



CORPORATE REALTY

1706 Cannes Dr., LaPlace, LA 70068
 985.653.7368 | corp-realty.com

DEVELOPMENT OPPORTUNITY | FOR SALE

Development Land in Growing Business Park

Esperanza Business Park
 ST. CHARLES PARISH, LULING, LOUISIANA

Lauren T. Marmande
 lmarmande@corp-realty.com
 985.653.7368

Hank Tatje III, MAI
 htatje@corp-realty.com
 504.908.6158



PRIME COMMERCIAL LAND

Esperanza Business Park, St. Charles Parish, Luling, Louisiana

DESCRIPTION

Vacant land parcels are available for sale in Esperanza Business Park in Luling. These parcels are located along Deputy Jeff G. Watson Drive and Judge Edward Dufresne Parkway, and there is one parcel along Rue Sucre. These parcels are primed and ready for development.

Esperanza Business Park consists of a large tract of land divided into various lots. Currently under development for warehouse use are five parcels

of land that run along Rue Sucre and are directly across from the parcels that are being marketed. Union Pacific Railroad is adjacent to the parcels and parallel to Hwy 18 (River Road) and the Mississippi River. This site is one mile from I-310 and the Hale Boggs Memorial Bridge, providing ease of connection throughout St. Charles Parish and the region. There is also a planned extension of Judge Edward Dufresne Blvd to La. Highway 3127.

Sizes and prices vary on land parcels, and all are zoned for light industrial. Development subject to some restrictions as per Esperanza Business Park.

ZONING Light Industrial

SIZE 72,052 sf – 7.03 acres

PRICING Varies (see following pages)



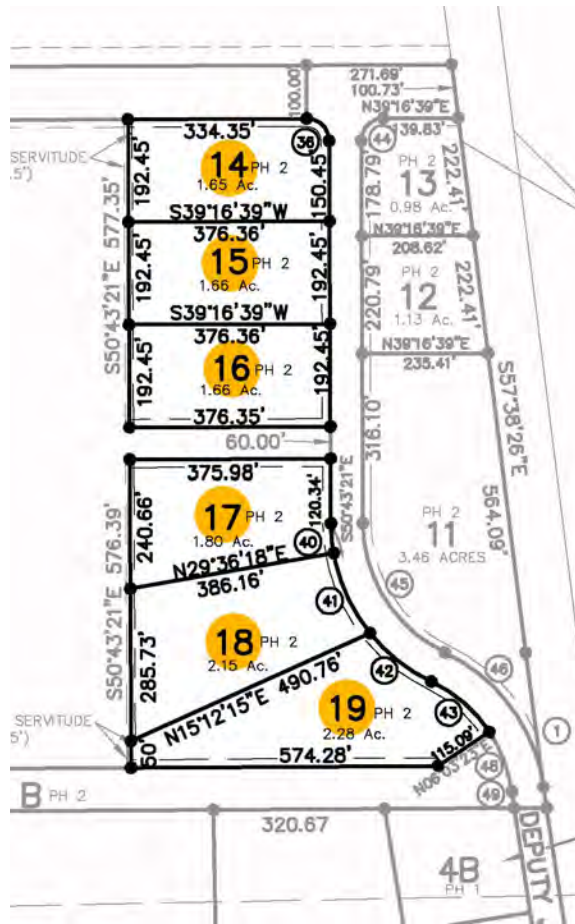
CORPORATE REALTY

Lauren T. Marmande
lmarmande@corp-realty.com
985.653.7368

Hank Tatje III, MAI
htatje@corp-realty.com
504.908.6158

ESPERANZA BUSINESS PARK

LOTS FOR SALE | PHASE 2



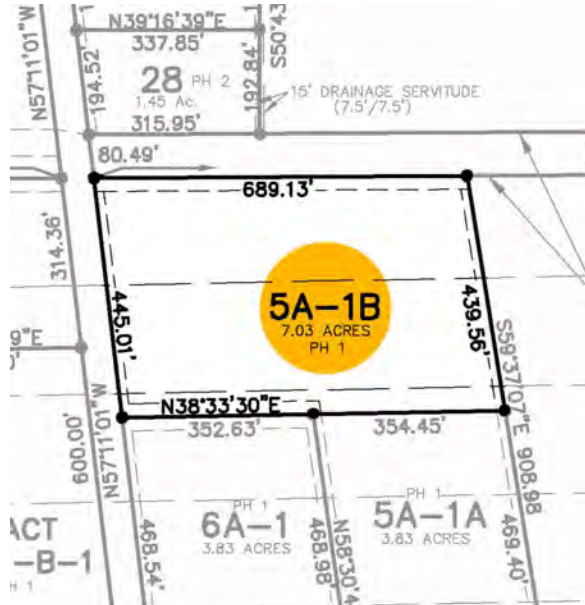
The lots in Phase 2 of Esperanza Business Park that are available for purchase are listed below. Many lots have already been sold.

Lot	Size (SF)	Size (AC)	Price/SF	Total Price
Lot 14	72,052 sf	1.65 ac	\$4.35/sf	\$313,426
Lot 15	72,430 sf	1.66 ac	\$4.35/sf	\$315,071
Lot 16	72,052 sf	1.65 ac	\$4.35/sf	\$313,426
Lot 17	78,147 sf	1.79 ac	\$4.10/sf	\$320,403
Lot 18	93,680 sf	2.15 ac	\$4.00/sf	\$374,720
Lot 19	99,481 sf	2.28 ac	\$3.75/sf	\$373,054

The land parcels vary in size and can be purchased either separately or together. Please see the chart for size, dimensions, and zoning uses. Purchaser(s) should verify both measurements and permitted uses as well as review restrictions to development.

ESPERANZA BUSINESS PARK

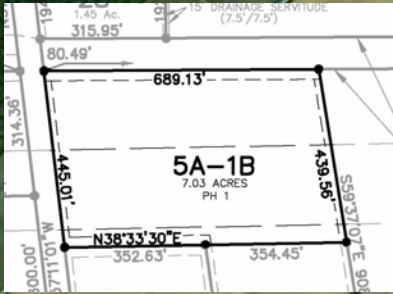
LOTS FOR SALE | PHASE 1



A single lot remains available for purchase from Phase 1 of the park. The surrounding lots have been sold and are either developed or under construction.

Lot	Size (SF)	Size (AC)	Price/SF	Total Price
Lot 5A-1B	306,227 sf	7.03 ac	\$3.92/SF	\$1,200,409

Purchaser(s) should verify both measurements and permitted uses as well as review restrictions to development.



LULING

ESPERANZA BUSINESS PARK



Lauren T. Marmande
 larmande@corp-realty.com
 985.653.7368

Hank Tatje III, MAI
 htatje@corp-realty.com
 504.908.6158

DEVELOPMENT OPPORTUNITY | FOR SALE

Development Land in Growing Business Park

Esperanza Business Park, St. Charles Parish, Luling, Louisiana



Lauren T. Marmande
lmarmande@corp-realty.com
985.653.7368



Hank Tatje III, MAI
htatje@corp-realty.com
504.908.6158



CORPORATE REALTY

1706 Cannes Dr., LaPlace, LA 70068
985.653.7368 | corp-realty.com

The information contained herein has been obtained from sources that we deem reliable. No representation or warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, or other conditions, or withdrawal without notice. Licensed in Louisiana. 3/2024