



# 20 ACRES WATERFRONT INDUSTRIAL PROPERTY FOR SALE

TBD SULPHUR | SULPHUR, LA 70665

**GABE RODARTE**

(936) 218-2723  
2800 POST OAK BLVD SUITE  
4100 HOUSTON, TX 77056

**ADAM OLSEN**

(713) 614-2670  
2800 POST OAK BLVD SUITE  
4100 HOUSTON, TX 77056



## OFFERING SUMMARY

SALE PRICE

**\$250,000**

PROPERTY TYPE

**COMMERCIAL/INDUSTRIAL**

LOT SIZE

**20 ACRES**

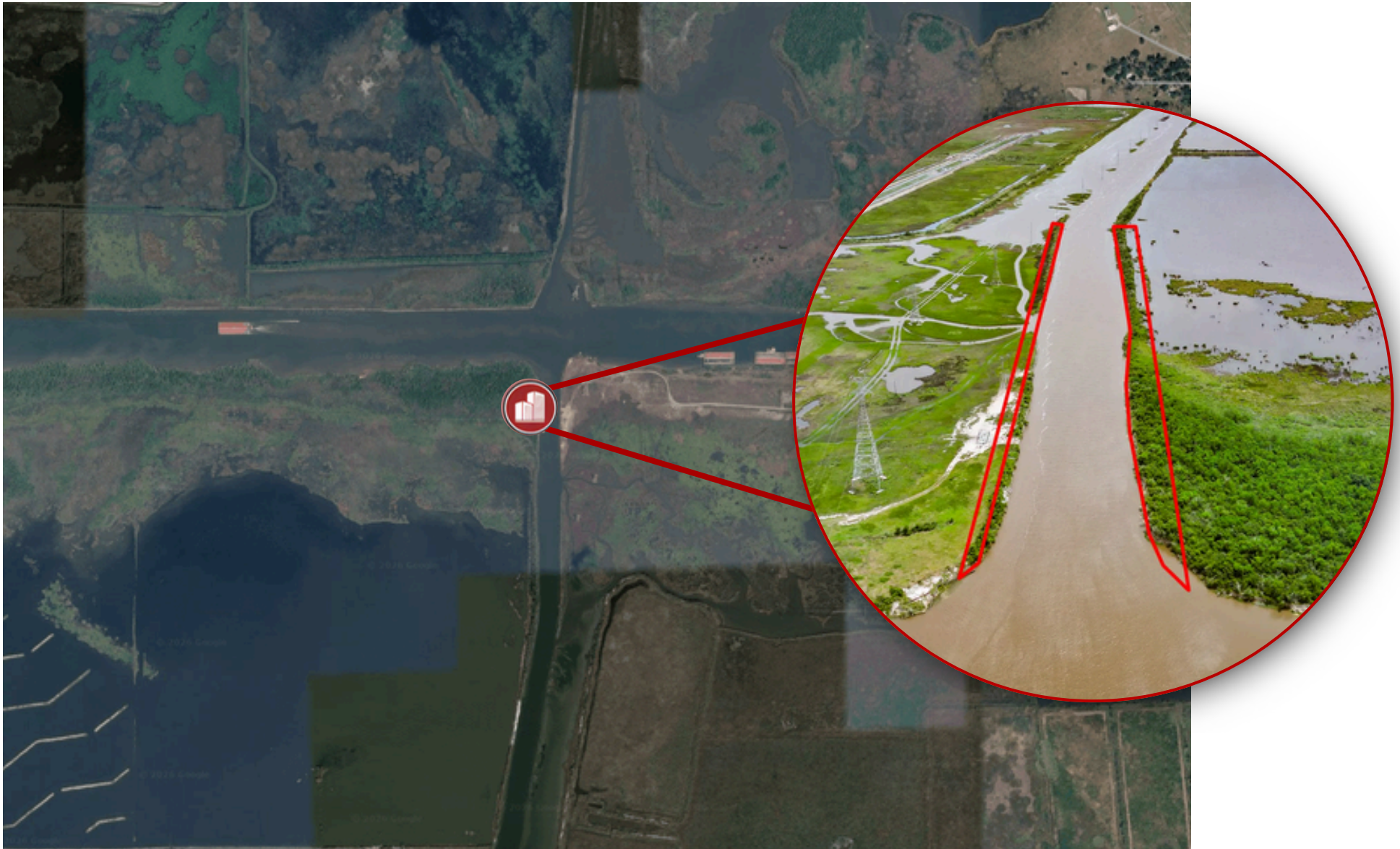
## PROPERTY HIGHLIGHTS

- 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



# Aerial Map

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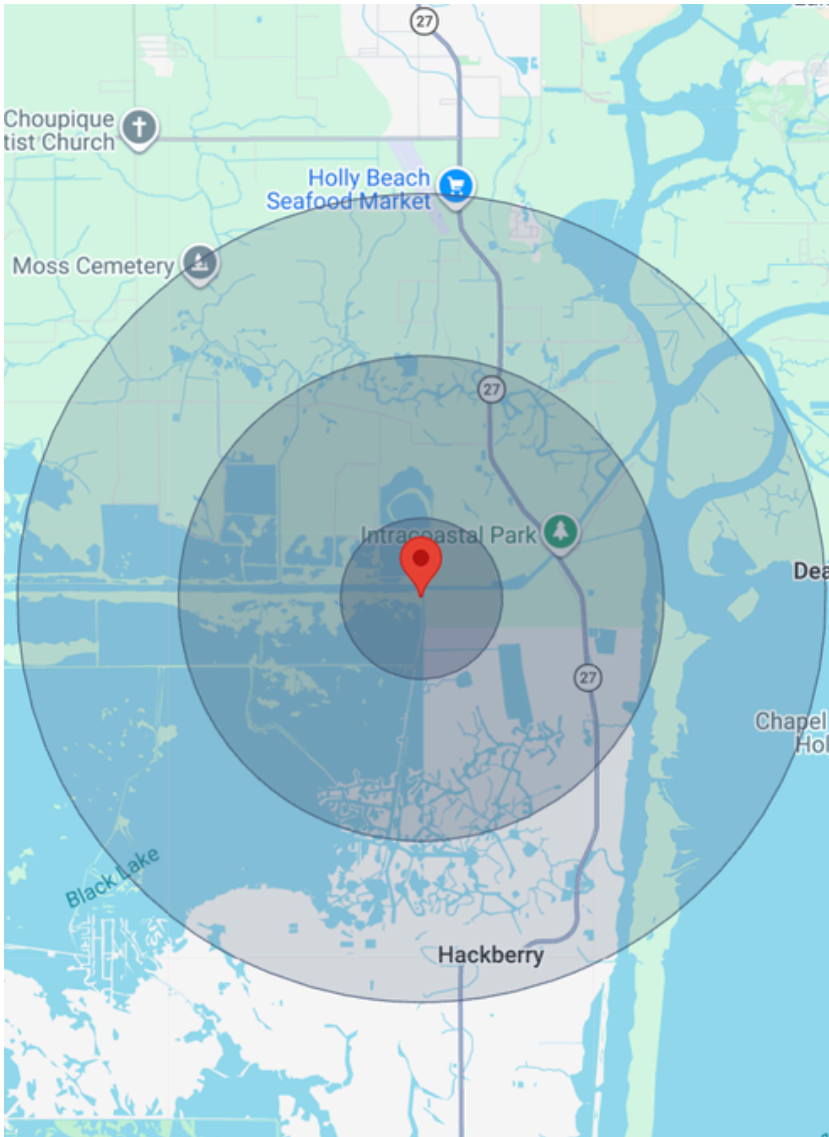


# Property Photos



# Demographics

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.



	1 Mile	3 Miles	5 Miles
<b>Total population</b>	53	411	1,138
<b>Workday Population</b>	20	159	467
<b>Total household</b>	21	162	442
<b>Average household income</b>	\$98,566	\$97,654	\$98,564
<b>Average age</b>	41.5	41.6	42.5
<b>Male Population</b>	29	219	602
<b>Female Population</b>	25	193	538

Demographics data derived from AlphaMap

# Market Overview

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Sulphur, Louisiana is a well-established industrial and commercial hub located in Calcasieu Parish within the Lake Charles metropolitan area. Positioned along Interstate 10 near the Texas-Louisiana border, Sulphur benefits from strong regional connectivity and direct access to one of the most significant petrochemical, refining, and logistics corridors along the Gulf Coast. Its strategic location supports continued economic relevance and long-term growth potential.

The area benefits from sustained demand driven by major industrial operations, petrochemical facilities, and regional employment centers throughout the Lake Charles market. Proximity to refineries, chemical plants, and port-related infrastructure supports demand for industrial, service-oriented commercial, hospitality, and workforce-related uses. Ongoing investment and industrial activity in the broader Southwest Louisiana region continue to reinforce confidence in the market.

Sulphur's economy is supported by a diverse mix of petrochemicals, refining, manufacturing, logistics, healthcare, retail, and construction. Its access to major industrial employers and transportation infrastructure provides a strong employment base and supports stable consumer activity. Continued public and private investment, combined with the area's role in the Gulf Coast energy corridor, further enhances long-term economic momentum.

From a real estate perspective, Sulphur offers opportunities supported by strategic corridor access, industrial-driven demand, and continued regional investment. The market may appeal to investors and owner-users seeking industrial support properties, retail, hospitality, or value-add opportunities tied to the area's economic drivers. As growth and reinvestment continue across Southwest Louisiana, Sulphur remains well-positioned for stable investment performance and long-term value creation.



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