

# OFFERING MEMORANDUM

TBD DOCK BOARD ROAD  
SULPHUR, LA 70665

Situated in the heart of Sulphur, Louisiana, this strategically located parcel on Dock Board Road offers exceptional potential for industrial, commercial, or maritime development.



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# PROPERTY SUMMARY

TBD Dock Board Road Sulphur, LA 70665

<b>SALE PRICE:</b>	Subject To Offer
<b>LOT SIZE:</b>	20 Acres
<b>PROPERTY TYPE:</b>	Commercial/Residential /Development

Situated in the heart of Sulphur, Louisiana, this strategically located parcel on Dock Board Road offers exceptional potential for industrial, commercial, or maritime development.

Positioned near the Gulf Intracoastal Waterway and West Calcasieu Port, this property provides easy access to key transportation routes, including Interstate 10, Highway 27, and the Calcasieu Ship Channel, making it ideal for logistics, manufacturing, or marine-related businesses.



# PROPERTY HIGHLIGHTS

## 20 Acres of Prime UNRESTRICTED Commercial Land – Dock Board Rd.

- Prime Location – Close proximity to major industrial hubs, including refineries, shipping terminals, and distribution centers.
- Industrial Zoning Potential – Suitable for warehouses, storage yards, manufacturing, or marine operations.
- Excellent Access – Convenient road access for commercial vehicles and transportation.
- Proximity to Ports & Waterways – Just one mile off the Calcasieu River Ship Channel, providing access to the Gulf Coast.
- Flexible Development Opportunities – Build-to-suit possibilities for investors, developers, or businesses looking to expand in a thriving industrial corridor.
- This land presents an incredible opportunity for industrial expansion or investment in Southwest Louisiana's growing economy. Whether you're looking to develop a storage yard, marine service facility, or logistics hub, this property offers the space and location to bring your vision to life.

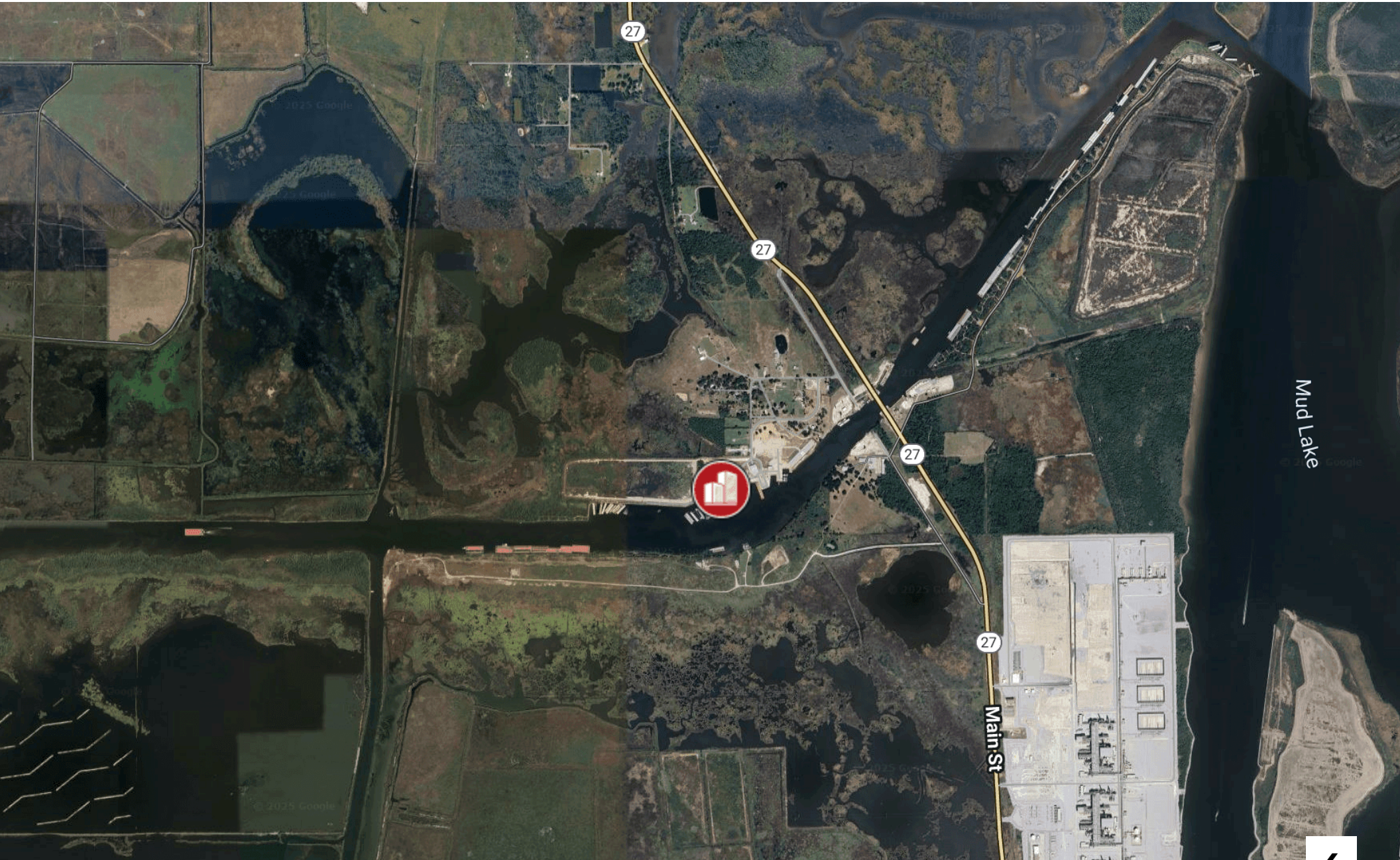


## AREA OVERVIEW

Situated in the heart of Sulphur, Louisiana, this strategically located parcel on Dock Board Road offers exceptional potential for industrial, commercial, or maritime development. Positioned near the Gulf Intracoastal Waterway and West Calcasieu Port, this property provides easy access to key transportation routes, including Interstate 10, Highway 27, and the Calcasieu Ship Channel, making it ideal for logistics, manufacturing, or marine-related businesses.

	0.3 Miles	0.5 Miles	1 Miles
Total households	1	6	10
Total population	1	14	24
Persons per household	1	2.3	2.4
Average household income	\$85,314	\$85,314	\$85,314
Average house value	\$239,590	\$239,590	\$239,590
Average age	42	42	42
Average age male	41	41	41
Average age female	44	44	44

# LOCATION MAP





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**ACCESS SECURE DOCUMENTS HERE**

**VIEW ADDITIONAL PROPERTY DETAILS HERE**

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