

Prime Chalmette *Commercial*

A solid commercial building in the parish seat of St. Bernard Parish — positioned at the center of a community on the cusp of transformative growth.

3518 FENELON STREET

Chalmette, Louisiana 70043 · St. Bernard Parish

2,286 SF

BUILDING SIZE

50 × 50 Ft

LOT DIMENSIONS

\$1.8B

LIT IN PARISH

4,300+

PARISH JOBS BY 2050

THE ECONOMIC CATALYST

Louisiana International Terminal (LIT)

A \$1.8 billion container port being built in Violet — right here in St. Bernard Parish.

4,300+ new jobs projected directly in the parish by 2050.

Construction begins 2025. First berth opens 2028.

Governor Landry reaffirmed support June 2025. \$300M+ in federal grants secured.

THE PROPERTY

3518 Fenelon Street

Chalmette, Louisiana 70043

PROPERTY SPECIFICATIONS

ADDRESS	3518 Fenelon St, Chalmette, LA 70043
PARISH	St. Bernard Parish
BUILDING SIZE	2,286 Square Feet
LOT DIMENSIONS	50 ft × 50 ft
LOT AREA	2,500 Square Feet
LOCATION	Parish Seat, Chalmette
PROPERTY TYPE	Commercial
LIT OPENING (EST.)	2028

OPPORTUNITY OVERVIEW

Chalmette is the seat of St. Bernard Parish — the commercial and civic center of a community about to experience one of the most dramatic economic transformations in Louisiana history. This 2,286 SF commercial building on a 50x50 lot places you squarely at the center of it. With the \$1.8 billion Louisiana International Terminal being built in Violet — in the same parish — the entire St. Bernard economy is set to expand dramatically. 4,300+ new jobs directly in St. Bernard Parish translates to thousands of new customers for every commercial property in Chalmette. This is the right building, in the right parish, at exactly the right time.

THE CATALYST

Louisiana International Terminal (LIT)

Violet, St. Bernard Parish — Coming 2028

\$1.8B TOTAL INVESTMENT	\$300M+ FEDERAL GRANTS SECURED
2025 CONSTRUCTION START	2028 FIRST BERTH OPENS
4,300+ PARISH JOBS BY 2050	17,000+ STATEWIDE JOBS BY 2050

WHY THIS PROPERTY · WHY NOW

Parish Seat Advantage

Chalmette is where the parish does business. The courthouse, healthcare, Nunez Community College, and established retail all drive consistent commercial demand independent of cycles.

Population & Spending Growth

4,300+ new jobs in the parish means thousands of new residents. Every new LIT worker is a customer for Chalmette businesses — and they all pass through the parish seat.

Infrastructure Coming

\$50M St. Bernard Transportation Corridor connects the parish to the interstate, boosting accessibility and traffic for all Chalmette commercial properties.

Global Supply Chain Hub

LIT connects to 4 interstates, 6 Class I railroads & 14,500 miles of inland waterways — making St. Bernard Parish a nexus of Gulf Coast commerce.