

[CLICK FOR DRONE FOOTAGE](#)

NALatter & Blum

LNG PIPELINE



Deep Water
Capabilities

-57'
-84'
-89'

-58'
-78'
-80'

LOWER MISS. RIVER INDUSTRIAL SITE

CHOPIN ROAD

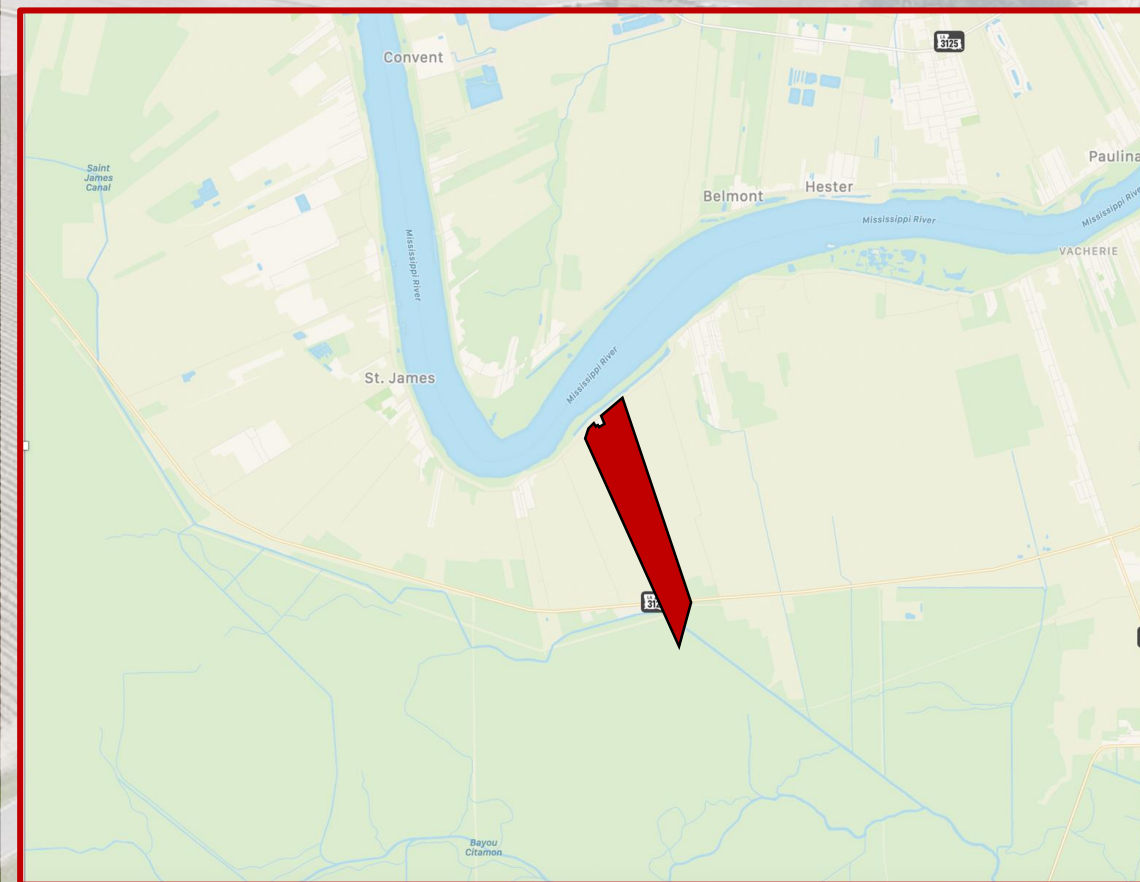
474 ACRES – ST. JAMES PARISH
MILE MARKER 155

Tony De Marco, SIOR
Ryan Greene, CCIM, SIOR
Alex McCollam

CHOPIN ROAD

PROPERTY HIGHLIGHTS

- 474 Acres on the Lower Miss. River (Subject to Survey)
- Located in St. James Parish (Mile Marker 155)
- Approx. 2,300' Linear River Frontage
- Deep Water Access (Draft from 57'-84')
- Union Pacific Rail Access (2,000')
- Major Natural Gas & Utilities Capabilities
- I-3 "Heavy Industrial" Zoning
- Port of South Louisiana Jurisdiction (Access to Port Amenities)
- Located in a Major Petrochemical Corridor
- Quick Access to LA-3127, LA-1 and I-10 via the Sunshine Bridge
- Contact Listing Agents for Pricing and Other Info

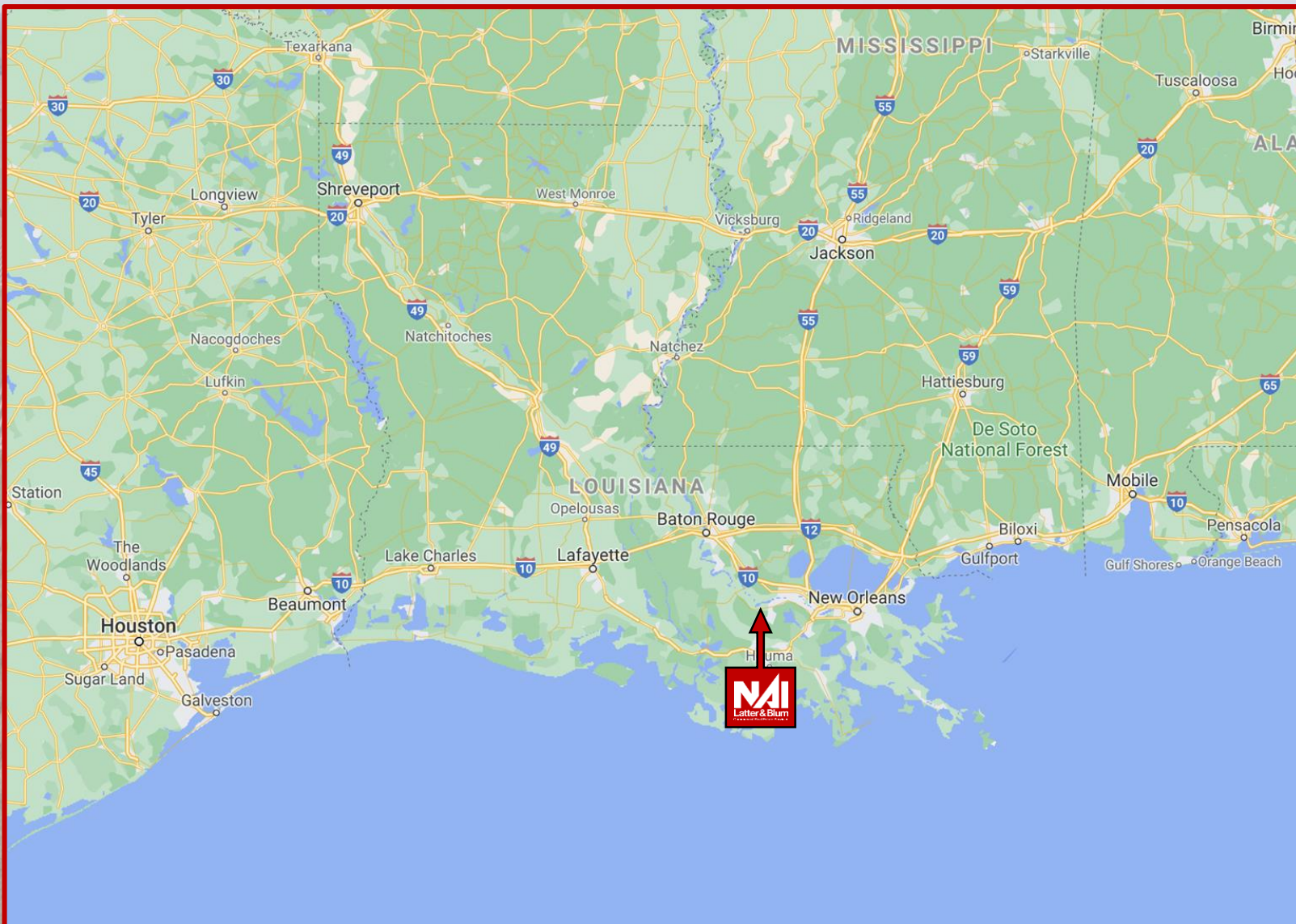


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LOCATION ADVANTAGES

- Major Petrochemical Corridor
- All Major Modes of Transportation (Rail/River/Road)
- Port of S Louisiana Jurisdiction (Largest Tonnage Port in Western Hemisphere)
- Close Proximity to INTL Airport (New Orleans)
- 59 Miles Up-River From the Port of New Orleans
- 74 Miles Down-River from the Port of Baton Rouge

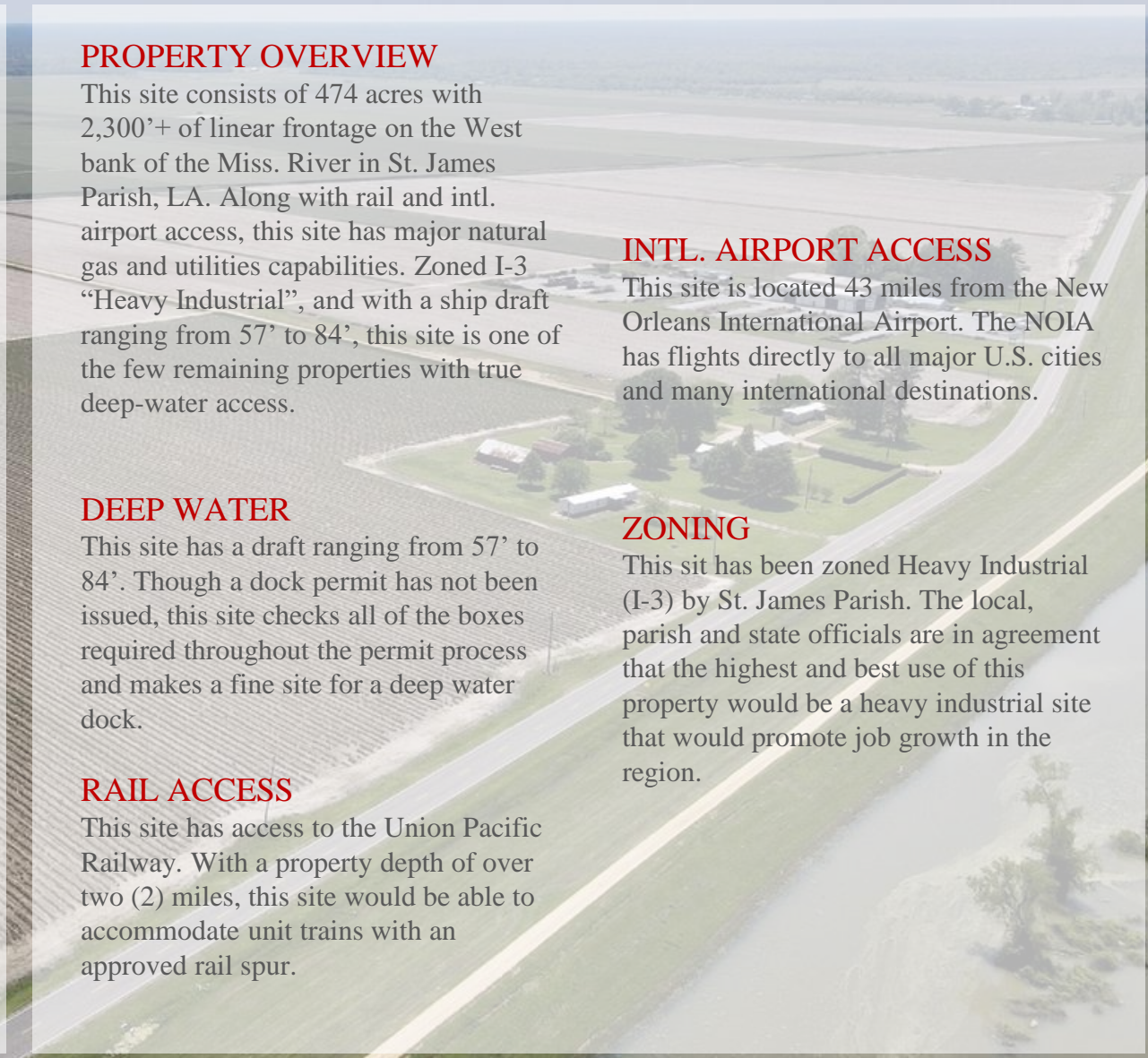
CENTRALLY LOCATED

NEW ORLEANS, LA	55 MILES
LAKE CHARLES, LA	175 MILES
MOBILE, AL	195 MILES
HOUSTON, TX	317 MILES

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This site consists of 474 acres with 2,300'+ of linear frontage on the West bank of the Miss. River in St. James Parish, LA. Along with rail and intl. airport access, this site has major natural gas and utilities capabilities. Zoned I-3 "Heavy Industrial", and with a ship draft ranging from 57' to 84', this site is one of the few remaining properties with true deep-water access.

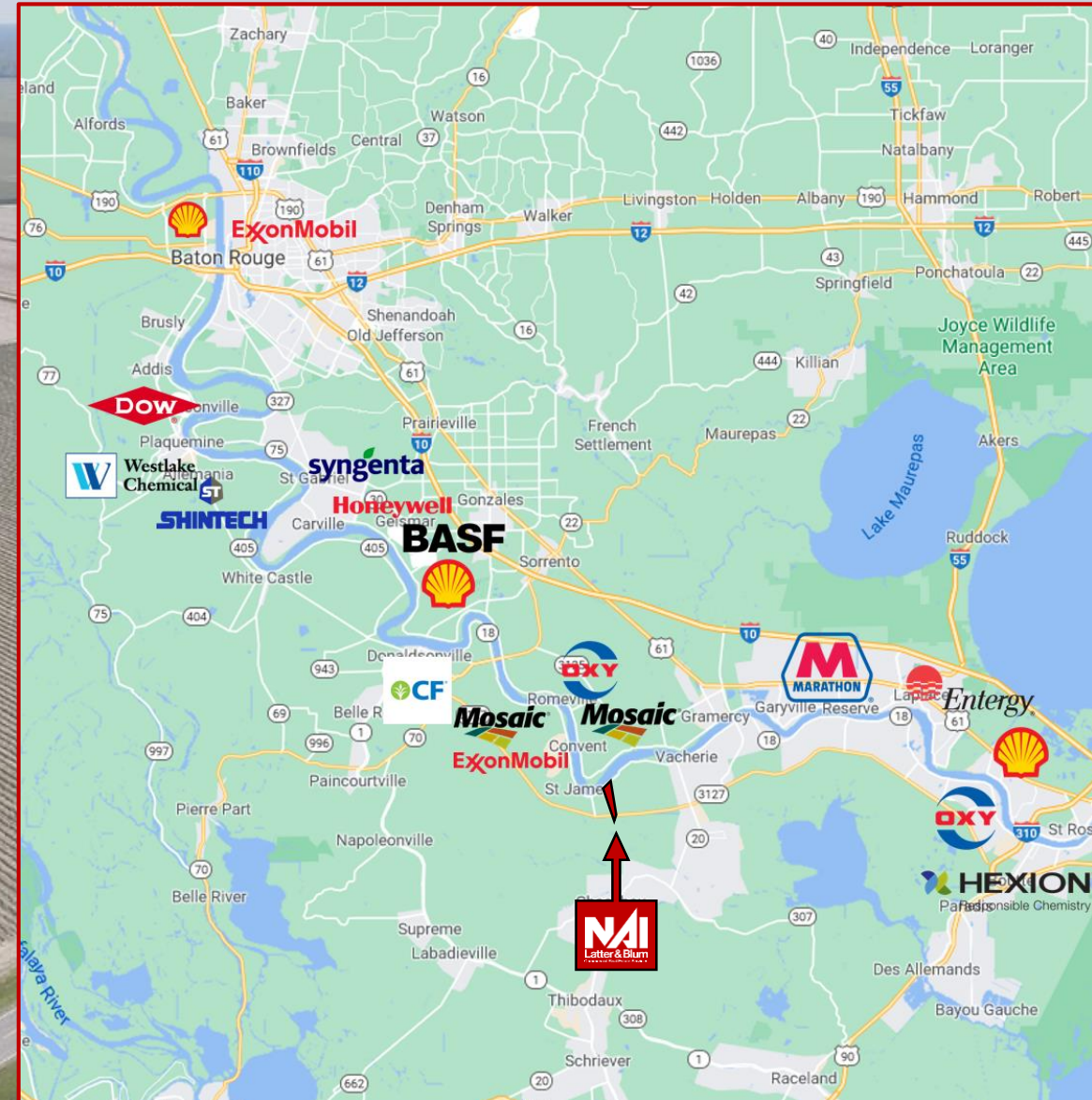
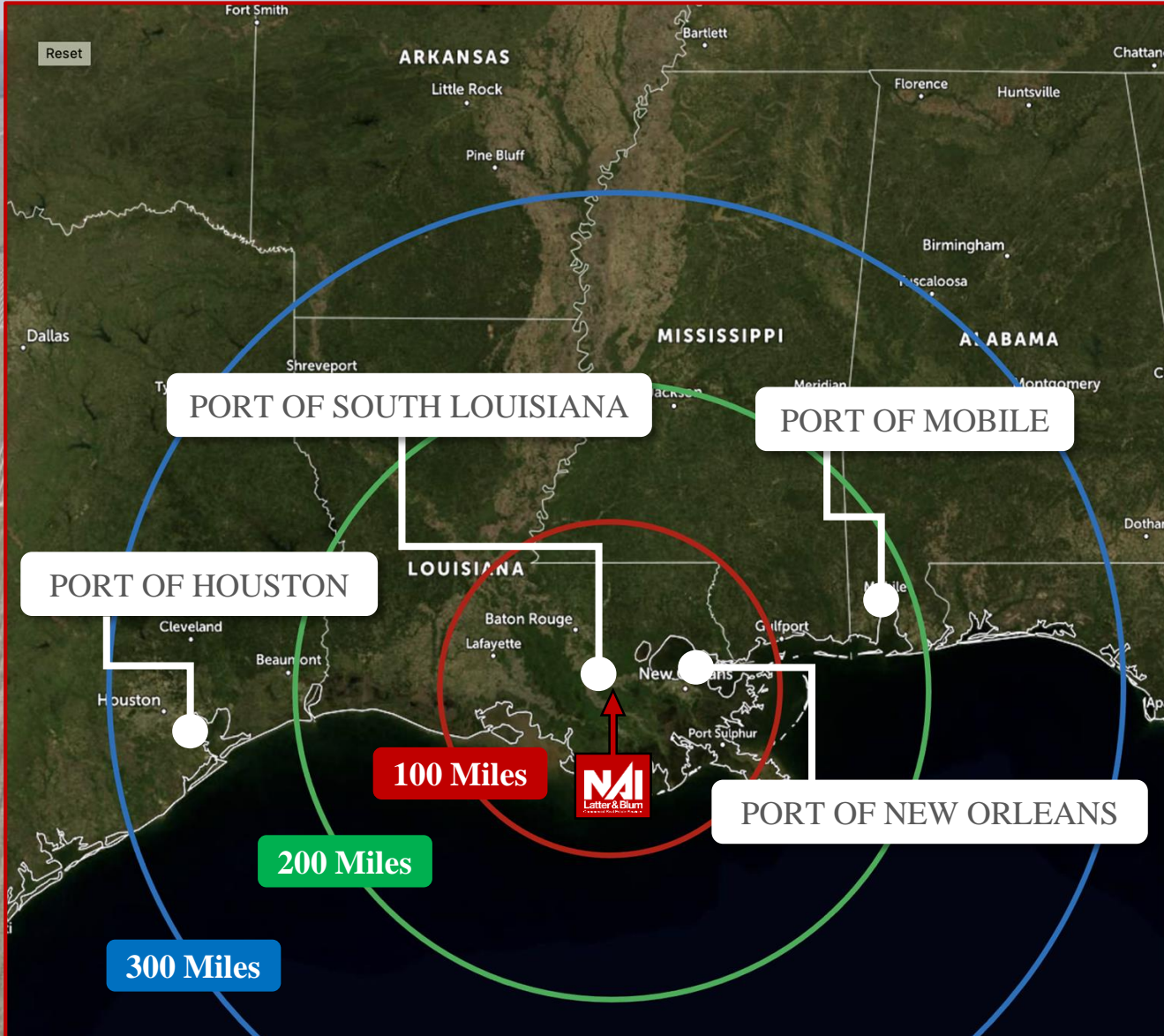
This site is located 43 miles from the New Orleans International Airport. The NOIA has flights directly to all major U.S. cities and many international destinations.

This site has a draft ranging from 57' to 84'. Though a dock permit has not been issued, this site checks all of the boxes required throughout the permit process and makes a fine site for a deep water dock.

This sit has been zoned Heavy Industrial (I-3) by St. James Parish. The local, parish and state officials are in agreement that the highest and best use of this property would be a heavy industrial site that would promote job growth in the region.

This site has access to the Union Pacific Railway. With a property depth of over two (2) miles, this site would be able to accommodate unit trains with an approved rail spur.

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Saint Francisville
Renew Paper (Tembec, Crown)

Port Hudson
Georgia-Pacific

North of Baton Rouge
Novolyte (Ferro, Grant)
BP - Gas Processing
ExxonMobil Polyolefins (Allied / Paxon)
ExxonMobil - Resin Finishing
ExxonMobil BR Plastics
Deltech (Foster Grant) - Styrenes
Oxbow (Great Lakes, Alcoa)
Clean Harbors (Safety-Kleen)

Port Allen
BASF (Discovery)
Criterion (So. Ionics, Alcoa) - Catalysts
Placid Refining
ExxonMobil - Lubes
Enterprise Products - C3 Splitter

Addis / Plaquemine
Shintech (BCP)
Sid Richardson - Carbon Black
Shintech - PVC
Dow - Cl, Ethylene & Derivatives
Poly One (Geon) - Compounds
Air Liquide
Air Products

Plaquemine
Georgia Gulf - Cl, PVC
Shintech - PVC
Air Liquide
Praxair
SNF Flopam

Donaldsonville
CF - Ammonia
Terra (Triad) - Ammonia

Baton Rouge
Rhodia (Stauffer) - Acid
UOP (LaRoche)
Lion Copolymer (DSM)
Albemarle (Ethyl) - Labs
Formosa (Allied) - Cl, PVC

ExxonMobil Refinery
ExxonMobil Chemical
* La Station
Honeywell (Allied Signal) - Refrigerants

St Gabriel / Carville
***** Willow Glen
Taminco (Air Products) - Amines
BCP - Chlorine
syngenta - Ag Products
(Novartis & Zeneca)
Huntsman (Ciba) - Inks
Pioneer (Stauffer) - Cl
Mexichem Fluor (ICI) - Refrigerants
Total (Atofina) - Styrene, PS
* Calpine

Geismar
Honeywell (Allied Signal)
Williams (Union Texas)
- Ethylene
PCS Nitrogen (Arcadian)
- Fertilizers
Innophos (Rhodia)
- Phos Acid

Louis Dreyfus (Gulf Liquids)
Enterprise Tebone
Crosstex (El Paso)
- Gas Processing -

Geismar
Westlake (Geismar Vinyls, BCP)
Air Liquide
Lion Copolymer (Chemtura, Uniroyal) - EPDM
Huntsman (Rubicon) - MDI
Hexion (Borden) - Formaldehyde
Praxair - Syn Gas
BASF - EO, EG, Urethanes
Shell Chem. Derivatives
Air Prod - Syn Gas
OxyChem (Vulcan) - Cl Organics
Air Liquide - Cogen

Gramercy
Imperial (Colonial) Sugar
Gramercy Alumina (Kaiser) - Alumina
Rain CII Carbon

Shell Oil, Metairie

NO East
Air Products
Folgers
** Michoud

Garville / LaPlace
Nalco - Water Treatment
Stockhausen
Marathon
Pinnacle Polymers (Epsilon) - PP
Air Products (Tomah)
DuPont - Elastomers & Specialties
Bayou Steel
*** Little Gypsy

Norco
Motiva - Refinery
Shell Chemical, LP
- Olefins
Hexion (RPP) - Epoxies
Enterprise Products - Gas Processing
Air Liquide
Valero (Orion, TransAm.) - Refinery
Rain CII Carbon
Dow (Union Carbide) - PP (Shuttered)

Below NO
Domino Sugar
Cii - Coke
Chalmette Refining
Air Products
Murphy Oil

Below Sunshine Bridge
Mosaic - Fertilizers
(IMC-Agrico)
American Styrenics
(ChevronPhillips) - Styrene

Taft / Hahnville
*** Waterford
Mosaic (IMC-Agrico)
OxyChem
(Hooker) - Chlorine
Praxair
Air Liquide
Chemtura (Witco) - Additives

(Union Carbide) -
Ethylene & Derivatives

Across River
(from New Orleans)
Monsanto
Cytec (Am Cyanamid)
** Nine Mile

Belle Chasse
Chevron Oronite - Lubes

ConocoPhillips
(Tosco, BP Amoco)
Alliance Refinery

* Power Plants, Entergy, Calpine
Plants shown in italics are closed

*Petrochemical Plants Along
The lower Mississippi River Corridor*

2/06/2008

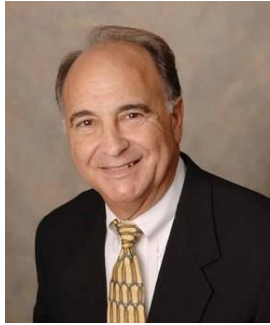
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Profile

Tony has been a top producing Associate Broker in Louisiana for over 45 years and bears the prestigious designation of SIOR. A long and successful track record continues due to Tony's success and expertise in industrial/commercial development, Mississippi River site selection and extensive knowledge of the lower Mississippi River delta. Tony's transactions are estimated in the hundreds of millions of dollars, and many of his sales include some of the largest transactions in Mississippi River history; current pending sales are in excess of \$100,000,000.

Tony's expertise is in working with international corporations and many Fortune 500 Companies which helps place him in the top 2% of Realtors in the United States. He has been recognized by the National Association of Realtors as "Realtor Emeritus" for having over 45 years of active real estate experience. He has provided real estate services for many large clients such as the State of Louisiana, the City Parish of Baton Rouge, Entergy Corp., Lyons Copolymer, South Louisiana Methanol, Shell Oil, Kasier Aluminum Chemical Company, Federal Bankruptcy Court, Ormet Aluminum, Fluor Enterprises, Sprint, Wingfoot, DaVita Healthcare, Kellogg Brown & Root, Arthur J. Gallagher, Golden Nugget, Mammoet, Peterbilt, Gexpro, and CB&I.

Past sales are including but not limited to:

- Former Shell Oil location on the Mississippi River- \$8,500,000.00
- Former Kaiser Site Baton Rouge - \$17,250,000.00
- Formosa Chemical - \$14,500,000.00
- Westinghouse - \$1,500,000.00
- Export Elevation Corporation - not applicable in dollars due to sale of entire corporation
- Residential Developments: Briarwood Estates, Afton Oaks, Jackson Place
- Zenoh Grain
- Ormet



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Profile

Ryan has worked in the Commercial Real Estate Industry since 2008. He joined the NAI Latter and Blum team in 2013 and has experience in brokering deals ranging from a 1,000 Square Feet Lease to multi-million dollar transactions.

Ryan's areas of focus are office, industrial, and retail tenant representation and market analysis. Ryan's scope expands outside of these main focus areas to include landlord representation, buyer representation, site selection for national retail developers, and 1031 Exchange placement properties. Ryan also works with several international real estate firms who do not have a presence in Louisiana as their local representative.

As one of the preferred tenant representatives for several third party site selection companies, Ryan has experience working with clients from initial market analysis to the final site selection and transaction details. Ryan's current and past clients include: USA Rail Terminals, Analytic Stress, Crawford Electric, Flexitallic, Lewis Energies, Dollar General Preferred Developer, Petro-Valve, Smoothie King, RecordMax, Goodman Networks, Central State Resources, as well as others.

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