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Zeringue/St. Emma Tract Lower Miss. River Industrial Site

- ± 1,654 Acres on The Mississippi River (subject to survey)
- Located in St. James, Louisiana
- Approximately 2,254' Linear River Frontage
- 62 Miles North of New Orleans (mile marker 157)
- 18 Acres of Bature Property
- Draft Ranging from 28'-48'
- Zoned I-3 (Heavy Industrial)
- Major Natural Gas and Utility Capabilities
- Union Pacific Rail Access
- Convenient Access to I-10 and LA-1
- Port of South Louisiana Jurisdiction
- Located in a Major Petrochemical Corridor
- Contact Listing Agent for Pricing



BROKER Information

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[CLICK FOR LOWER MISSISSIPPI RIVER INFO](#)



Location Advantages

- Strong Petro-Chemical Corridor
- All Modes of Transportation (River/Rail Access)
- Close Proximity to New Orleans International Airport
- Located next to Yuhuang Chemical Site and within a 3 miles radius of Ergon, NuStar and Syngas Storage Transportation of Liquid Products
- Located within the Port of South Louisiana – the largest tonnage port in the western hemisphere

Centrally Located to Major Cities

Baton Rouge, LA	40 Miles
New Orleans, LA	40 Miles
Lafayette, LA	70 Miles
Houma, LA	20 Miles

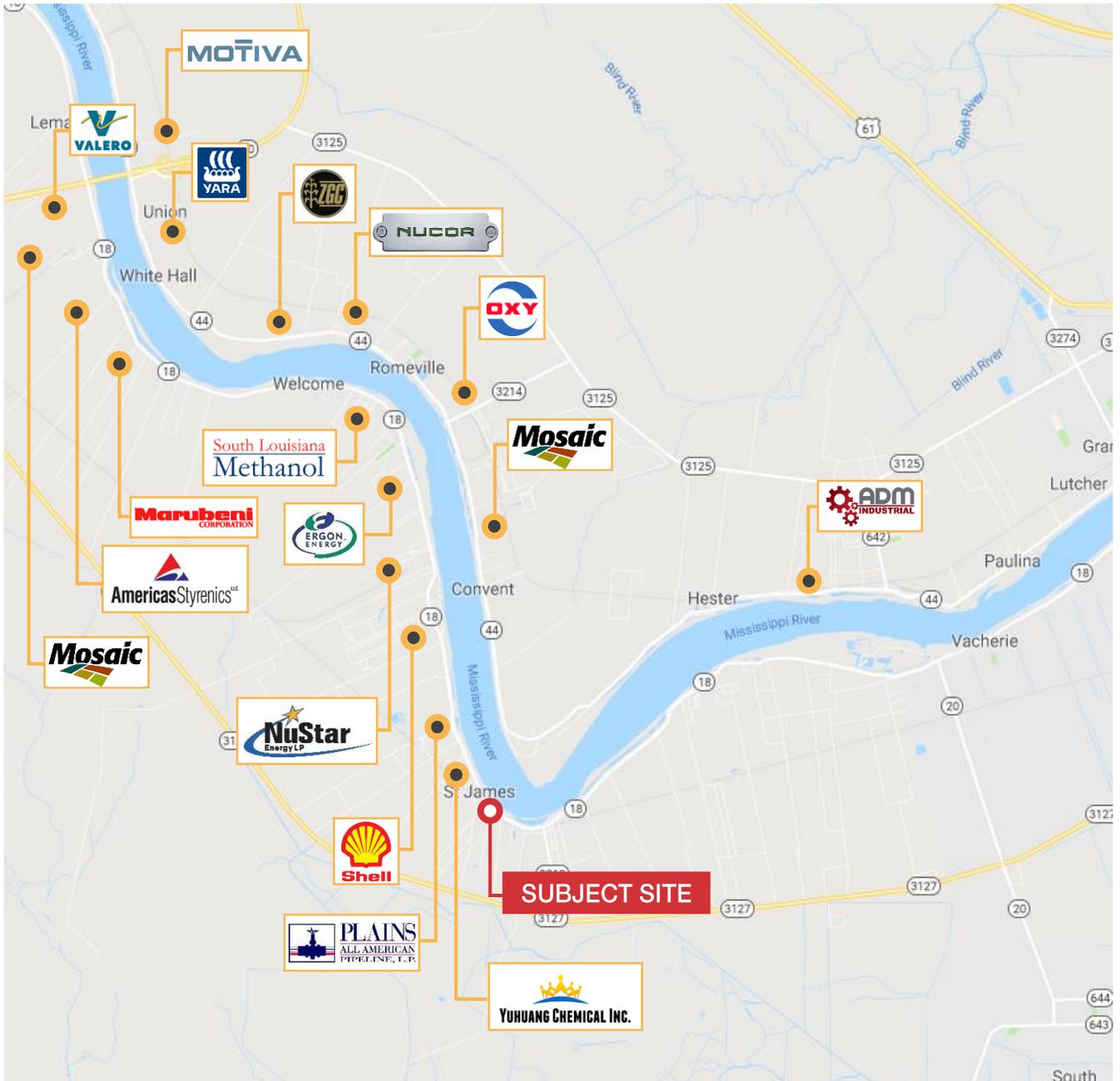
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SURROUNDING PETROCHEMICAL PLANTS



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±1,654 Acres For Sale
Zeringue/St. Emma
Miss. River Industrial Site

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FACING WEST – UP RAIL AND PROPERTY IN VIEW



FACING NORTHWEST – UP RAIL AND THE CURRENT YUHUANG CHEMICAL SITE

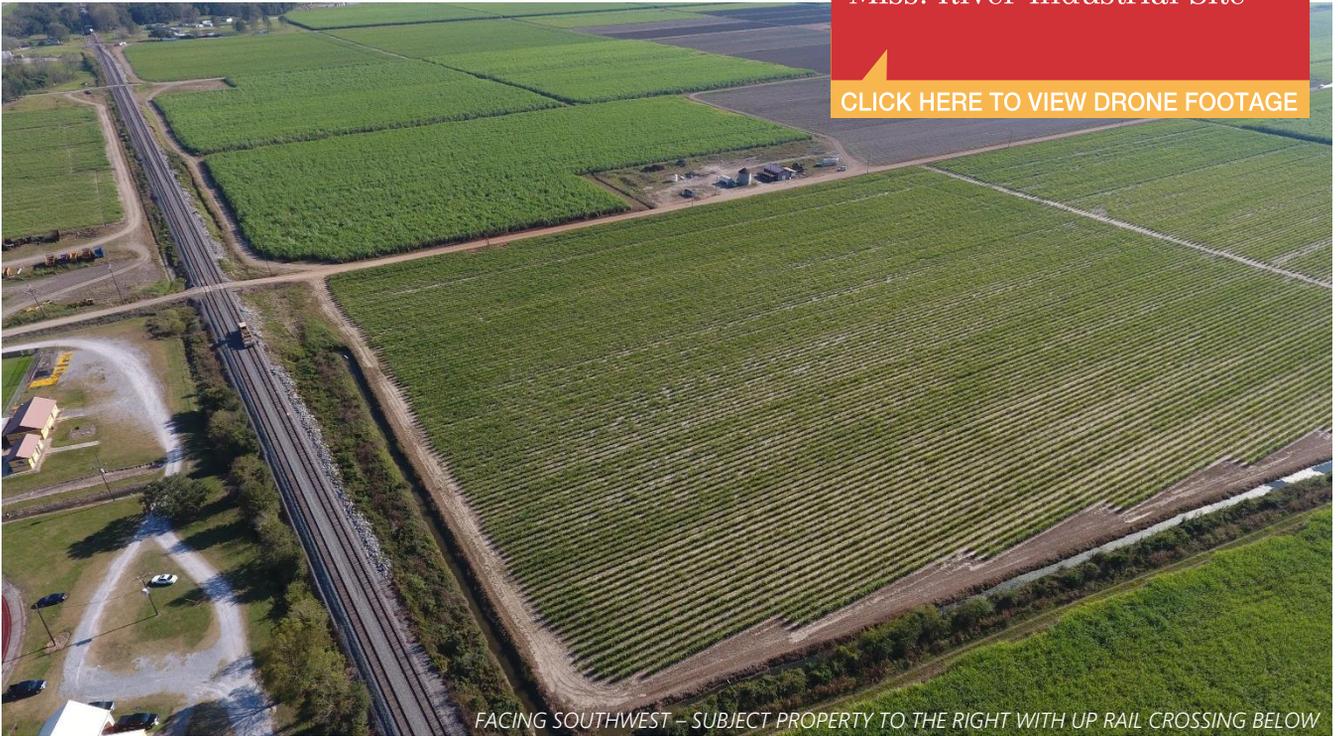
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FACING SOUTHWEST – SUBJECT PROPERTY TO THE RIGHT WITH UP RAIL CROSSING BELOW



FACING SOUTHWEST – UP RAIL (DOUBLE TRACK) IN THE BOTTOM OF IMAGE

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Zeringue/St. Emma
Miss. River Industrial Site

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FACING SOUTH – NORTH OF YUHUANG CHEMICAL SITE TOWARD SUBJECT PROPERTY



FACING EAST – YUHUANG CHEMICAL SITE TO LEFT, SUBJECT SITE TO RIGHT, MISS. RIVER IN DISTANCE

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ZERINGUE / ST. EMMA

+/- 1,464 Acres	592.5 Hectares
+/- 2,254' River Frontage	687.0m River Frontage
+/- 3,083' UP Rail Onsite	939.7m UP Rail Onsite

- Resident Industry
- Interstates
- U.S. Highway
- State Highway
- Anhydrous Ammonia
- Crude
- Ethane/Propane
- Ethylene
- LPG
- Natural Gas
- NGL
- Railroads

Updated 2017-09-28

0 0.375 0.75 1.5 Miles



Port of South Louisiana | Linda Prudhomme, Director of Business Development | 985.652.9278 | lprudhomme@portsl.com | www.portsl.com/gis

BROKER Information VISIT THE DEAL ROOM FOR OTHER MAPS AND DUE DILIGENCE ITEMS

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The subject property is under the jurisdiction of the Port of South Louisiana, which stretches 54 miles (between Baton Rouge and New Orleans) along the Mississippi River and is the largest tonnage port district in the western hemisphere. With exports over \$67 million short tons of cargo in 2016 - more than any other port in North America - Port of South Louisiana cargo throughput accounts for 15% and 57% of total U.S. and Louisiana exports, respectively. The jurisdiction rests within the heart of a spectacular industrial region -- known for its heavy concentration of petro-chemical refining, steel manufacturing and world class ship building. The region has more than \$14billion in capital investment and over 20,000 construction and permanent jobs. International Cargo can be received at the Port of South Louisiana via deep-draft vessels, then shipped inland via barge to 33 states and Canada using the Mississippi River and its tributaries. Shipments for export to Mexico, Central America and South American can reach their destinations within two days. The POSL users have direct rail access to U.S., Canada, Mexico and Latin American via the Canadian National, Kansas City Southern and Union Pacific Railways.

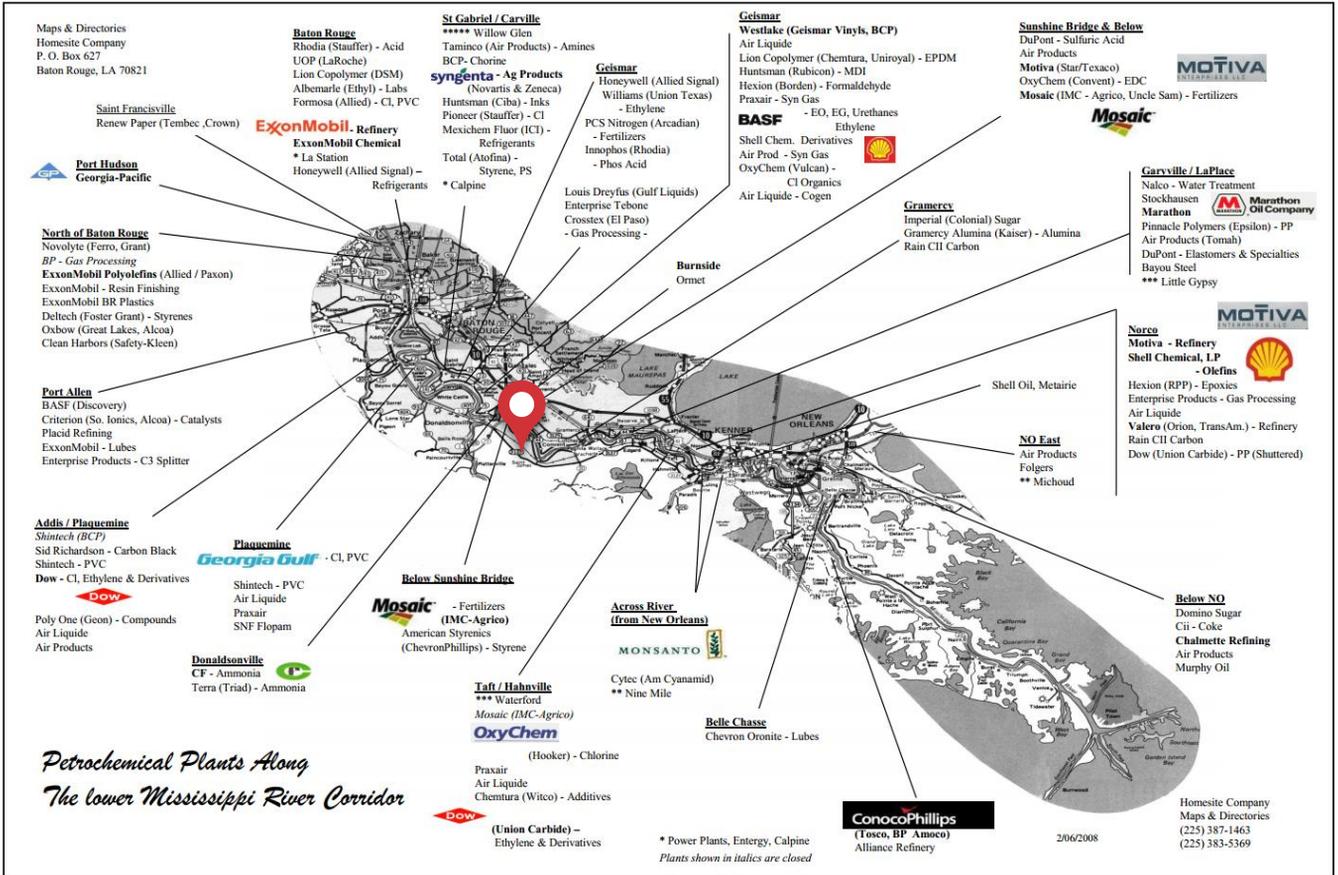


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Yuhuang Chemical, Locap Inc., Shell Pipeline, Syngas Energy, NuStar, Ergon/Sun Fuel Midstream, South Louisiana Methanol, Savannah, St. Alice Plantation, Minnie & St. Louis, Marubeni Corp., Winchester/Acadia, INCA Refining, Elina, Mosaic-Faustina, American Styrenics, Valero Asphalt, Dunhill, Lafarge Corporation, Motiva Enterprises – Convent, Yara North America, Ancient Domain, Balot & Whitehall, Zen-Noh Grain, Nucor Steel Louisiana LLC, Shady Gove, Occidental Chemical, Convent Marine, Mosaic – Uncle Sam, Wlham, Rich Ben Plantation, Petroplex, Goodwill Plantation and Succeed

10 Mile Radius

Louisiana Sugar Refinery, Robert Brothers Farm, Noranda Aluminum, Pin Oak Terminals, Nalco/Ecolab, Hope Plantation, Willow Bend, Whiterose Plantation, Marathon Petroleum Corporation, Cargill Terre Haute Elevator, Airline Industrial Park, Globalex Intermodal Terminal, Dupont Performance Elastomers, El Dupont, EuroChem and Glendale Hymelia Plantation

20 Mile Radius

Arcelor Mittal, Entergy/Little Gypsy, St. Charles Riverpark, Entergy/Waterford, Mosaic, Occidental Chemical, Dow-St. Charles, SoLaport, Pelican-Occidental, Momentive, Shell Chemical, Home Place Plantation, Velo-St. Charles, Motiva Enterprises – Norco and Esperanza Business Park

30 Mile Radius

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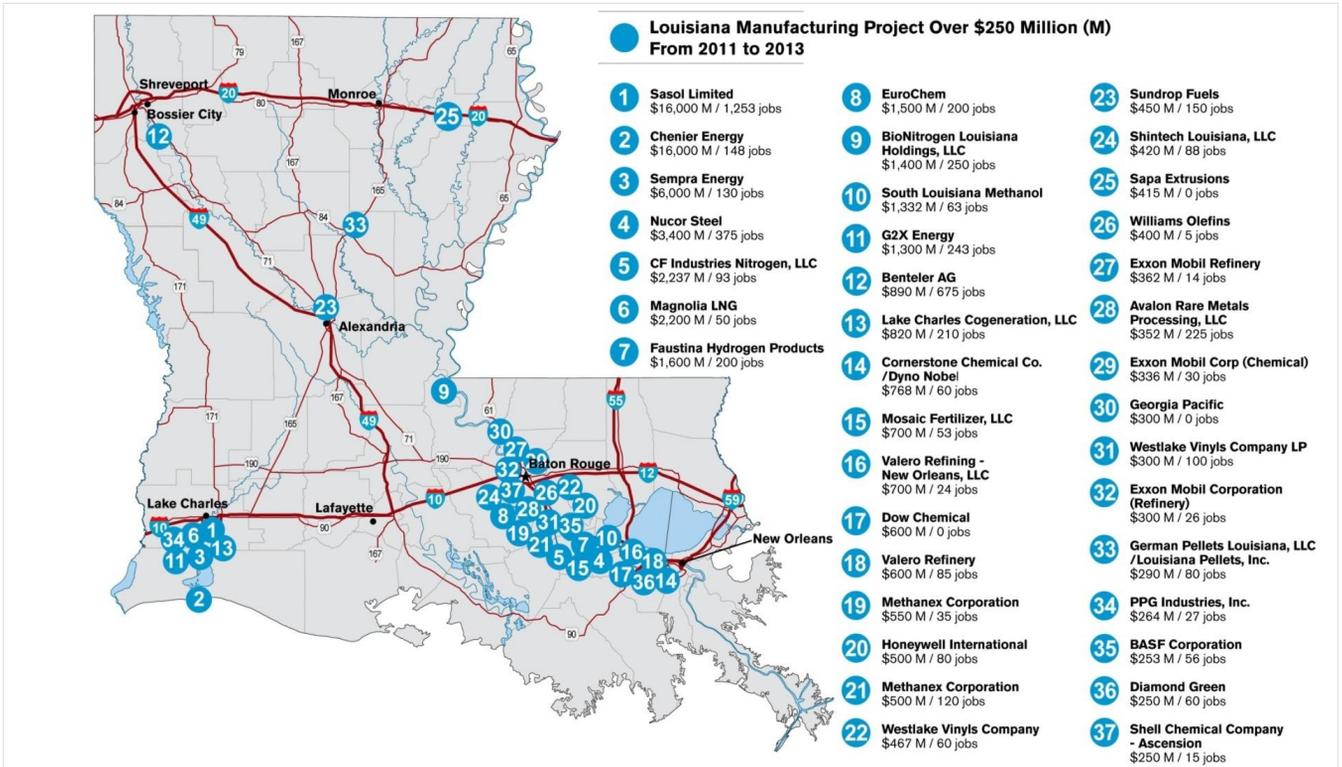
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Current Energy Boom

The impact in Louisiana is already being felt.



Louisiana is experiencing unprecedented industrial growth. According to Dr. Loren Scott's recent Economic Outlook, Louisiana has **\$143.9 Billion** announced industrial projects. This growth is concentrated by industry and geography -- \$50.7 Billion in Chemicals and \$70.2 Billion in LNG Exports. \$137.8 Billion or **96%** of the total, project announces are located along the I-10 corridor between Lake Charles and New Orleans.

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Uniquely situated in the heart of the industrial corridor of the Lower Mississippi River, the subject property would allow any domestic or international company to have a Global Presence. A number of foreign companies have a presence in South Louisiana because of the access the Ports and River. These allow companies the ability to import and export goods with feeder transportation of rail, interstate, and the Inter-coastal Canal. The subject property allows the strategic advantage for any company to have easy access to all modes of transportation and deep water access.

 <p>BELGIUM •Carmeuse Lime & Stone Inc.</p>	 <p>INDIA •CMC Americas Inc.</p>	 <p>SWITZERLAND •Syngenta Crop Protection Inc. •ABB Inc.</p>
 <p>CANADA •PCS Nitrogen Inc. •Action Oilfield Services Inc.</p>	 <p>IRELAND •Big River Industries Inc.</p>	 <p>UNITED KINGDOM •Shell Chemical •Shell Oil •BP Lubricants USA •Drax</p>
 <p>FRANCE •Air Liquide America LP •Epsco International Inc. •Rhodia Inc.</p>	 <p>JAPAN •BFS Retail and Commercial Ops •Elliott Co •Shintech Louisiana LLC</p>	 <p>TAIWAN •Formosa Plastics Corp. •TTM & R •Nan Ya Plastics Corp. America •J-M Manufacturing Co Inc.</p>
 <p>GERMANY •BASF Corp. •Odom Hydrographic Systems Intl. •Siemens Industry Inc.</p>	 <p>MEXICO •Mexichem Fluor Inc.</p>	



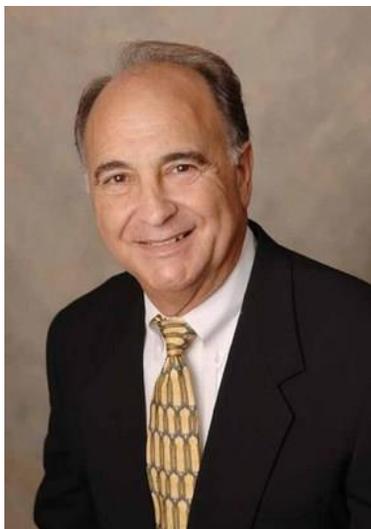
Above is a partial list of International Companies with a South Louisiana Presence.

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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
- Residential Developments: Briarwood Estates, Afton Oaks, Jackson Place
- Zenoh Grain
- Ormet

Co-Brokerage Relationships

- CB Richard Ellis (CBRE)
- Jones Lang LaSalle (JLL)
- Cushman & Wakefield
- Colliers International
- RE/MAX Commercial Brokers
- Beau Box Commercial
- Max Derbies

Education

Southeastern University
Heilds College of the Pacific



Ryan Greene, CCIM, SIOR

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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, Flexitalc, Lewis Energies, Dollar General Preferred Developer, Petro-Valve, Smoothie King, RecordMax, Goodman Networks, Central State Resources, as well as others.

Professional Affiliations & Designations

- Greater Baton Rouge Association of Realtors
- Trends in Real Estate Industrial Committee Member
- Southeast Super Regional Committee Member
- Certified Commercial Investment Member (CCIM)
- Society of Industrial and Office Realtors (SIOR)
- Louisiana Chemical Association
- Louisiana Governor's Office, Louisiana Youth For Excellence (LYFE), Former Director
- Associated Builders and Contractors
- Governor's Prayer Breakfast Board Member
- Past Board Member: Commercial Investment Division and Fellowship of Christian Athletes

Co-Brokerage Relationships

- CB Richard Ellis (CBRE)
- Jones Lang LaSalle (JLL)
- Cushman & Wakefield
- Colliers International

Education

Baylor University, B.S. Business

Reformed Theology Seminary, M.A.

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