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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 See following pages

PRICING See following pages



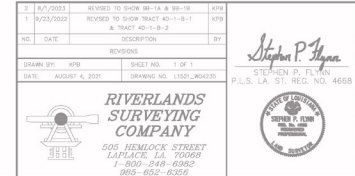
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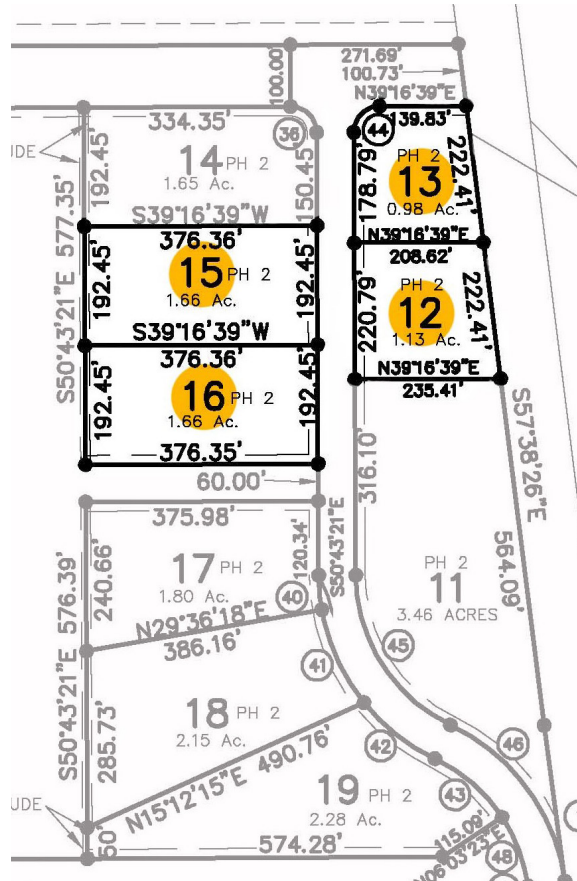


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ESPERANZA BUSINESS PARK

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 12 | 49,019 sf | 1.13 ac | \$6.00/sf | \$294,114 |
| Lot 13 | 42,726 sf | 0.98 ac | \$6.00/sf | \$256,356 |
| Lot 15 | 72,430 sf | 1.66 ac | \$5.50/sf | \$398,365 |
| Lot 16 | 72,052 sf | 1.65 ac | \$5.50/sf | \$396,286 |

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.



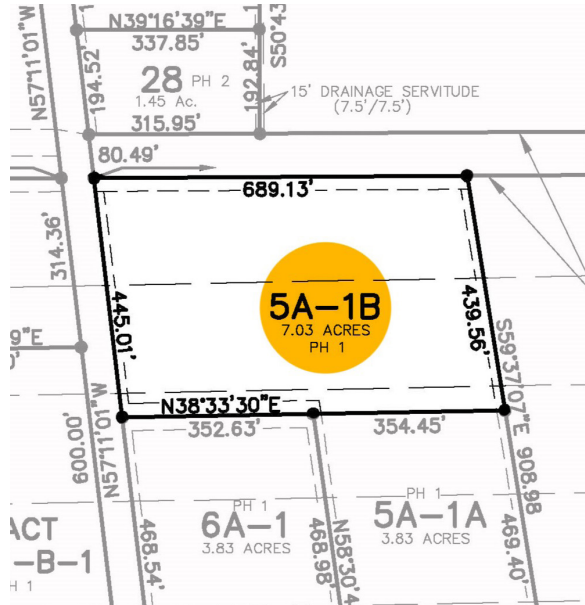
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ESPERANZA BUSINESS PARK

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 | \$4.57/SF | \$1,400,000 |

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



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DEVELOPMENT OPPORTUNITY | FOR SALE

Development Land in Growing Business Park

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



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