

# OFFERING MEMORANDUM

TBD SULPHUR  
SULPHUR, LA 70665

This exceptional industrial waterfront property in Calcasieu Parish offers a rare opportunity for tugboat and barge operations.



**THE COMMERCIAL  
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# PROPERTY SUMMARY

TBD Sulphur Sulphur, LA 70665

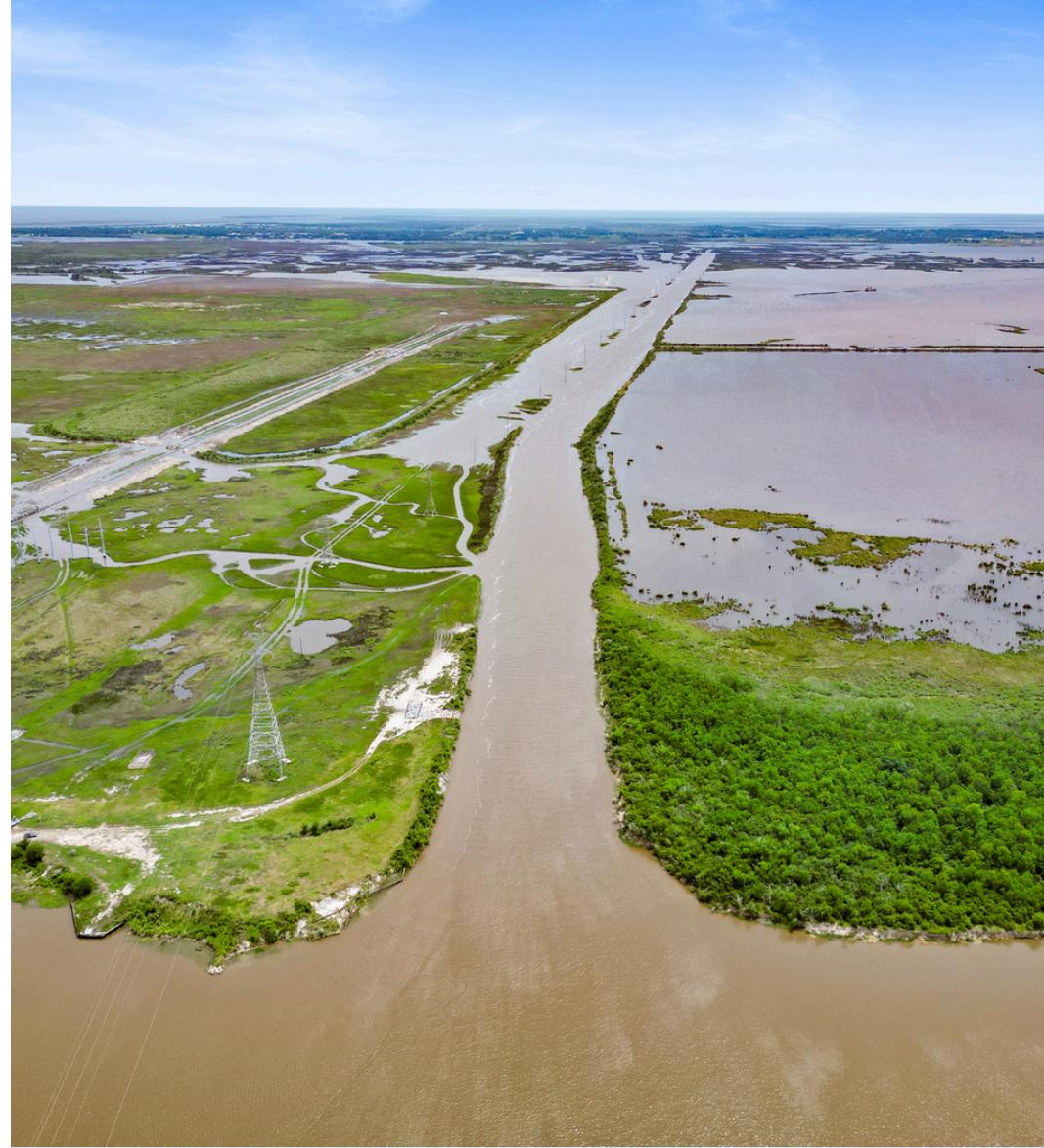
**SALE PRICE:** \$250,000

**PROPERTY TYPE:** Commercial/Industrial

**LOT SIZE:** 20 Acres

This exceptional industrial waterfront property in Calcasieu Parish offers a rare opportunity for tugboat and barge operations.

Strategically located along the Intracoastal Waterway, the site boasts an impressive 5,000 feet of barge-accessible frontage, making it ideal for marine logistics, fleet staging, and heavy marine operations.

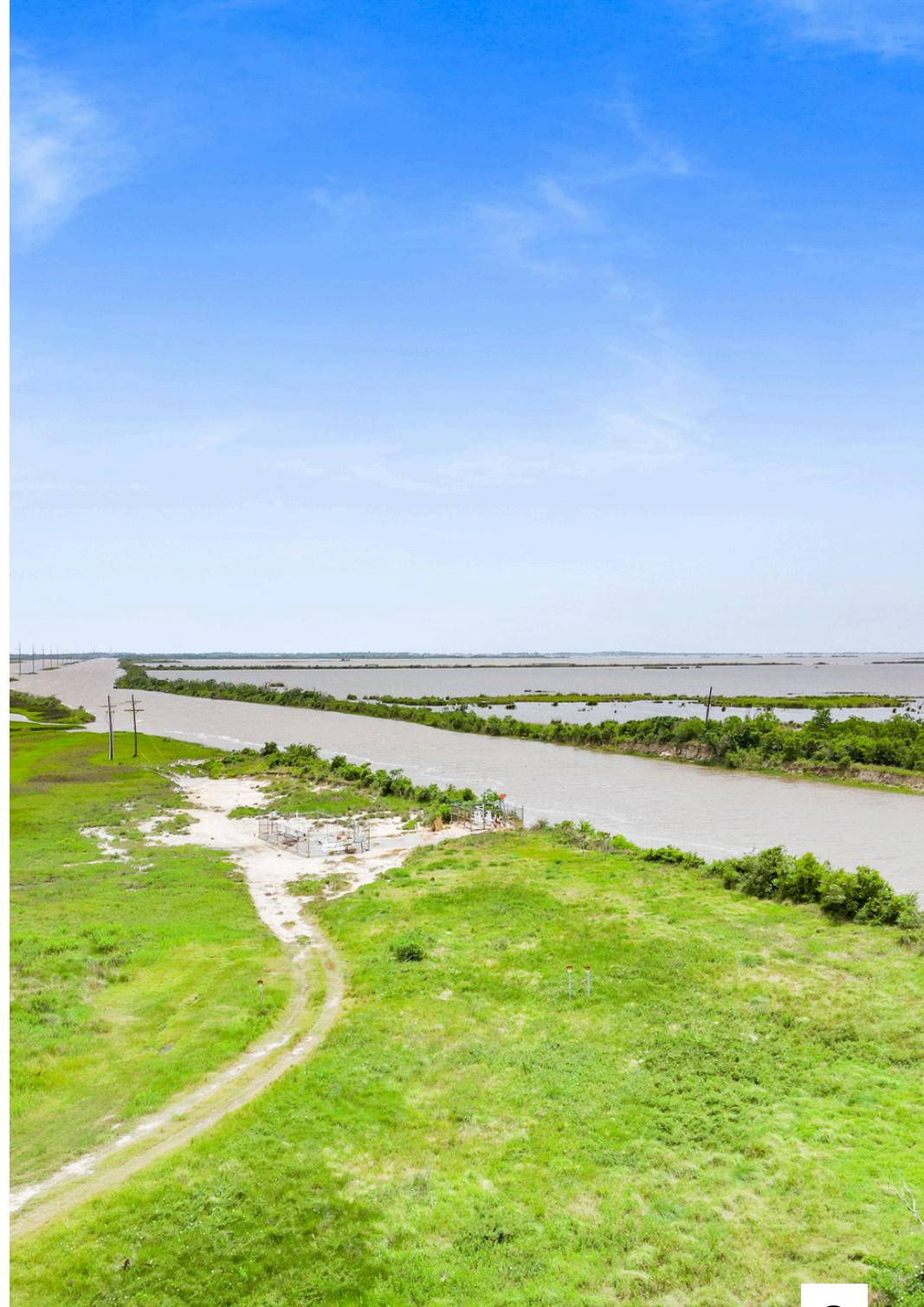


# PROPERTY HIGHLIGHTS

## 20 Acres Waterfront Industrial Property – 5,000 Ft of Barge-Accessible Frontage

Positioned near major fleets and key transportation routes, this property ensures efficient access to the Gulf and beyond. Whether you're expanding operations or seeking a strategic hub for maritime commerce, this site delivers unmatched access and utility.

- 5,000 ft of barge-accessible frontage on the Intracoastal Waterway
- Ideal for tugboat, barge, and marine support operations
- Proximity to major fleets and logistics infrastructure
- Versatile usage potential for industrial and marine businesses
- Power available, No water or sewer

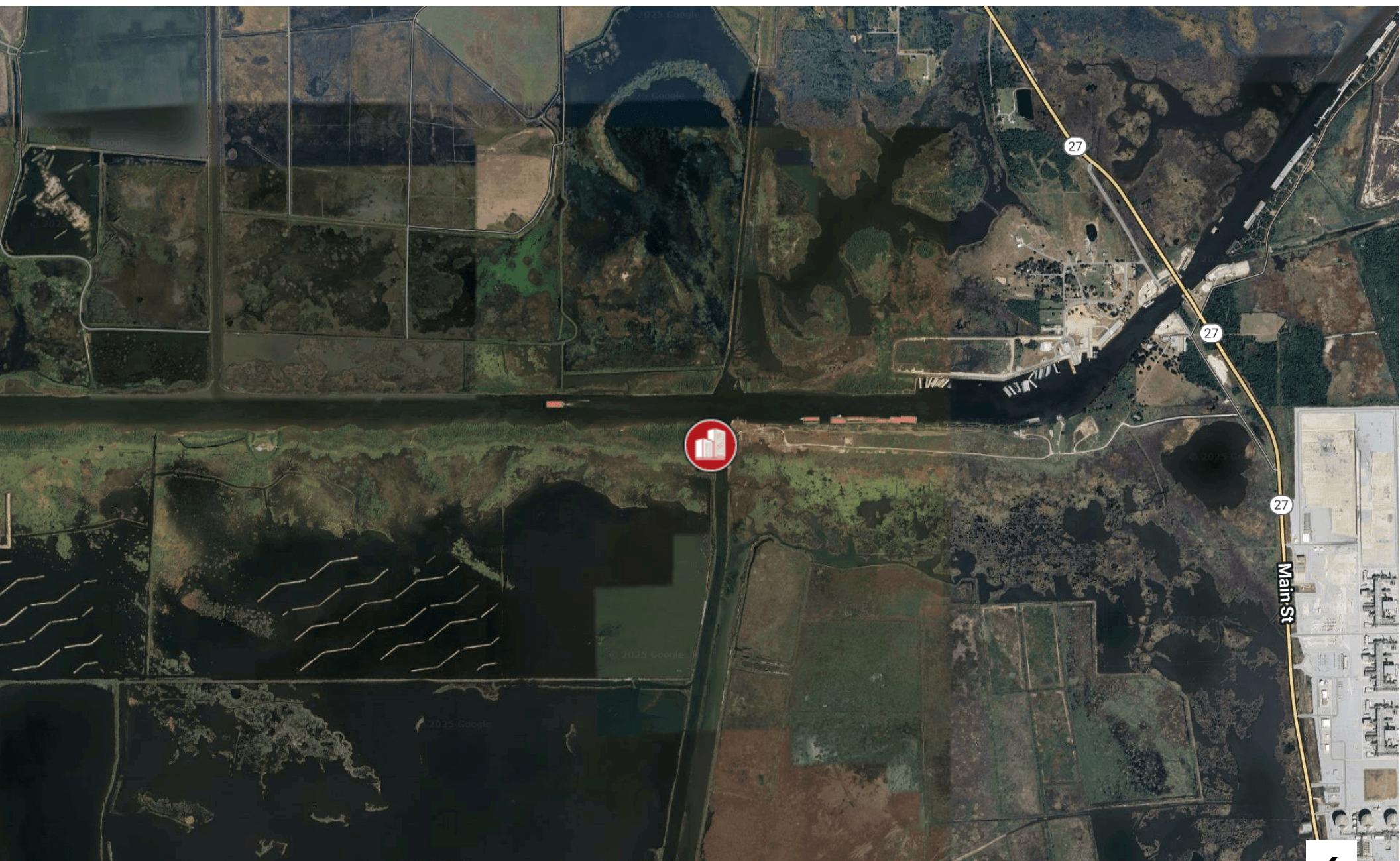


# AREA OVERVIEW

Located in Calcasieu Parish, a vital hub along the Gulf Intracoastal Waterway—a key artery for marine commerce and transportation. Situated near Lake Charles and Sulphur LA , this location offers unparalleled access to the Gulf of Mexico and inland waterway systems.

	0.3 Miles	0.5 Miles	1 Miles
Total households	161	826	2,808
Total population	397	2,053	7,060
Persons per household	2.5	2.5	2.5
Average household income	\$53,819	\$55,912	\$60,541
Average house value	\$159,935	\$164,823	\$163,509
Average age	40	39	39
Average age male	38	38	37
Average age female	42	41	41

# LOCATION MAP





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