

ST. CHARLES INTERMODAL

INDUSTRIAL DEVELOPMENT OPPORTUNITY

CBRE

±1,165 TOTAL ACRES
FOR SALE \$39.9 M

GREENFIELD SITE WITH
DEEPWATER CAPACITY ON
THE MISSISSIPPI RIVER

St. Charles Parish, MM 132
West Bank

LA 18 and LA 3141
Killona, LA 70057

MISSISSIPPI RIVER DEEP DRAFT GREENFIELD DEVELOPMENT OPPORTUNITY

POTENTIAL USES INCLUDE

- CHEMICAL
MANUFACTURING
- OIL & GAS
REFINERY
- LNG
- SUSTAINABLE
AVIATION FUEL

St. Charles Intermodal offers a ±1,165 acre deep-draft, greenfield development opportunity with ±3,601 linear feet (LF) of Mississippi riverfront property in Killona, LA. Strategically positioned within the Louisiana Energy Corridor and equipped with superior logistics capabilities, this site is a direct point of connection between international and domestic markets via the intersection of the Gulf of America and the Mississippi River. This site allows for full design control of a new project and is presented with no prior industrial uses making a favorable environmental scenario.



Greenfield Site
30 Miles from New Orleans



±3,601 LF of
Mississippi River Frontage



Class 1 Rail
Union Pacific



Deep Water
(45' draft at low river stage)



Deep Water Dock
Previously engineered



Slip Construction
Potential



Wetland
Delineated



Federal Levee System



Within ~0.5 miles of Entergy's Waterford 3
Nuclear Power Plant (1,152 MW)



Asking Price: \$39.9 million

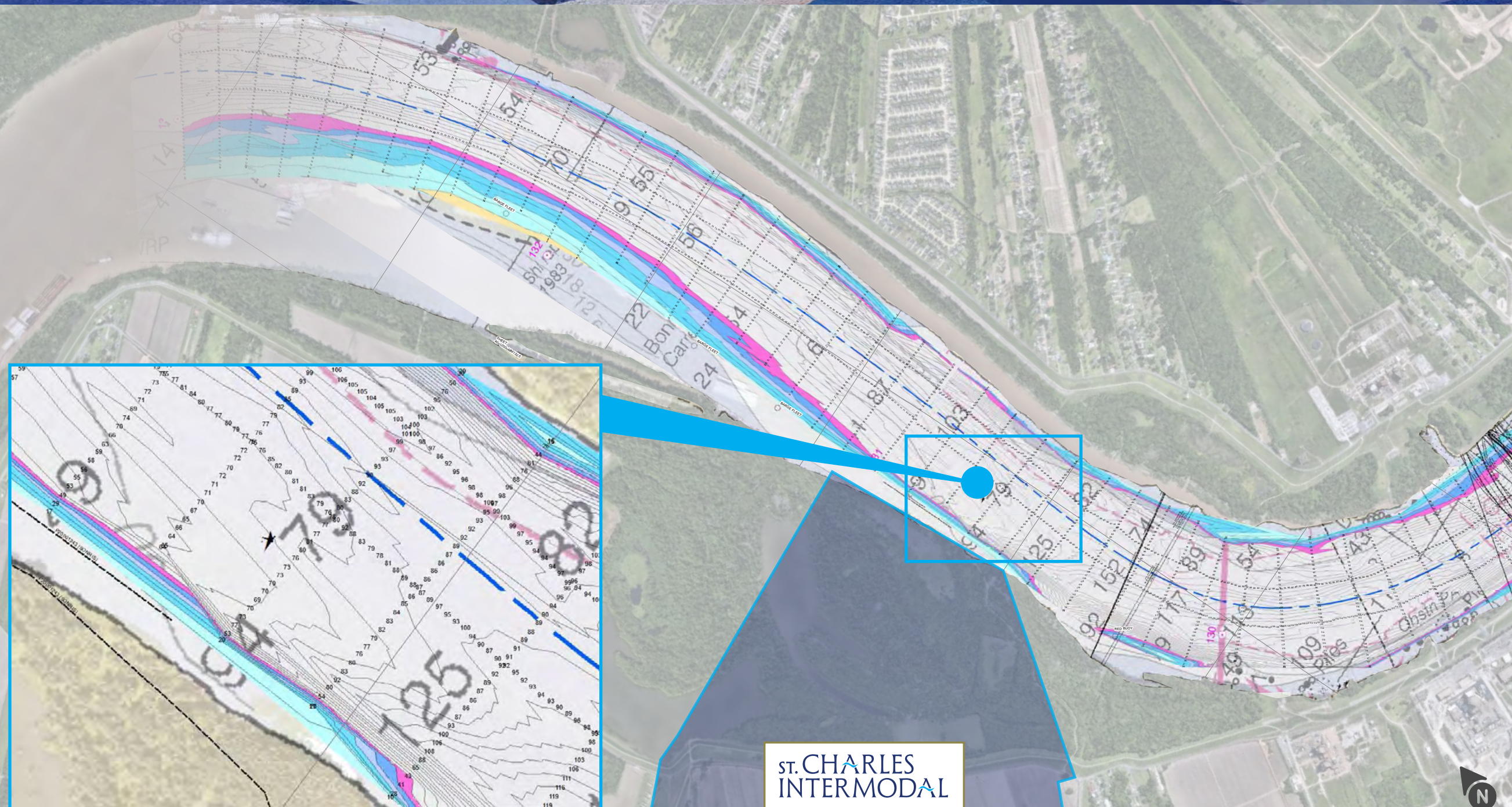
SCHEMATICS FOR PROPOSED DOCK

RIVER FRONTAGE	3,601.67 LF
USABLE UPLAND	664.88 ACRES 425.06 ACRES (CLEARED) 228.51 ACRES (UNCLEARED)
BORROW PITS	106.40 ACRES
WETLANDS	75.10 ACRES
BATTURE	348.10 ACRES
TOTAL	1,194.48 ACRES



AMPLE DEEP WATER FRONTAGE

±3,601 linear feet of frontage available along the West Bank of the Mississippi River. 45' deep water frontage suitable for ocean going vessel dock(s).



LEGEND


- Federal Navigation Channel
- Federal Navigation Center Line
- As-built Pipeline/Cable
- Unconfirmed Pipeline/Cable
- Project Depth Contour
- Cable Area
- Placement Area
- Anchorage Area
- ⊗ Obstruction Point
- ✈ Wrecks-Submerged
- Shoaling Area
- Shoalest Sounding**
- ★ Beacon, General
- Red Navigation Buoy
- Green Navigation Buoy

- 0' and above
- 0' to -5'
- 5' to -10'
- 10' to -20'
- 20' to -30'
- 30' to -35'
- 35' to -40'
- 40' to -45'
- 45' and below




ST. CHARLES
INTERMODAL

EXCELLENT ACCESS TO RAIL & PIPELINES

 **ELECTRICITY**
Within ~1/2 mile of Entergy's
Waterford 3 Nuclear
Power Plant (1,152 MW)

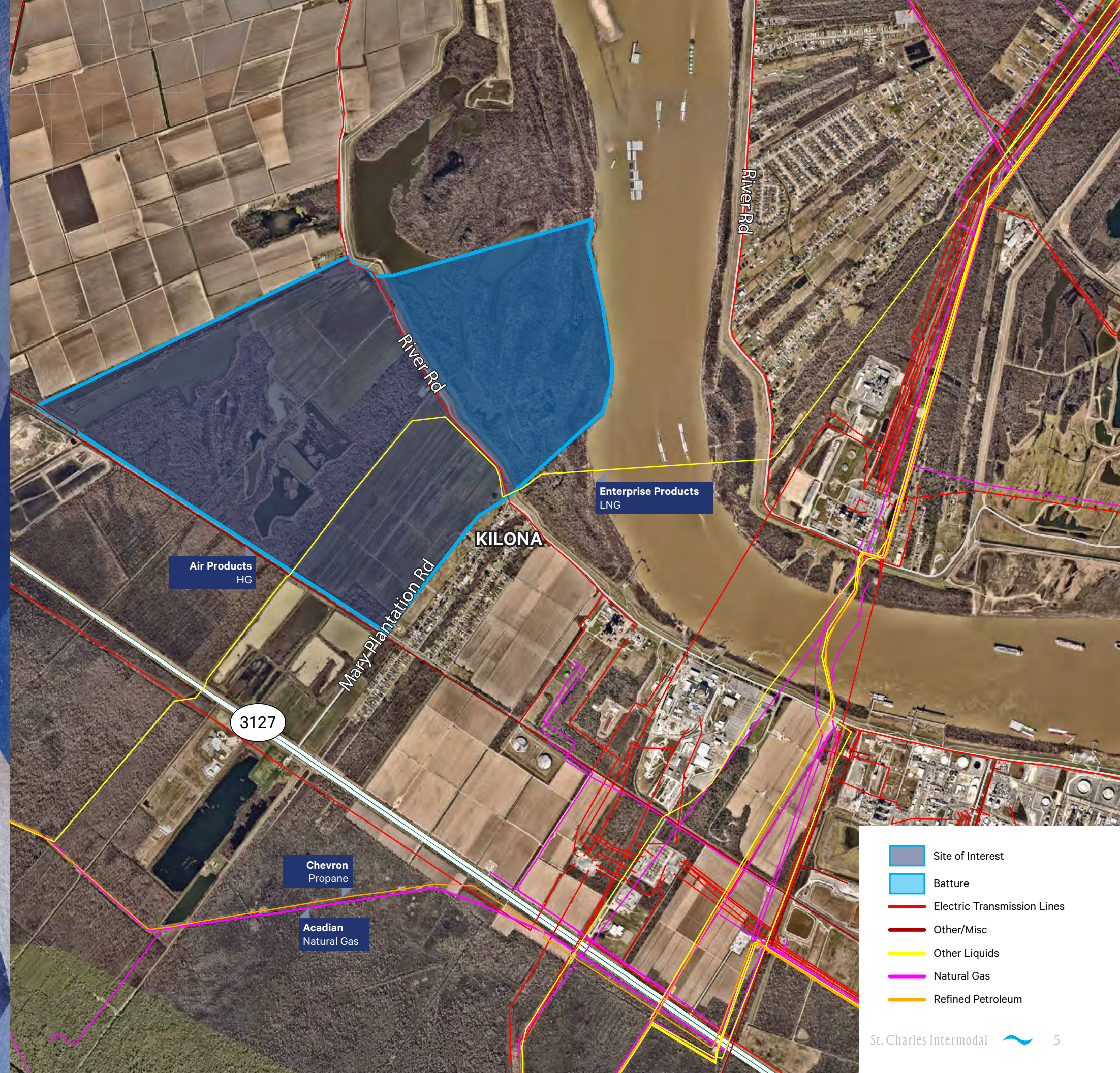
 **WATER**
St. Charles Parish








 **TELECOMMUNICATIONS**
AT&T/Cox Communications

 **NATURAL GAS**
Gulf South, Williams, EnLink

 **SEWER**
St. Charles Parish

 **FIBER-OPTIC**
AT&T/Cox



-  Site of Interest
-  Batture
-  Electric Transmission Lines
-  Other/Misc
-  Other Liquids
-  Natural Gas
-  Refined Petroleum

LOUISIANA ENERGY CORRIDOR LOCATION

St. Charles Intermodal offers unparalleled access to the Louisiana Energy Corridor, home to operations of major players in the renewable energy, chemical, and petroleum markets.

This site is strategically positioned on the Mississippi River along LA Highway 3141, 30 miles from New Orleans.

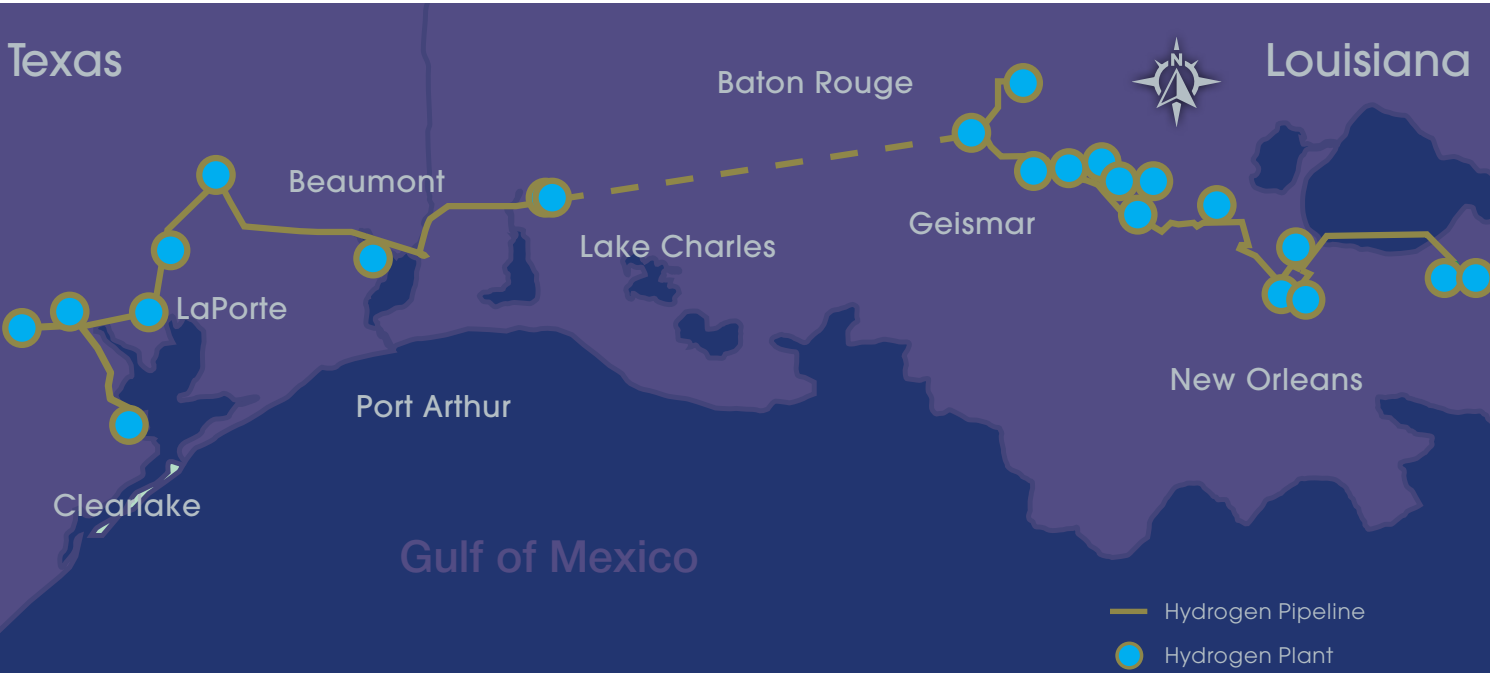
- 9 Minutes to I-310
- 18 Minutes to I-10
- 34 Minutes to New Orleans
- 60 minutes to Baton Rouge



GULF COAST SYSTEM HYDROGEN PIPELINE



Enhanced reliability from the world's
largest hydrogen pipeline



The new, 180-mile pipeline expands our Gulf Coast hydrogen supply network to more than 700 miles, stretching from the Houston Ship Channel in Texas to New Orleans, Louisiana.

OVERVIEW

The Air Products Gulf Coast System Hydrogen Pipeline refers to a large hydrogen pipeline network, spanning over 700 miles across the Gulf Coast region of the United States stretching from the Houston Ship Channel in Texas to New Orleans, Louisiana, providing hydrogen to refineries and petrochemical plants along the route.

KEY POINTS ABOUT THE GULF COAST SYSTEM HYDROGEN PIPELINE:



Extensive reach

This pipeline network is considered one of the largest hydrogen pipeline systems globally, supplying a significant amount of hydrogen to customers in the Gulf Coast region.



Industrial applications

The hydrogen delivered through this pipeline is primarily used in refining processes to remove impurities from crude oil, resulting in cleaner burning fuels.



Multiple production sources

The pipeline is fed by numerous Air Products hydrogen production facilities located along the Gulf Coast, allowing for diverse supply options.



Capacity

The pipeline can deliver over 1.7 billion standard cubic feet of hydrogen per day.

LOWER MISSISSIPPI RIVER ECONOMIC OVERVIEW

The lower Mississippi River plays a vital role in the Louisiana economy, generating substantial tax revenues to fund public services and infrastructure development.



Shipping and Trade

St. Charles Intermodal is strategically located for efficient transportation of good via the Mississippi River, connecting to global markets. This port, along with many others including the Port of New Orleans (one of the largest ports in the U.S.) facilitates significant import and export activities, particularly agricultural products, machinery, and manufactured goods.



Petrochemical Industry

This region is home to numerous refineries and chemical plants, benefiting from proximity to the river for shipping crude oil, renewables, and finished products. This sector provides thousands of jobs and contributes significantly to local and state tax revenues.



Agriculture

The fertile land surrounding the Mississippi River support extensive farming, particularly in sugarcane, soybeans, and rice. The agricultural output is largely exported, bolstering local economies.

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FOR MORE INFORMATION, PLEASE CONTACT

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