

Germania Industrial Site

LAND FOR SALE

Beau Box | 225.931.3200 | bbox@beaubox.com

9073 LA-405 Donaldsonville, LA 70346

Marshall A. Rice | 318.470.8700 | mrice@beaubox.com



PROPERTY DESCRIPTION



Property Description

For Sale: 775 (+/-) Acres on the Mississippi River in Ascension Parish. The property is located in the RiverPlex Megapark and includes 80 acres of batture land (the alluvial land between the low-tide of the Mississippi and the levee), 1,750 Linear feet of river frontage and 1,300' frontage on Louisiana Highway 405.

Ascension Parish is southeast of Baton Rouge, the state capital. It is also part of the Baton Rouge MSA and bisected by Interstate 10. The parish had an estimated population of 126,500 persons in July 2020.

The Louisiana Workforce Commission reported an unemployment rate of 2.8% for Ascension Parish in April 2022, below the state average of 4.2%. Ascension Parish has been the focus of residential growth for the Baton Rouge MSA thanks to its expanding employment base (less than 2% in the oil and gas industry) and highly-regarded school system.

The population of Ascension Parish is expected to increase by 50% over the next 15 years. Ascension and neighboring Livingston Parish are the two most rapidly growing parishes in Louisiana.

Data Links: Ascension Parish Economic Development Annual Report 2020
 Louisiana Economic Development Annual Report 2021

Property Summary

- 775 acre site in Ascension Parish
- 1,750 linear feet of river frontage permitted for barge fleeting 80 acres of batture land
- Municipal water and powered by Entergy
- Located in RiverPlex MegaPark

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PROPERTY DETAILS

Location Information

Property Name	Germania Industrial Site
Street Address	9073 LA-405
City, State, Zip	Donaldsonville, LA 70346
Parish/ County	Ascension
Market	Donaldsonville
Sub-Market	Port of South Louisiana

Property Information

Property Type	Land
Zoning	Heavy Industrial
Lot Size	775.75 Acres
Lot Frontage	1,750 ft
Waterfront	Yes
Power	Yes
Rail Access	Yes



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LOCATION MAPS



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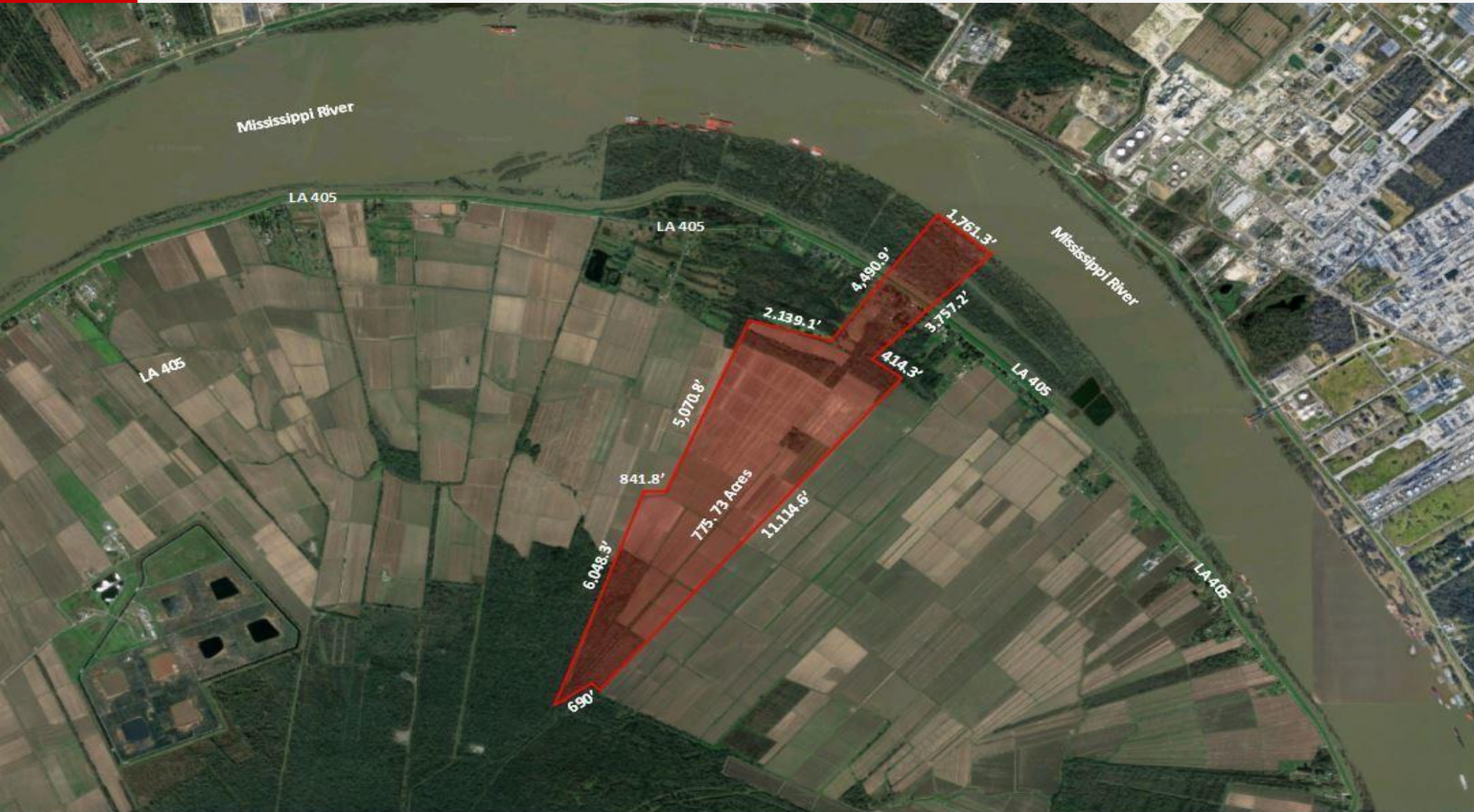
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AERIAL



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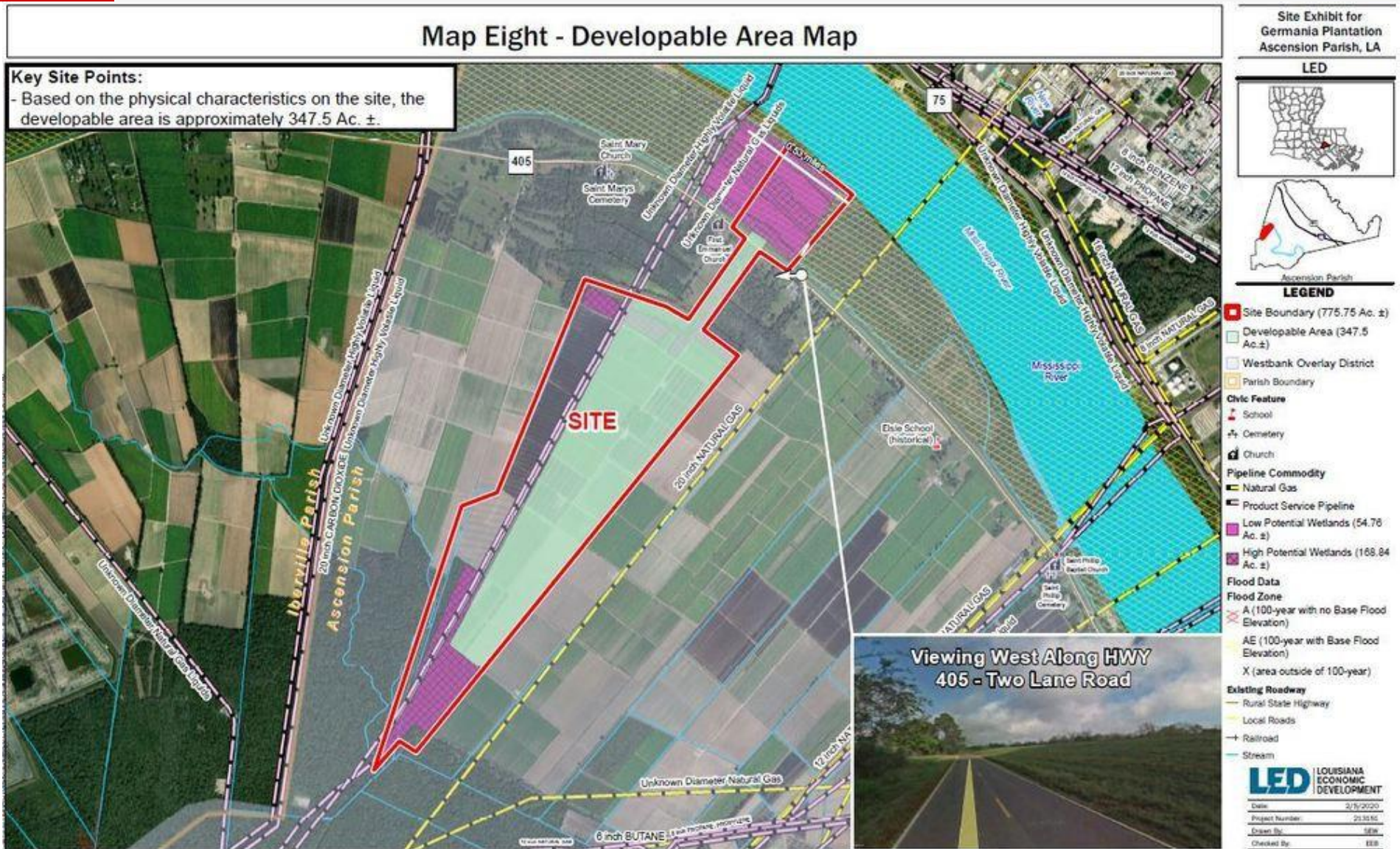
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AERIAL MAP



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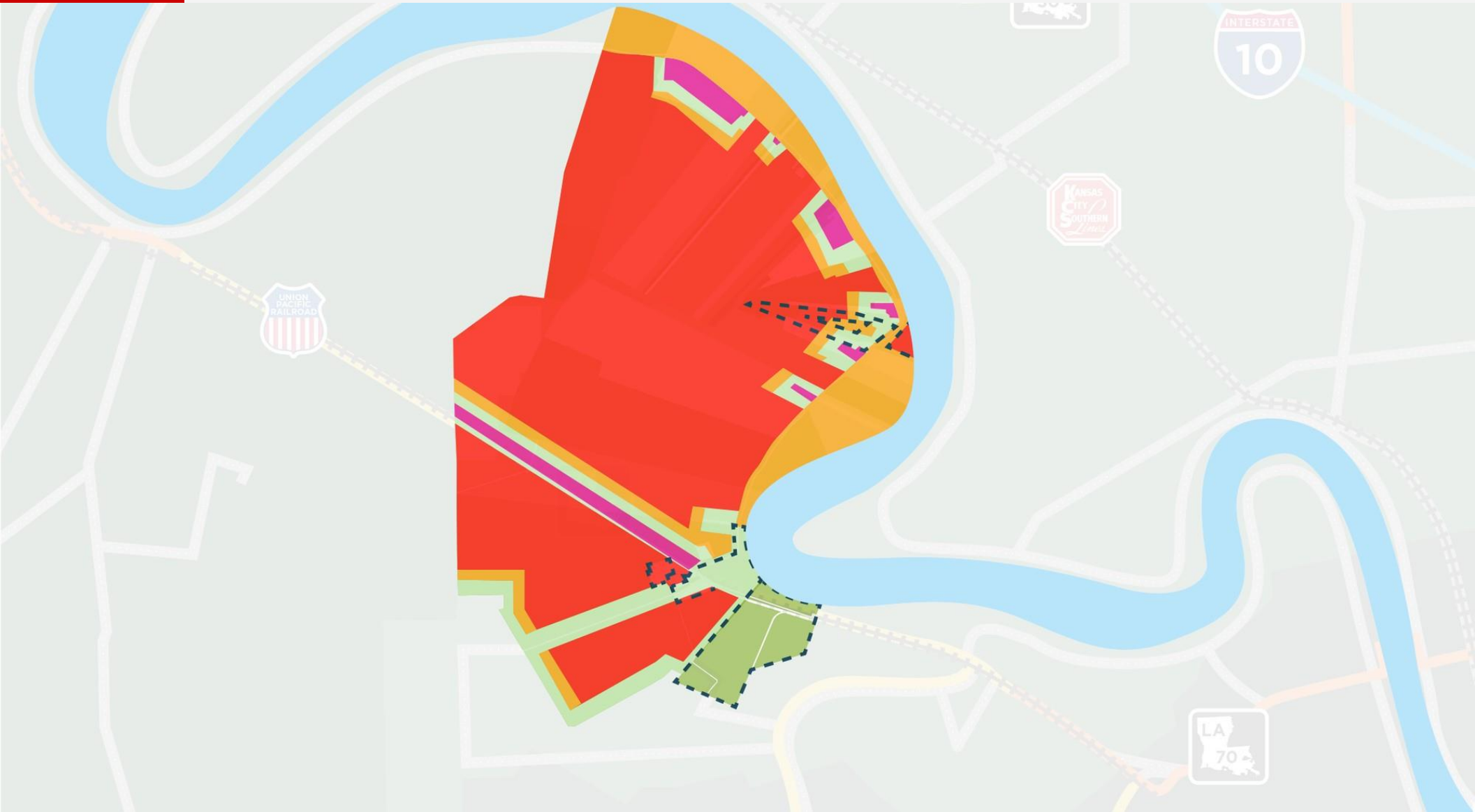
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ZONING MAP



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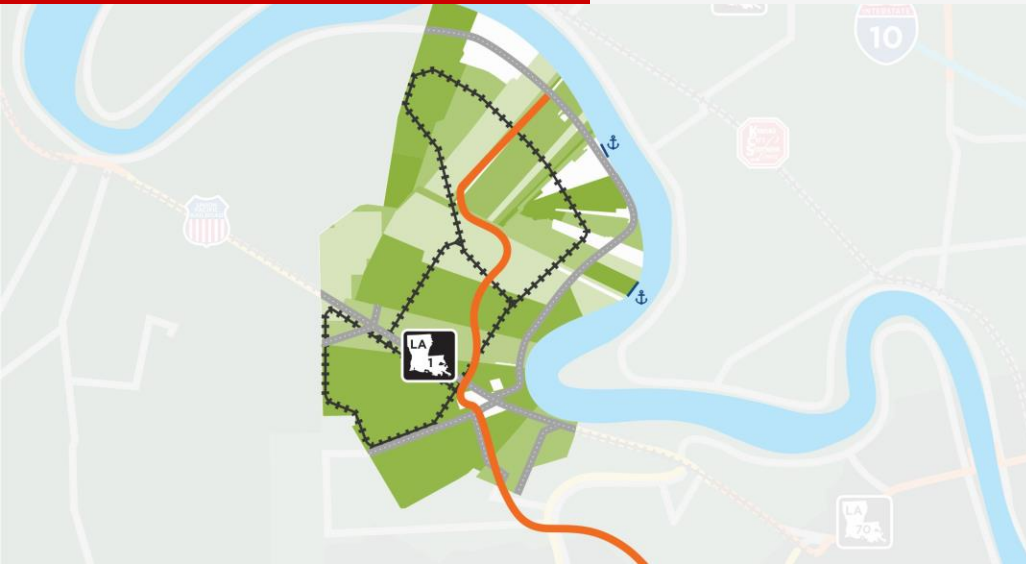
PLANT MAP

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RIVERPLEX MEGAPARK OF LOUISIANA



Description

RiverPlex MegaPark is located in South Louisiana between Baton Rouge and New Orleans. The property of 17,000 contiguous acres of undeveloped land covers over 10 miles of Mississippi River frontage and dock locations. The overlay district for the land includes 1,900 acres of light industrial, 3,413 acres of medium industrial and 10,947 acres of heavy industrial uses. It has access to Union Pacific (UP) Mainline and two possible deep draft dock locations on site. Access to numerous product pipelines including natural gas, ethane, ethylene, butane and propane. <https://riverplexmegapark.com/>

Location Description

Situated on the West Bank of the Mississippi River, in Ascension Parish, South of White Castle and North of Donaldsonville. Located in the RiverPlex MegaPark, a 17,000 acre site. It is the largest contiguous undeveloped tract of land on the deep water Mississippi River.

RiverPlex MegaPark Summary

- ♦ 17,000 +/- acres contiguous undeveloped tract of land on the deep water Mississippi River
- ♦ Access to Union Pacific (UP) Mainline
- ♦ Two possible deep draft dock locations on site
- ♦ Access to numerous pipeline
- ♦ Zoned Industrial



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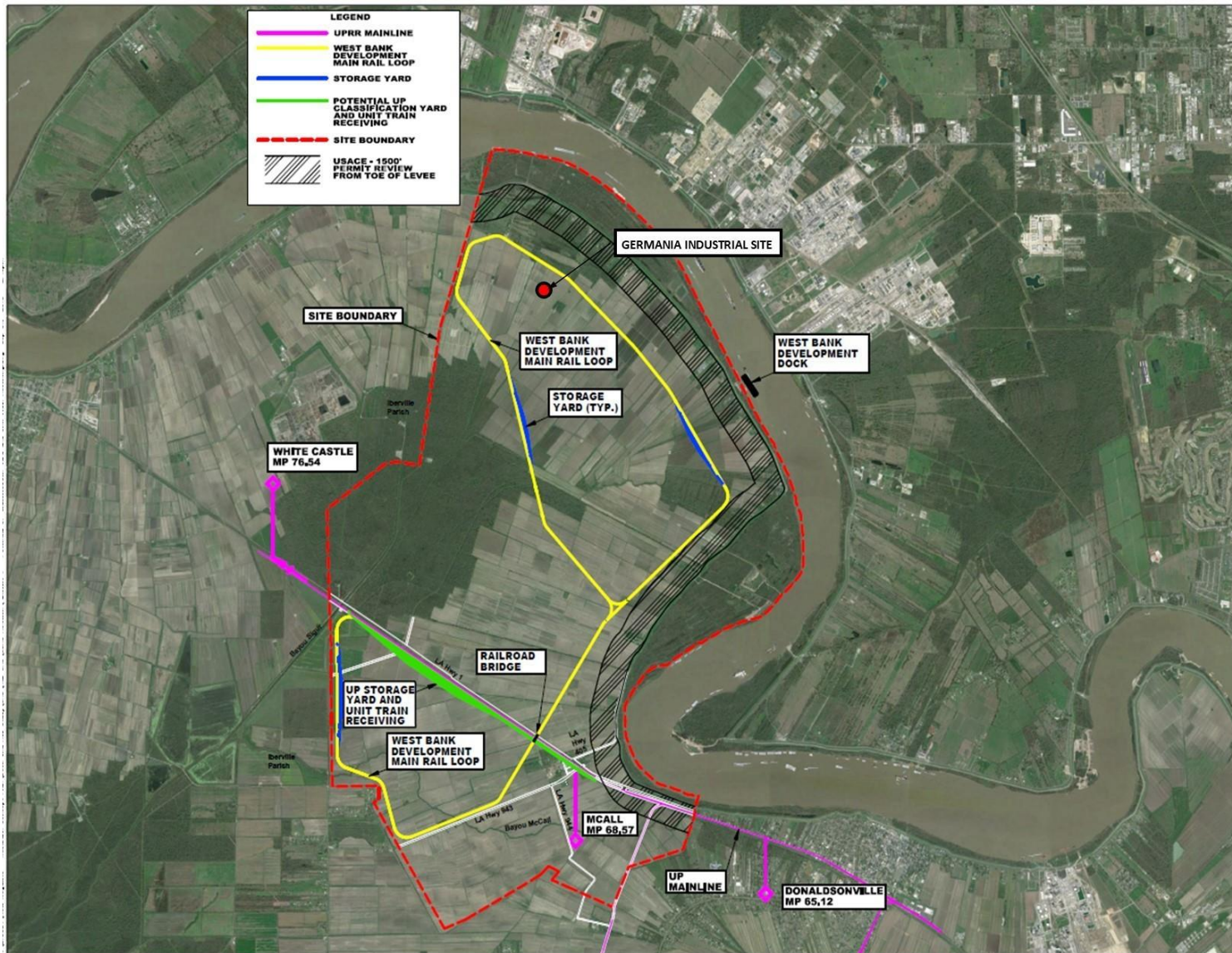
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DOCK AND RAIL STUDY



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ADDITIONAL PHOTOS



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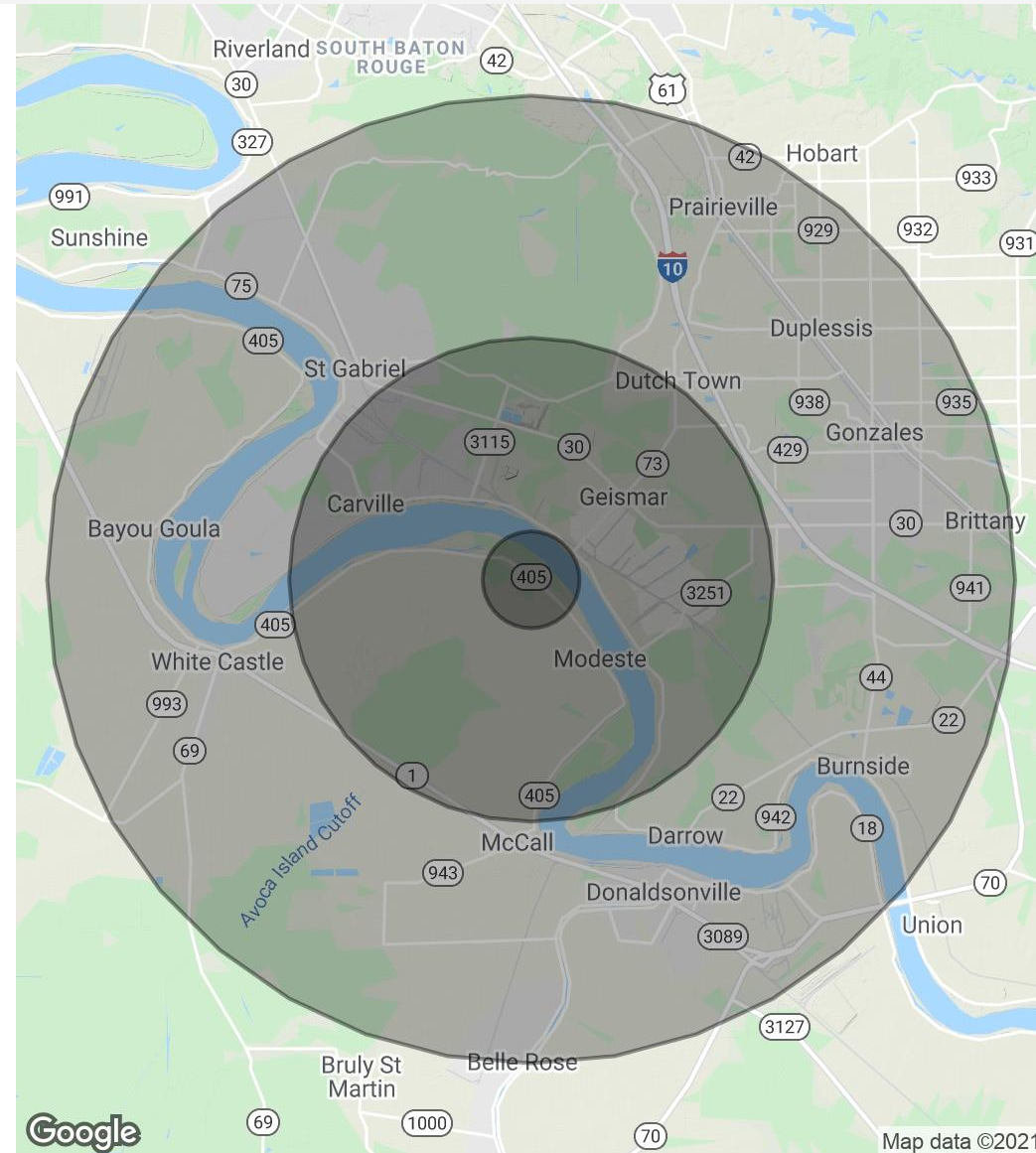
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DEMOGRAPHICS MAP & REPORT

Population	1 Mile	5 Miles	10 Miles
Total Population	367	9,990	78,817
Average Age	32.8	34.2	34.3
Average Age (Male)	34.5	34.5	33.4
Average Age (Female)	32.0	34.2	35.4

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	124	3,145	26,116
# Of Persons Per HH	3.0	3.2	3.0
Average HH Income	\$49,012	\$74,264	\$77,538
Average House Value	\$94,066	\$109,224	\$193,957

* Demographic data derived from 2010 US Census



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MEET THE TEAM



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President, CEO

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