

I-10 at Fabacher Road, Vinton LA

CBRE

Interstate 10 Calcasieu Parish Mega Site

For Sale or Lease

±1,174 Acres (Phase 1)

±12,000 Acres Total

Interstate 10 Calcasieu Parish Mega Site

±12,000 Acres Total



Coming Soon: Phase 1

±1,174 Acre

Business Friendly Commercial Park

For Sale or Lease | Build-To-Suit Available | Data Center Ready

Interstate 10 at Fabacher Road
Vinton, LA | Calcasieu Parish

Interstate 10 at Fabacher Road

Vinton, LA | Calcasieu Parish

Excellent Logistics with Rail Potential

Phase 10
Calcasieu Parish
Excellent Logistics with Rail Potential

Commercial Park
-Suit Available

er Road
Calcasieu Parish

US HWY 90
INTERSTATE 10 - 300' RW
GUM ISLAND RD
PROPOSED FABACHER RD
133 KV

ACREAGE SUMMARY

TOTAL PROJECT AREA	+/- 1037 ACRES
EXISTING/PROPOSED ROADWAYS	+/- 75 ACRES
PROPOSED RAILROAD (150' R/W)	+/- 13 ACRES
EXISTING DRAINAGE FEATURES/CANALS*	+/- 36 ACRES
EXISTING BORROW PIT TO REMAIN	+/- 11 ACRES
EXISTING BORROW PIT TO BE MODIFIED	+/- 8 ACRES
COMMERCIAL ZONING AREA (DEVELOPABLE)	+/- 57 ACRES
REMAINING COMMERCIAL ZONING AREA	+/- 24 ACRES
HEAVY INDUSTRIAL BUFFER	+/- 30 ACRES
DEVELOPABLE INDUSTRIAL AREA	+/- 791 ACRES

*EXISTING DRAINAGE FEATURES/CANALS AREA INCLUDES PROPOSED 50' MAINTENANCE SERVITUDE ON EITHER SIDE OF THE STREAM.

LEGEND

- OVERALL MEGA SITE PROPERTY LIMITS
- PHASE I LIMITS
- 50' MAINTENANCE SERVITUDE
- COMMERCIAL ZONE ALONG I-10 CORRIDOR
- DEVELOPABLE COMMERCIAL ZONE ALONG I-10 CORRIDOR
- HEAVY INDUSTRIAL BUFFER
- EXISTING PIPELINE/UTILITIES CORRIDORS
- EXISTING ROADWAYS
- EXISTING RAILROAD
- EXISTING DRAINAGE FEATURES/CANALS
- EXISTING BORROW PIT TO BE REMOVED
- PROPOSED ROADWAY
- PROPOSED INTERCHANGE
- PROPOSED RAILROAD
- PROPOSED PROPERTY LINE

THIS CONCEPTUAL SITE PLAN ASSUMES THE DEVELOPMENTS WILL UTILIZE OFFSITE REGIONAL DETENTION PONDS TO MEET CALCASIEU PARISH STORMWATER MANAGEMENT REQUIREMENTS.

NOT A PART

EXISTING ROAD TO BE REALIGNED TO PROPOSED 4-WAY INTERSECTION.

NOT FOR CONSTRUCTION
PHASE 1 CONCEPTUAL SITE PLAN

HORIZONTAL SCALE IN FEET

500 250 0 250 500

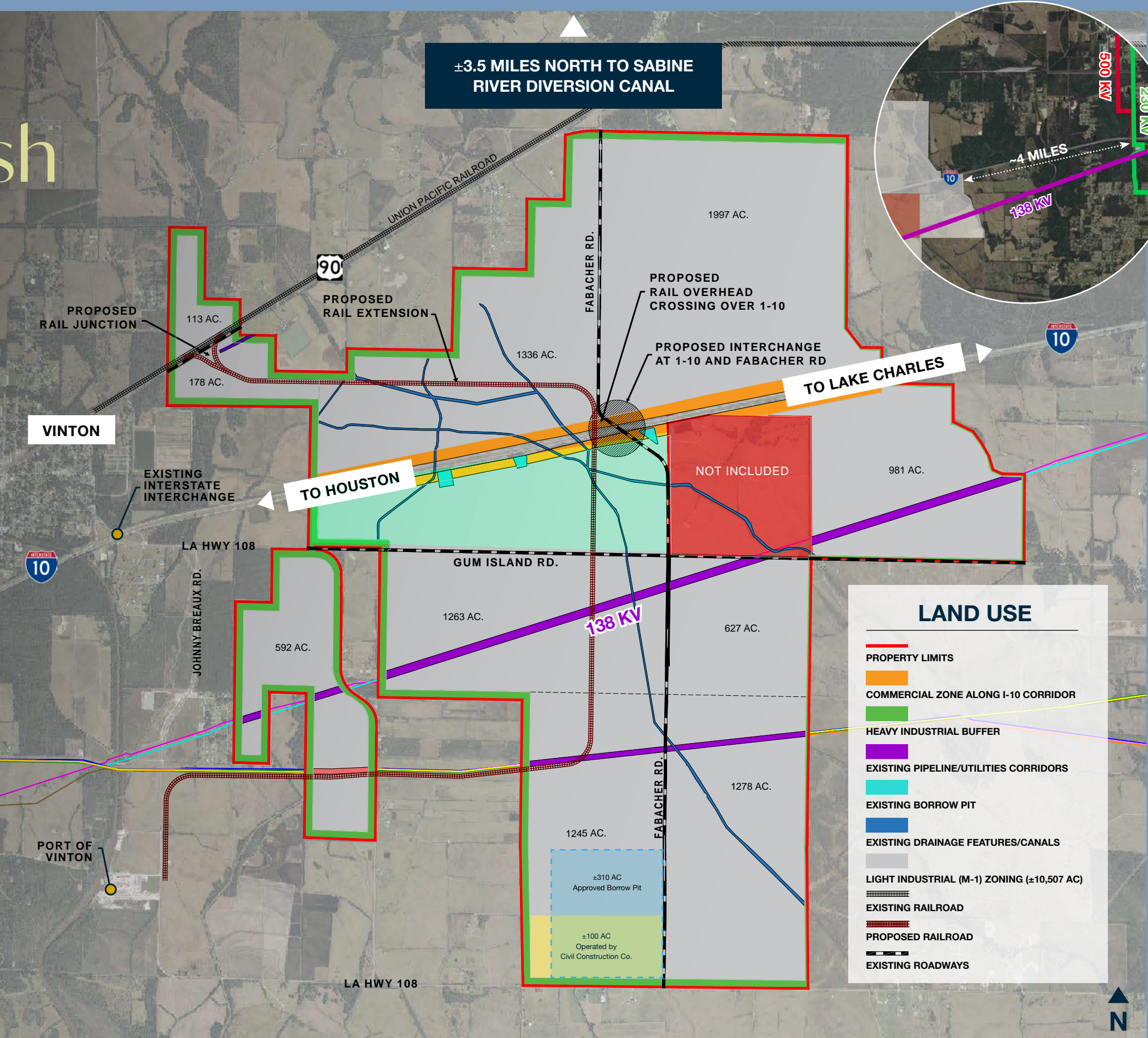
Interstate 10 Calcasieu Parish Mega Site

±12,000 Acre
Multi-Phase Project
Data Center Ready

For Sale or Lease | Build-To-Suit Available



- HOUSTON - 120 MILES
- BATON ROUGE - 150 MILES
- SHREVEPORT - 195 MILES
- NEW ORLEANS - 215 MILES
- AUSTIN - 285 MILES
- DALLAS - 320 MILES
- SAN ANTONIO - 320 MILES
- JACKSON - 325 MILES
- MOBILE - 350 MILES



Interstate 10 Calcasieu Parish Mega Site

CBRE

Contact us for more information
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