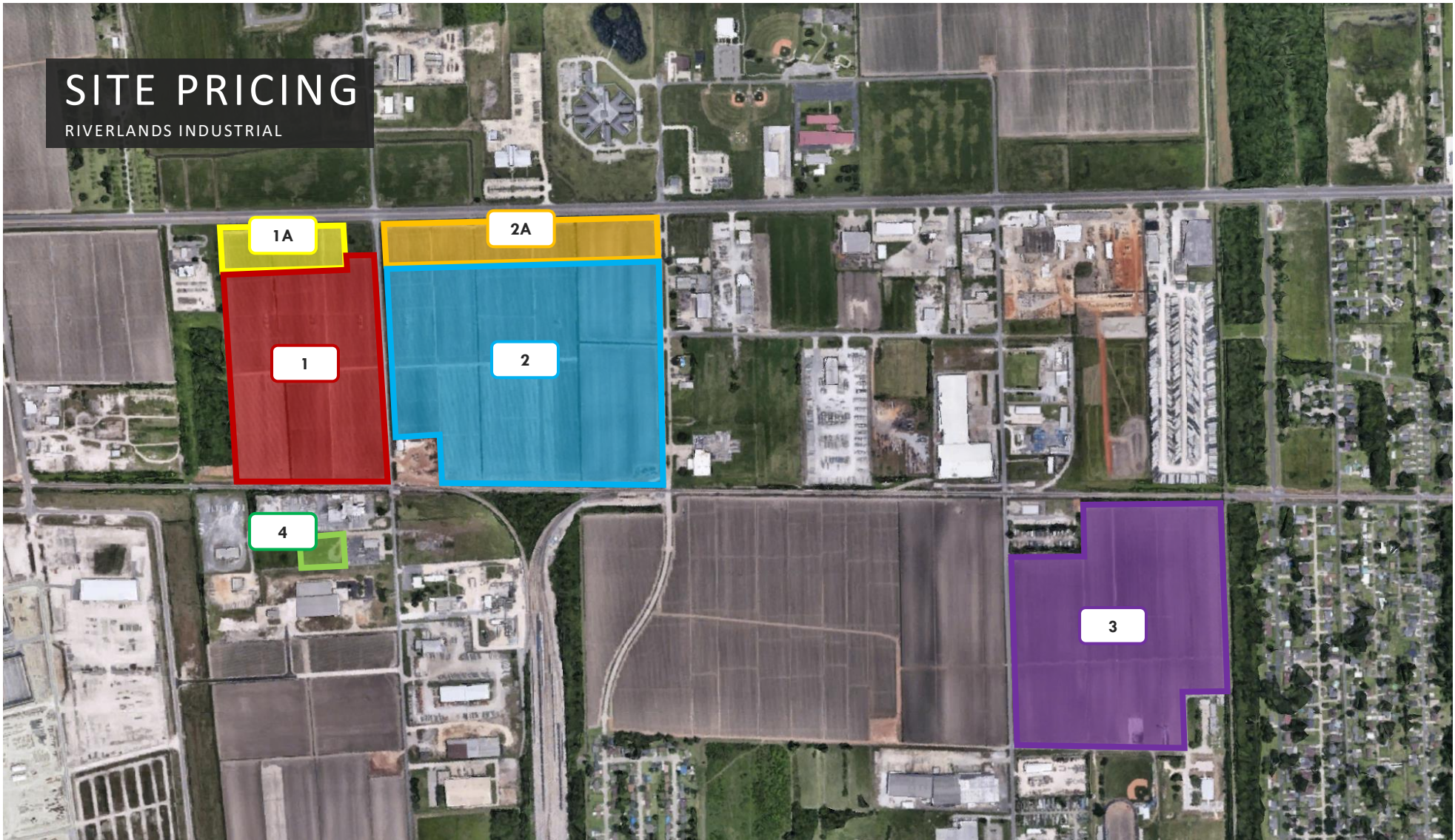


CPKC & CN
CLASS 1 RAIL ACCESS



ROAD
HWY 61 TO I-10 / I-55





SITE PRICING

RIVERLANDS INDUSTRIAL

SITE	SIZE	PRICE PER SF	
1	33.5 Acres	\$	3.00
1A	5.5 Acres	\$	4.50
3	61.9 Acres	\$	2.00

SITE	SIZE	PRICE PER SF	
2	71 Acres	\$	3.00
2A	14 Acres	\$	4.50
4	1.5 Acres	\$	2.65

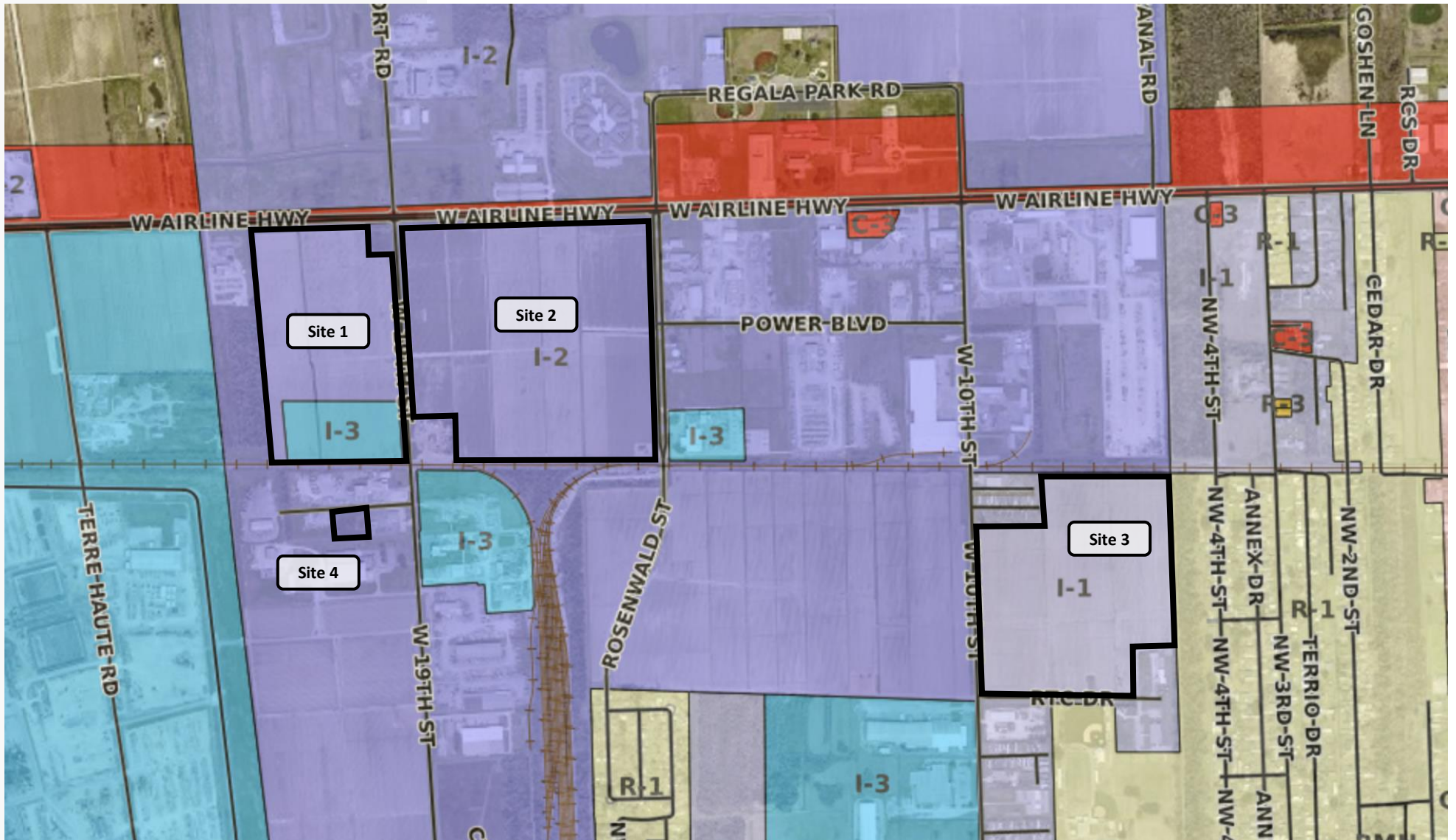
OVERVIEW

RIVERLANDS INDUSTRIAL



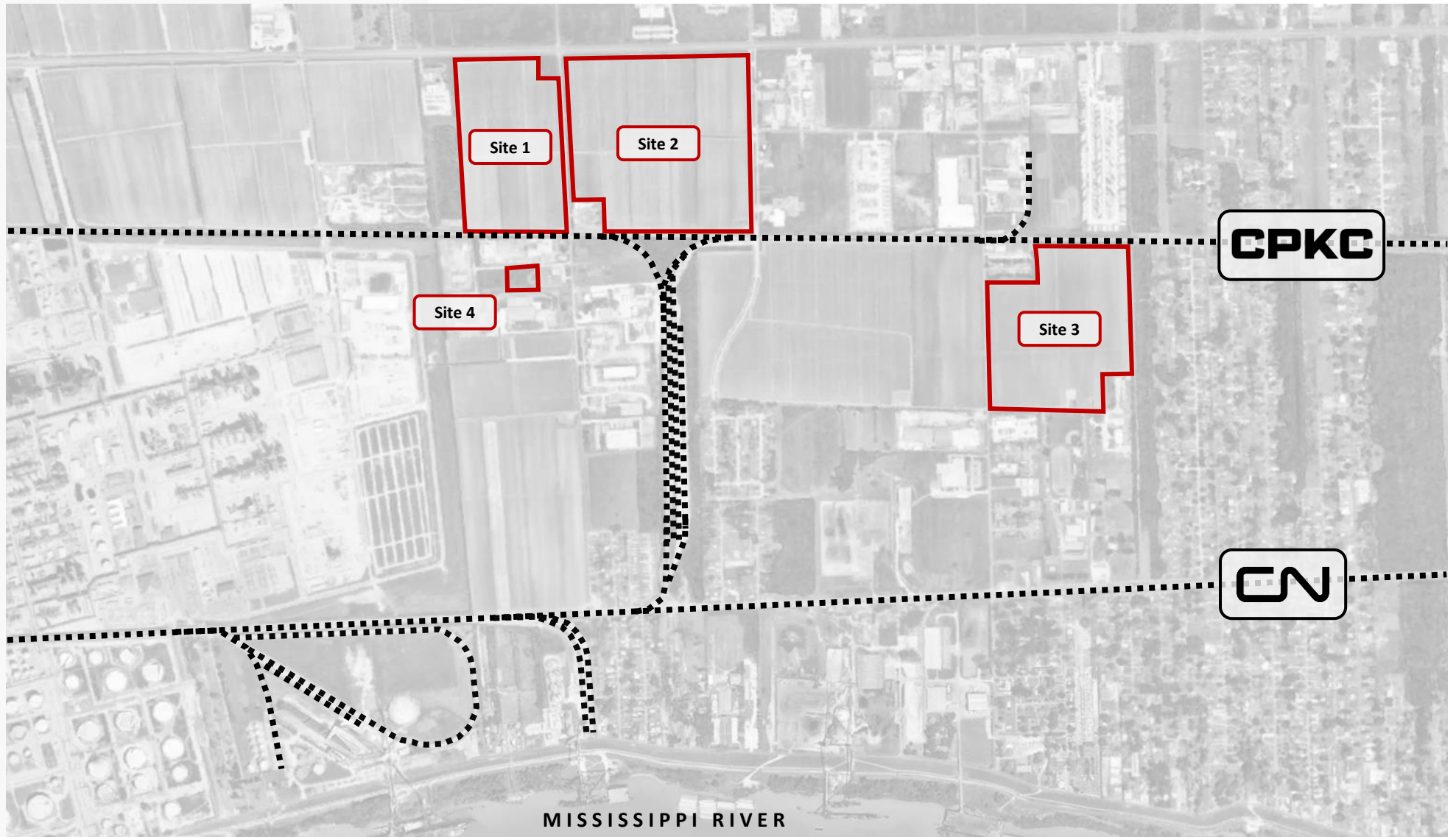
ZONING MAP

RIVERLANDS INDUSTRIAL



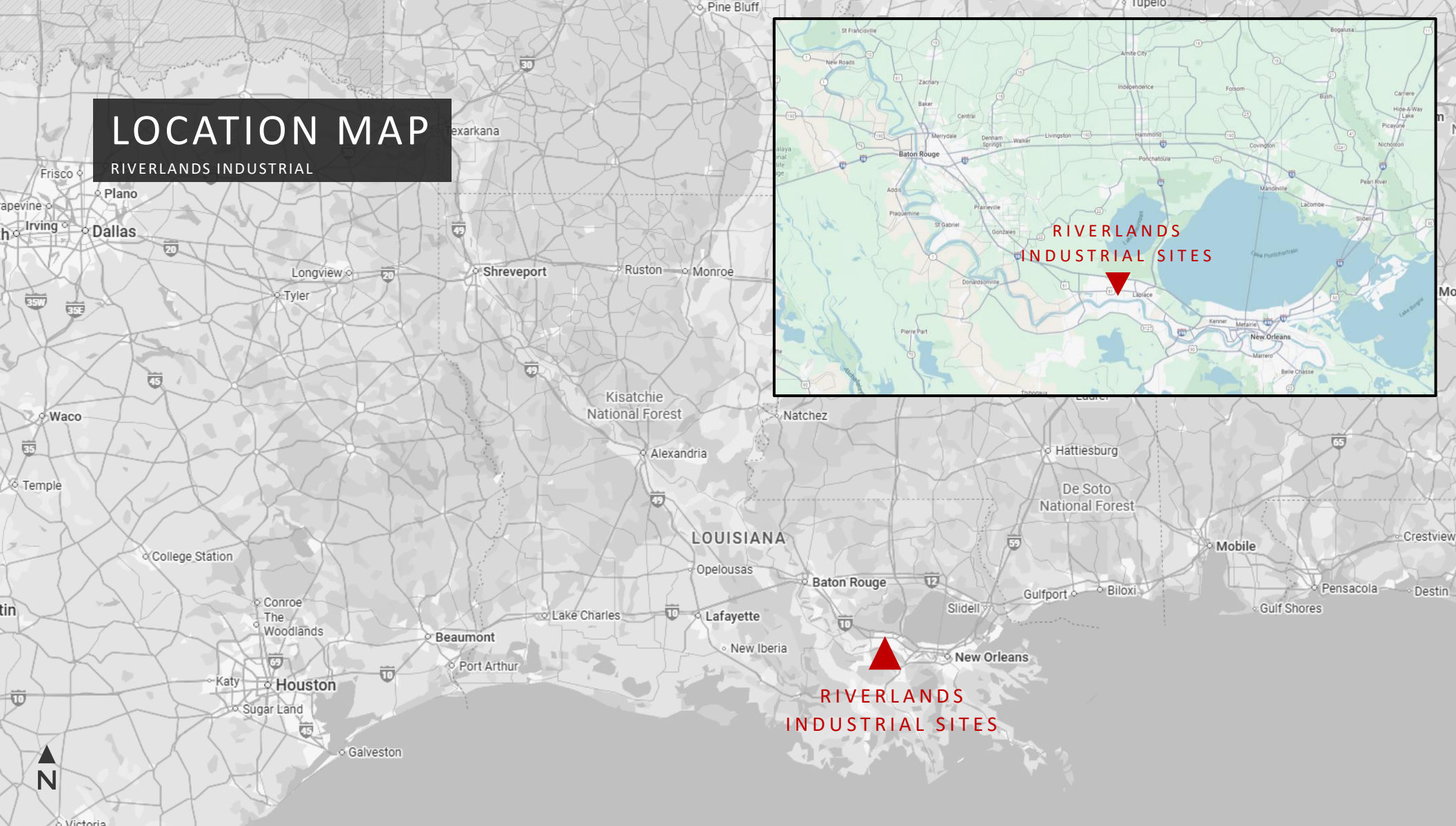
RAIL MAP

RIVERLANDS INDUSTRIAL



LOCATION MAP

RIVERLANDS INDUSTRIAL



HOUSTON

315 MILES

BATON ROUGE

50 MILES

JACKSON

170 MILES

MOBILE

175 MILES

LAKE CHARLES

175 MILES

HAMMOND

40 MILES

NEW ORLEANS

35 MILES



RIVERLANDS INDUSTRIAL

4317 W AIRLINE HIGHWAY, RESERVE, LA 70084

1.5 - 187 ACRES
LAND FOR SALE

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