

Westlake, LA

INDUSTRIAL LAND FOR SALE | 41.72± ACRE PACKAGE

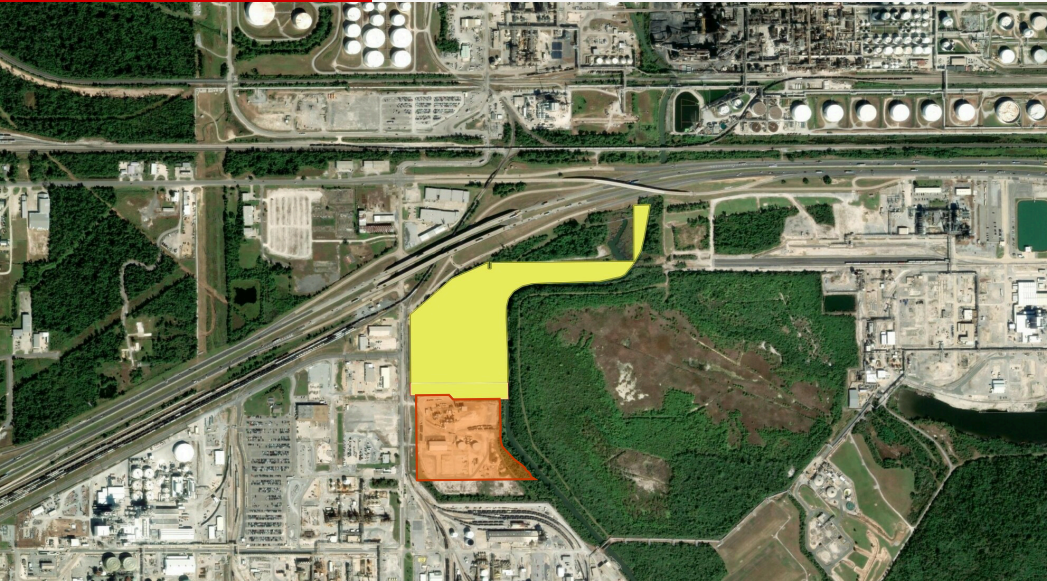


Westlake, LA

Brent Garrett | 225.978.2071 | bgarrett@beaubox.com



PROPERTY SUMMARY



Property Description

Located at the SE Interchange of I-10 & PPG Drive in Westlake, LA. This package offering totals approximately 41.72 acres $\pm$ in two contiguous tracts: a 27.46 acre $\pm$ vacant industrial tract with frontage along PPG Drive & I-10 Service Road, plus the adjoining 14.26 acre $\pm$ TETRA manufacturing site, ground-leased to TETRA Technologies, Inc. (NYSE: TTI) on an absolute-net basis. Rail and utilities are available. Area manufacturing plants include Olin, Phillips 66, Westlake, Lotte and Tetra. The Lake Charles, LA MSA boasts the fastest jobs growth rate in the State with experts projecting +8% through 2027.

Property Highlights:

- 41.72 Acres $\pm$ in two contiguous tracts (27.46 $\pm$ vacant + 14.26 $\pm$ leased)
- Absolute-net ground lease income from TETRA Technologies (NYSE: TTI)
- I-2 Zoning
- Flood Zone X/AE
- I-10 Access and Visibility

Brent Garrett

225.978.2071
bgarrett@beaibox.com

Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate. 5500 Bankers Avenue, Baton Rouge, LA 70808 | 225-237-3343. | October 13, 2026

Offering Summary

Sale Price:	\$2,250,000
Total Size:	41.72 Acres $\pm$ (two contiguous tracts)
Vacant Tract:	27.46 Acres $\pm$
TETRA Leased Site:	14.26 Acres $\pm$
Ground Lease Income:	Lease details available upon request.
Zoning:	I-2
Rail:	Available



AERIAL



Brent Garrett
225.978.2071
bgarrett@beaubox.com

Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate. 5500 Bankers Avenue, Baton Rouge, LA 70808 | 225-237-3343. | October 13, 2026



TETRA LEASED SITE



Aerial: TETRA manufacturing site (orange) adjoining the vacant tract (yellow) along the west bank of Bayou Verdine.

Ground Lease Summary — TETRA Manufacturing Site

Tenant:	TETRA Technologies, Inc. (NYSE: TTI)
Use:	Calcium chloride & HCl manufacturing — on site since 1989
Leased Area:	14.26 Acres ± (ground lease; improvements owned by tenant)
Lease Type:	Absolute net — tenant pays taxes, utilities & maintenance
Current Rent:	Lease details available upon request.
Current Lease Commenced:	November 29, 2014
Frontage / Access:	PPG Drive (Columbia Southern Rd.) & KCS rail

Package Offering

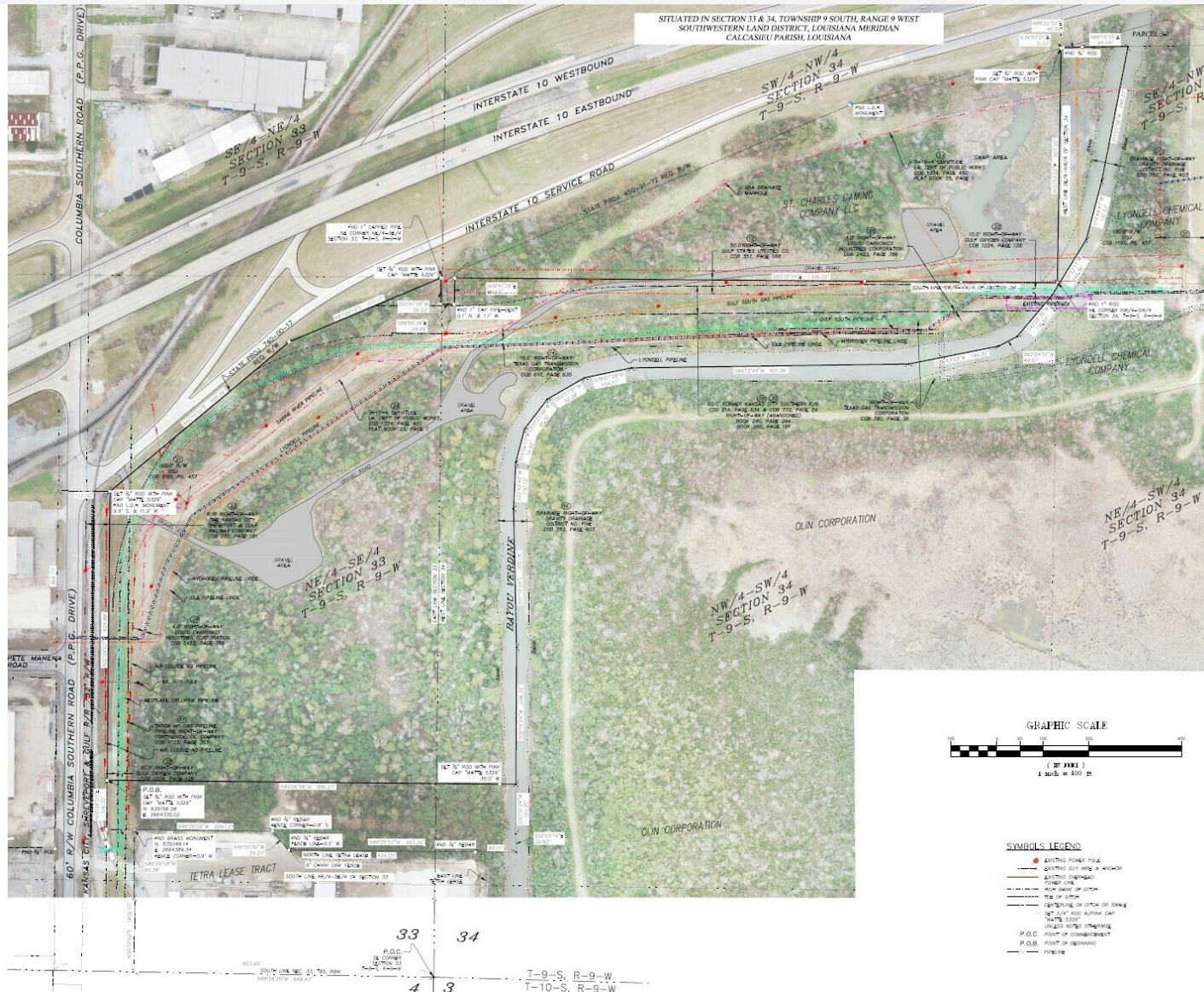
The TETRA manufacturing site adjoins the 27.46 acre ± vacant tract immediately to the south, creating a single contiguous 41.72 acre ± industrial holding between PPG Drive/KCS rail and Bayou Verdine. The package is offered at \$2,250,000 — vacant land with I-10 visibility plus in-place, absolute-net ground lease income from a publicly traded chemical manufacturer. Full lease abstract and environmental file available to qualified buyers upon request.

Brent Garrett
225.978.2071
bgarrett@beaubox.com

Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate. 5500 Bankers Avenue, Baton Rouge, LA 70808 | 225-237-3343. | October 13, 2026



SURVEY MAP



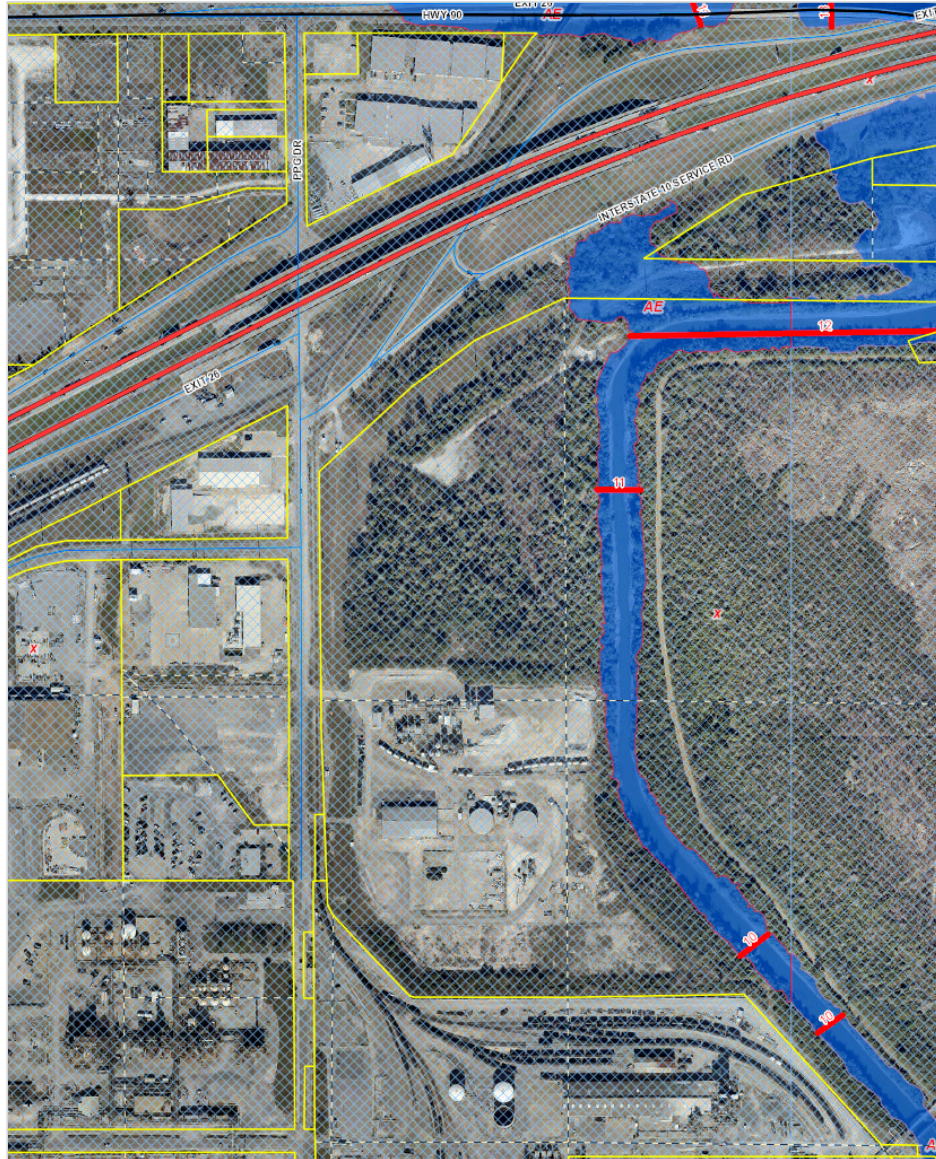
Survey shown covers the 24.82 ac ± main tract. The 2.641 ac ± connecting strip and the 14.26 ac ± TETRA leased site (labeled "TETRA LEASE TRACT" at lower left) adjoin the tract to the south. Survey and legal description of the leased site available upon request.

Brent Garrett
225.978.2071
bgarrett@beaubox.com

Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate. 5500 Bankers Avenue, Baton Rouge, LA 70808 | 225-237-3343. | October 13, 2026



FLOOD ZONE AERIAL



Flood Zone Key

Zone AE — 1% annual-chance floodplain
(Bayou Verdine corridor)

Zone X — hatched areas

Per the ALTA/NSPS survey (Morrison Surveying, Job 250104, Aug. 15, 2025), the tract lies in Flood Zone shaded X and Flood Zone AE per FEMA FIRM panels 22019C0456F and 22019C0457F, effective February 18, 2011. Map source: Calcasieu Parish GIS. Flood zone determinations should be verified with the local floodplain administrator.

Brent Garrett
225.978.2071
bgarrett@beaubox.com

Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate. 5500 Bankers Avenue, Baton Rouge, LA 70808 | 225-237-3343. | October 13, 2026

