



MISSISSIPPI RIVER LAND LEASE OR SALE

17777 Louisiana 23, Port Sulphur, LA 70083

MATT EATON, CCIM • PARTNER

OFFICE: 504.414.0703

MOBILE: 504.339.2136

matt@matteatonccim.com

MARTIN O. MILLER III, CCIM, SIOR • PARTNER

OFFICE: 504.414.0703

MOBILE: 504.616.5700

momiller@ccim.net



PROPERTY DESCRIPTION

Strategically located at mile post 59 on the Lower Mississippi River in Plaquemines Parish, this 21-acre site is ideal for industrial, logistics, or laydown operations. Previously operated as a concrete plant and laydown yard, the property is stabilized, cleared, and features two direct access points from Highway 23. It sits along the path of a planned rail expansion, with rail access anticipated within the next five years. Conveyor and river access, including ship and barge service, available through negotiation.

Located approximately 45 minutes south of New Orleans, the site neighbors the first call point for non-coal vessels traveling upriver. With the ability to accommodate any ship navigating the Southwest Pass, and requiring just two pilots for access, the location delivers a strong logistical advantage.

OFFERING SUMMARY

Lease Rate:	\$5,000/Acre/Month (NNN)
Sale Price:	Contact Agent
Available Acreage:	1-21 Acres



LAND FOR LEASE OR SALE

PROPERTY SUMMARY





MISSISSIPPI RIVER LAND LEASE OR SALE

17777 Louisiana 23, Port Sulphur, LA 70083

MATT EATON, CCIM • PARTNER

OFFICE: 504.414.0703

MOBILE: 504.339.2136

matt@matteatonccim.com

MARTIN O. MILLER III, CCIM, SIOR • PARTNER

OFFICE: 504.414.0703

MOBILE: 504.616.5700

momiller@ccim.net



LAND FOR LEASE OR SALE

ADDITIONAL PHOTOS

SOUTHEAST COMMERCIAL REAL ESTATE | 2310 19th Street Gulfport, MS 39501 | <https://southeastcre.com>



SOUTHEAST
COMMERCIAL
REAL ESTATE



MISSISSIPPI RIVER LAND LEASE OR SALE

17777 Louisiana 23, Port Sulphur, LA 70083

MATT EATON, CCIM • PARTNER

OFFICE: 504.414.0703

MOBILE: 504.339.2136

matt@matteatonccim.com

MARTIN O. MILLER III, CCIM, SIOR • PARTNER

OFFICE: 504.414.0703

MOBILE: 504.616.5700

momiller@ccim.net



LAND FOR LEASE OR SALE

REGIONAL MAP

SOUTHEAST COMMERCIAL REAL ESTATE | 2310 19th Street Gulfport, MS 39501 | <https://southeastcre.com>



SOUTHEAST
COMMERCIAL
REAL ESTATE



MISSISSIPPI RIVER LAND LEASE OR SALE

17777 Louisiana 23, Port Sulphur, LA 70083

MATT EATON, CCIM • PARTNER
OFFICE: 504.414.0703
MOBILE: 504.339.2136
matt@matteatonccim.com

MARTIN O. MILLER III, CCIM, SIOR • PARTNER
OFFICE: 504.414.0703
MOBILE: 504.616.5700
momiller@ccim.net

LOUISIANA GATEWAY CONTAINER TERMINAL (51 AHP)

Development of a 170.5-acre site under a 30-year lease, with expansion potential up to 900 acres, at mile marker 51 AHP on the West Bank. The site offers the first gateway access to the Mississippi River system while keeping rail traffic on the West Bank. Phase 1 design includes 3 berths, 6 ship-to-shore cranes, an intermodal yard, and throughput capacity of 1M TEUs annually, with room for major future growth.

LOUISIANA GATEWAY INTERMODAL YARD (51.5 AHP)

A modern transfer hub designed to optimize rail/container movements. The yard will feature 4 working tracks plus one access track, each averaging 3,800 ft, extending to the southern end of the terminal.

NOLA TERMINAL EXPANSION (59 AHP)

A 152.8-acre facility undergoing major upgrades to expand storage and handling capacity. Funded with \$97M in municipal bonds, improvements include upgraded Suez Max docks, expanded indoor/outdoor storage, and enhancements for bulk, breakbulk, and specialty cargo operations.

VENTURE GLOBAL PLAQUEMINES LNG (53.5 AHP)

A \$21B LNG export facility on 632 acres with 1.3 miles of deep-water frontage. Includes 3 ship-loading berths, 4 full-containment tanks, a utility dock, and an annual capacity of 30M tons. Positioned as one of the largest energy investments in the U.S.

SUNGAS RENEWABLES GREEN METHANOL (51 AHP)

A \$1.8B green methanol project supplying fuel for Maersk's methanol-enabled vessels. Developed by Beaver Lake Renewable Energy, a SunGas subsidiary, this facility will advance decarbonization in shipping.

GULFSTREAM LNG - MAGNOLIA TERMINAL (46.5 AHP)

Located on a 418-acre parcel south of Belle Chasse (river marker 48 AHP). The project includes gas treatment, liquefaction, compression, and storage units, connected via a 26-inch LNG pipeline.

PETERS ROAD RAIL ALIGNMENT & BRIDGE (71.5 AHP)

A new rail corridor and GIWW bridge providing an alternative to the current Gretna route. This will relieve congestion, support the container terminal, and accommodate LNG traffic.

11-MILE TRACK EXTENSION (STARTS- 61.5 AHP, ENDS- 27.5 AHP)

Extension of the NOGC rail line from Myrtle Grove southbound, reconnecting abandoned track to Woodland and improving connectivity to national rail networks.



LAND FOR LEASE OR SALE

PLAQUEMINES PORT CAPITAL PROJECTS

