

MISSISSIPPI RIVER

INDUSTRIAL DEVELOPMENT OPPORTUNITY

± 692 TOTAL ACRES FOR SALE

LA-18 (Mile Marker 165W) | St. James, LA 70086

FOR SALE: \$32M

EXECUTIVE SUMMARY

Bunge's Minnie/Winchester Plantation site is a **rare, large-scale industrial development opportunity** in the heart of Louisiana's Mississippi River industrial corridor. The property consists of approximately 692 contiguous acres in St. James Parish, strategically positioned along the west bank of the Mississippi River between Baton Rouge and New Orleans. Its size, configuration, river position, and transportation access make it a highly marketable site for major industrial users seeking a **Gulf Coast location with multimodal logistics capabilities**.

The site is well suited for heavy industrial, advanced manufacturing, petrochemical, energy, logistics, and materials-related development. It benefits from approximately 4,000 feet of frontage along the Union Pacific rail line, creating the potential for direct rail service to support high-volume inbound and outbound movements. In addition, the property includes more than 2,700 feet of Mississippi River batture, providing valuable river access and positioning the site as a viable candidate for a deep-water dock facility, subject to engineering, permitting, and regulatory approvals.

Located within one of the most active industrial corridors in the United States, the property is surrounded by a deep base of petrochemical, refining, manufacturing, logistics, and energy infrastructure. The Mississippi River corridor between Baton Rouge and New Orleans continues to attract large capital investment driven by access to low-cost energy, river transportation, rail connectivity, pipeline networks, and proximity to a skilled industrial labor force. The attached analysis notes that the broader corridor remains robust, with substantial industrial projects under construction and additional projects awaiting final investment decisions.

The tract's scale and physical characteristics provide flexibility for a range of large-format users. Potential target uses include petrochemical processing, metal refining and manufacturing, carbon capture and sequestration, liquid bulk storage, energy production, clean energy component manufacturing, automotive supply manufacturing, and rare earth or critical mineral processing. The combination of acreage, river frontage, rail frontage, and proximity to major industrial users creates a compelling platform for companies requiring a major Gulf Coast operating footprint.

From a marketability standpoint, the site offers several distinguishing advantages: a large contiguous land position, access to the Mississippi River, potential deep-water dock capability, frontage on an active Class I rail corridor, and location within a proven industrial development region. These attributes are increasingly difficult to replicate as the supply of suitable river-served industrial sites continues to tighten across South Louisiana.

Bunge's St. James Parish tract represents a significant industrial site opportunity for users seeking scale, logistics flexibility, and long-term development potential. With its river batture, Union Pacific rail frontage, and strategic location in the Mississippi River industrial corridor, the property is well positioned for a major industrial investment requiring access to river, rail, highway, and regional energy infrastructure.



For more information, please contact:

Matt Pittman, CCIM

Office: 504.355.8705

Direct: 985.630.7717

mpittman@lee-associates.com

Evan Scroggs, SIOR, CCIM

Office: 225.427.9200

Direct: 225.427.9240

escroggs@lee-associates.com





Property Overview | Bunge St. James Parish Tract

- Rare 692-acre industrial development opportunity in St. James Parish along Louisiana's Mississippi River industrial corridor.
- Strategic location between Baton Rouge and New Orleans with access to two major Gulf Coast industrial and logistics markets.
- Large contiguous tract suitable for industrial, manufacturing, energy, logistics, and materials-related development.
- ±2,700 feet of Mississippi River batture with potential for marine infrastructure and a deep-water dock facility (subject to approvals).
- ±4,000 feet of Union Pacific rail frontage supporting rail-served industrial operations.
- Multimodal access via river, rail, highway, pipeline, and regional energy infrastructure.
- Situated within an established heavy industrial corridor surrounded by major petrochemical, manufacturing, logistics, and energy users.
- Well suited for petrochemical, metals, clean energy, bulk storage, carbon capture, automotive supply, and critical minerals projects.
- Rare, difficult-to-replicate river-served site combining scale, rail access, river frontage, and long-term development potential.



±692 Total Acres Located in a Major Industrial Corridor



±2,700' Frontage on Mississippi River Suitable for Marine Infrastructure



Class I Rail Available to Site
Union Pacific Railroad (±4,000')



Majority of Tract Zoned Industrial
Surrounded by Heavy Industrial Users



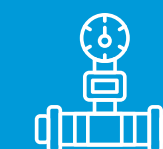
Year Round River Navigation



Agricultural Lease in Place
(sugarcane)



Upland Use, Previously Used
for Agriculture Only



Gas Connection

STRATEGIC LOCATION

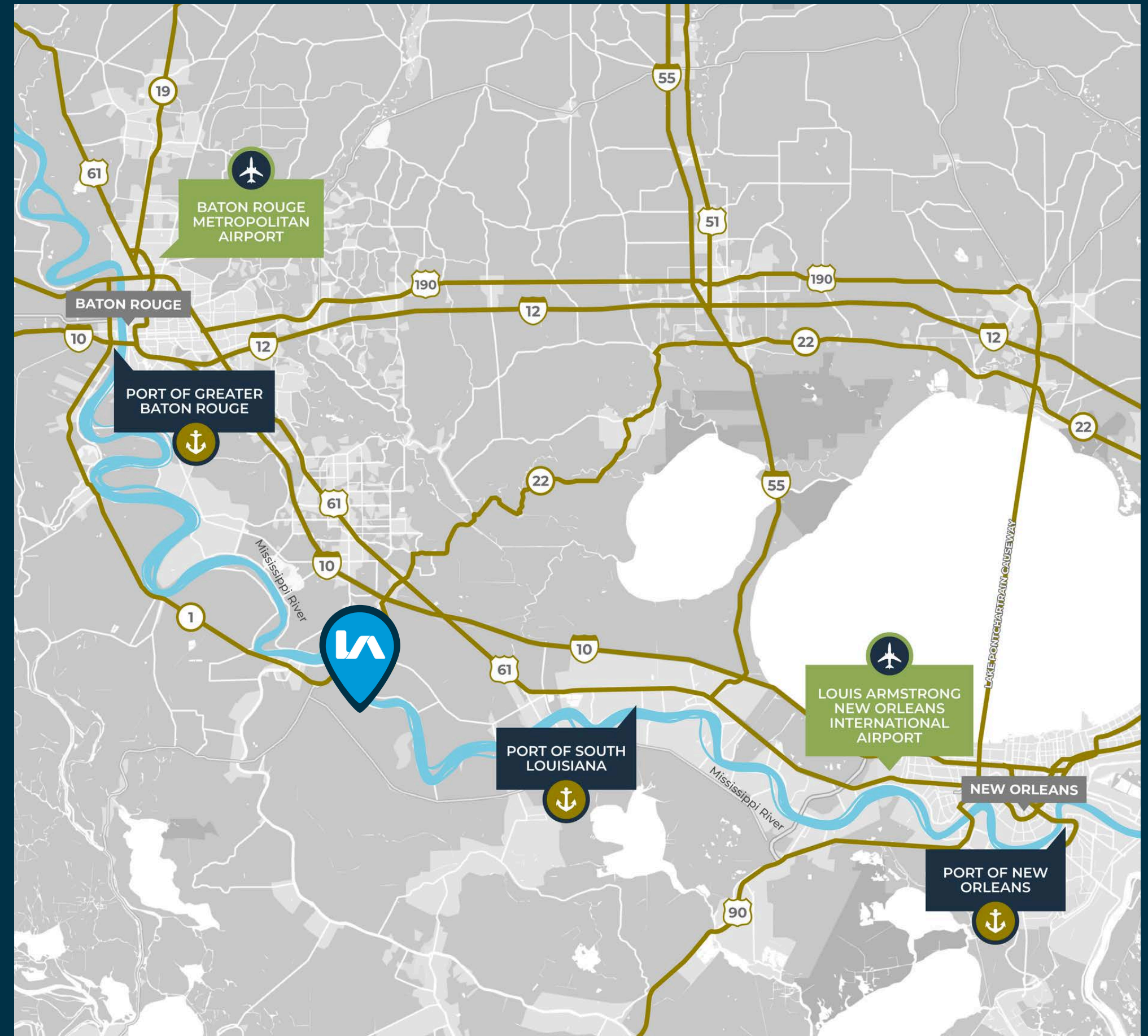
The Bunge St. James Parish tract is located in one of the most strategically important industrial corridors in the United States. St. James Parish sits along the Mississippi River between Baton Rouge and New Orleans, placing the site within the heart of South Louisiana's "River Parishes" region and directly within the state's established industrial, energy, petrochemical, logistics, and maritime corridor. St. James Parish describes itself as a prime South Louisiana growth location between Baton Rouge and New Orleans, with industrial facilities that are part of the Port of South Louisiana.

The River Parishes—generally including St. James, St. John the Baptist, and St. Charles Parishes—form the core of the Port of South Louisiana district. This region benefits from a rare combination of navigable Mississippi River frontage, Class I rail service, highway access, pipeline infrastructure, industrial utilities, and proximity to a highly experienced Gulf Coast industrial workforce. The Port of South Louisiana's River Region Economic Development Initiative identifies St. Charles, St. John the Baptist, and St. James Parishes as Louisiana's River Region and notes that the area contains one of North America's largest concentrations of heavy manufacturing.

The significance of this corridor is driven by its ability to support large-scale, capital-intensive industrial users that require access to multiple modes of transportation. The Mississippi River provides deep-draft maritime connectivity to domestic and international markets, while the region's rail, highway, and pipeline networks support efficient movement of raw materials, feedstocks, finished products, and energy-related commodities. For petrochemical, refining, grain, energy, metals, logistics, and advanced manufacturing users, this corridor offers a proven operating environment with direct access to both Gulf Coast export markets and inland U.S. supply chains.

A key location advantage is the site's proximity to the Port of South Louisiana, one of the most important bulk cargo and industrial port districts in North America. The Port of South Louisiana stretches approximately 54 miles along the Mississippi River and is described by the Port as one of the largest tonnage port districts in the Western Hemisphere. The port district encompasses St. Charles, St. John the Baptist, and St. James Parishes, placing the Bunge tract within the broader port-served industrial region.

This location provides a compelling platform for users seeking a South Louisiana site with scale, river access, and long-term industrial development potential. The property's position within St. James Parish, combined with its Mississippi River batture and Union Pacific rail frontage, aligns with the core advantages that have historically driven industrial investment throughout the River Parishes: access to waterborne commerce, proximity to major industrial customers and suppliers, availability of multimodal infrastructure, and integration into one of the Gulf Coast's most established heavy industrial corridors.



LOUISIANA RAIL SYSTEMS

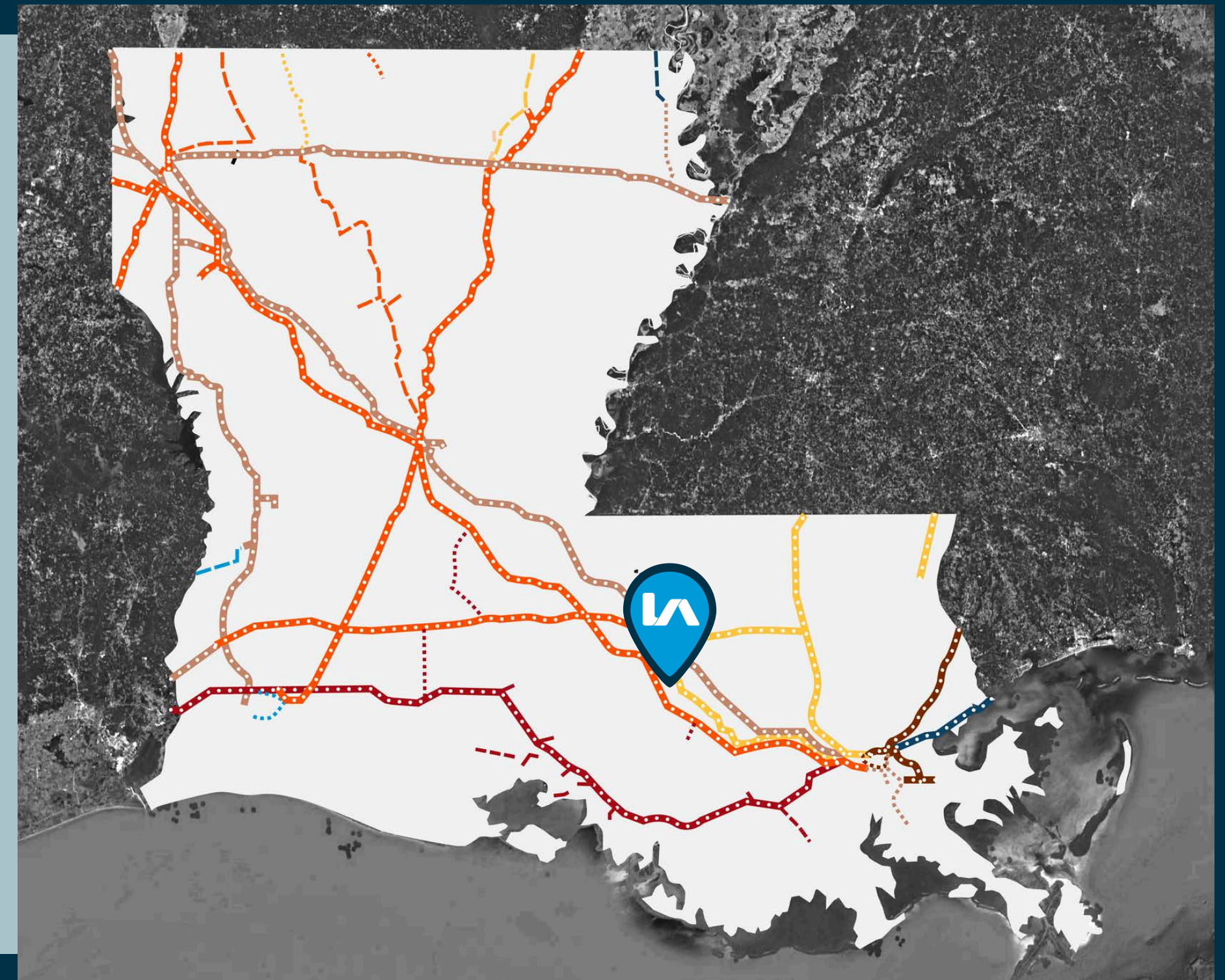
CLASS I RAILROADS

- BNSF / UP JOINT TRACKAGE
- CN
- CSXT
- KCS
- NS
- UP

CLASS II RAILROADS

- | | |
|---|--|
| --- AKDN | --- LDRR |
| --- ALM | --- LNW |
| --- BRS | --- NLA |
| --- DSRR | --- NOGC |
| --- EACH | --- NOPB |
| --- GOGF | --- OUCH |
| --- LAS | --- TIBR |
| --- LCHD | |

- **Class I railroads** have annual operating revenues of \$250 million+
- **Class II railroads** have annual operating revenues between \$250 million and \$20 million.
- **Class III railroads** have annual operating revenues under \$20 million



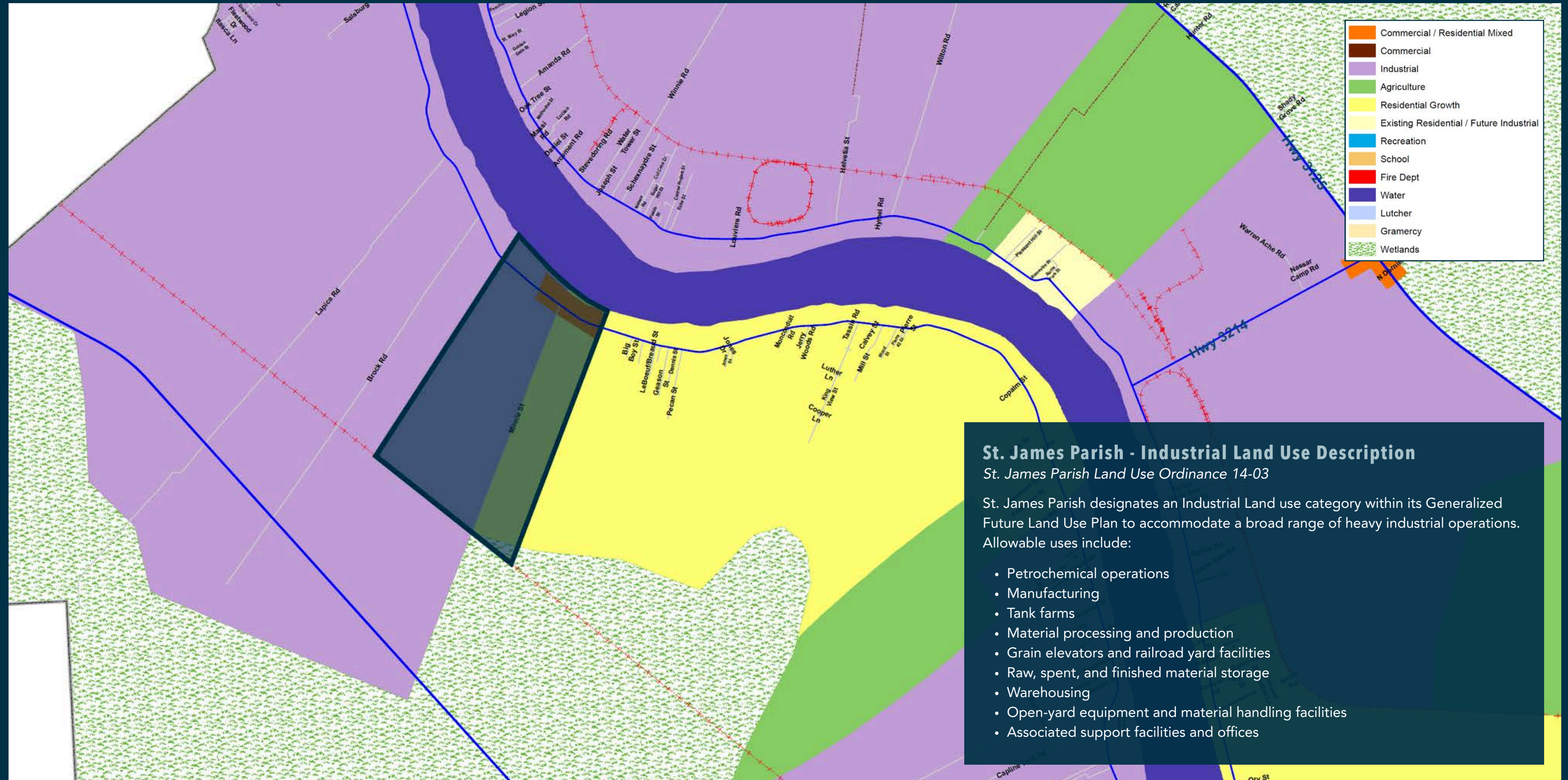
CLASS I

BNSF: Burlington Northern and Santa Fe Railway | **CN:** Canadian National Railway | **CSXT:** Chessie and Seaboard System | **KCS:** Kansas City Southern Railway | **NS:** Norfolk Southern Railway | **UP:** Union Pacific Railroad

CLASS II

AKDN: Acadiana Railway | **ALM:** Arkansas, Louisiana and Mississippi | **BRS:** Baton Rouge Southern Railway | **DSRR:** Delta Southern Railroad | **EACH:** East Camden and Highland Railroad | **GOGF:** Geaux Geaux Railroad | **LAS:** Louisiana Southern Railroad | **LCHD:** Lake Charles Station | **LDRR:** Louisiana and Delta Railroad | **LNW:** Louisiana and North West Railroad | **NLA:** North Louisiana and Arkansas Railroad | **NOGC:** New Orleans and Gulf Coast Railway | **NOPB:** New Orleans Public Belt Railroad | **OUCH:** Ouachita Railroad | **TIBR:** Timber Rock Railroad

LAND USE MAP



St. James Parish - Industrial Land Use Description

St. James Parish Land Use Ordinance 14-03

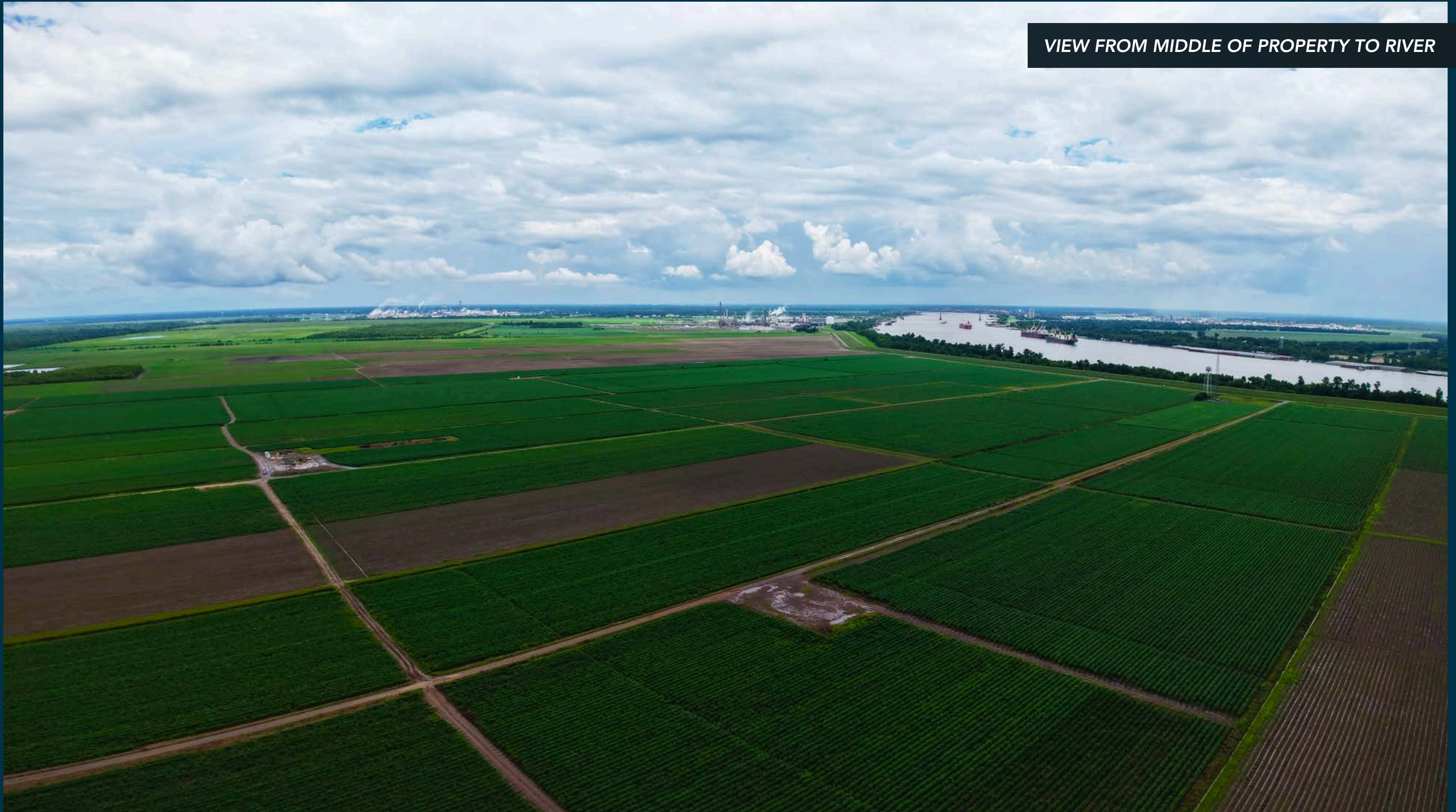
St. James Parish designates an Industrial Land use category within its Generalized Future Land Use Plan to accommodate a broad range of heavy industrial operations. Allowable uses include:

- Petrochemical operations
- Manufacturing
- Tank farms
- Material processing and production
- Grain elevators and railroad yard facilities
- Raw, spent, and finished material storage
- Warehousing
- Open-yard equipment and material handling facilities
- Associated support facilities and offices

AREA PETROCHEMICAL FACILITIES



VIEW FROM MIDDLE OF PROPERTY TO RIVER



VIEW FROM REAR OF PROPERTY



VIEW FROM REAR WEST OF PROPERTY



VIEW FROM REAR EAST OF PROPERTY



MISSISSIPPI RIVER

INDUSTRIAL DEVELOPMENT OPPORTUNITY

LA-18 (Mile Marker 165W) | St. James, LA 70086

For additional information, please contact:

Matt Pittman, CCIM

Office: 504.355.8705

Direct: 985.630.7717

mpittman@lee-associates.com

Evan Scroggs, SIOR, CCIM

Office: 225.427.9200

Direct: 225.427.9240

escroggs@lee-associates.com



COMMERCIAL REAL ESTATE SERVICES

This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. Lee & Associates Louisiana makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.

