

SUMMARY

LOCATION MAPS

SURVEY

PROPERTY PHOTOS

GULF INTRACOSTAL WATERWAY (GIWW)

FOR SALE OR LEASE

AVAILABLE

- ± 15.08 Acre Waterfront Industrial Land includes:
 - ± 4,500 SF Clear-Span Hangar
 - ± 3,400 SF Residential Improvements
 - 4' Compacted, Stabilized Yard
 - ± 1,314 Linear Feet of Waterfront Frontage
 - ± 964 Linear Feet of Shoreline Stabilized with Riprap and Waskey Slabs
 - ± 350' Vinyl Wall Bulkhead Located Behind Residence
 - 1,000 Gallon Above-Ground Fuel Tank with Retaining Wall
 - 4 Access Points to the Site from LA Hwy 24
 - 3-Phase Shore Power to the ICW
 - Bank-Stabilized Work Pad
 - On-Site Boat Launch

OFFER TERMS

- Sale Price: \$2,875,000
- Lease Rate: \$0.45 PSF
- Owner Financing Available to Qualified Buyers
- Will Divide

PROPERTY HIGHLIGHTS

- Ideal for Marine, Energy, Construction, Tug & Barge Operational Support, Vessel Repair & Maintenance and Industrial Users Heavy Equipment Storage Capability
- Located on the Gulf Intracoastal Waterway (GIWW) - Mileboard E36, Lafourche Parish, Larose, LA
- Water depth maintained by United States Army Corps of Engineers at +/- 13 FT
- Excellent water access to the Gulf of America, the Houma Navigation Canal HCN, New Orleans, the Mississippi River and Port Fourchon via ICW and Bayou Lafourche
- Quick transport & truck access to LA Hwy 3235 with direct connectivity to Port Fourchon
- Close proximity to area maritime service providers
- Outdoor Industrial Storage



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PREMIER WATERFRONT INDUSTRIAL LAND

1774-1763 Highway 24, Larose, LA 70373

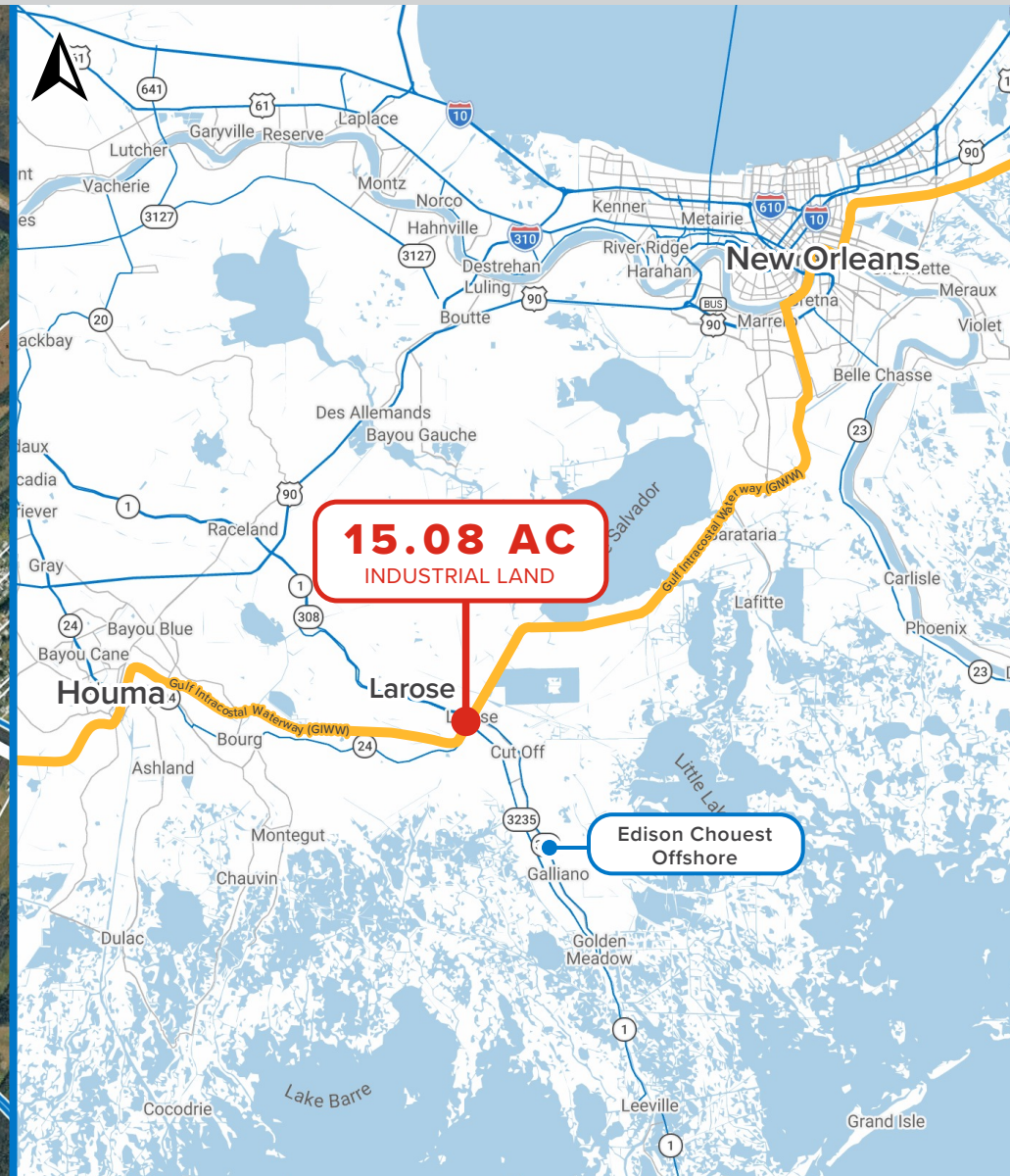
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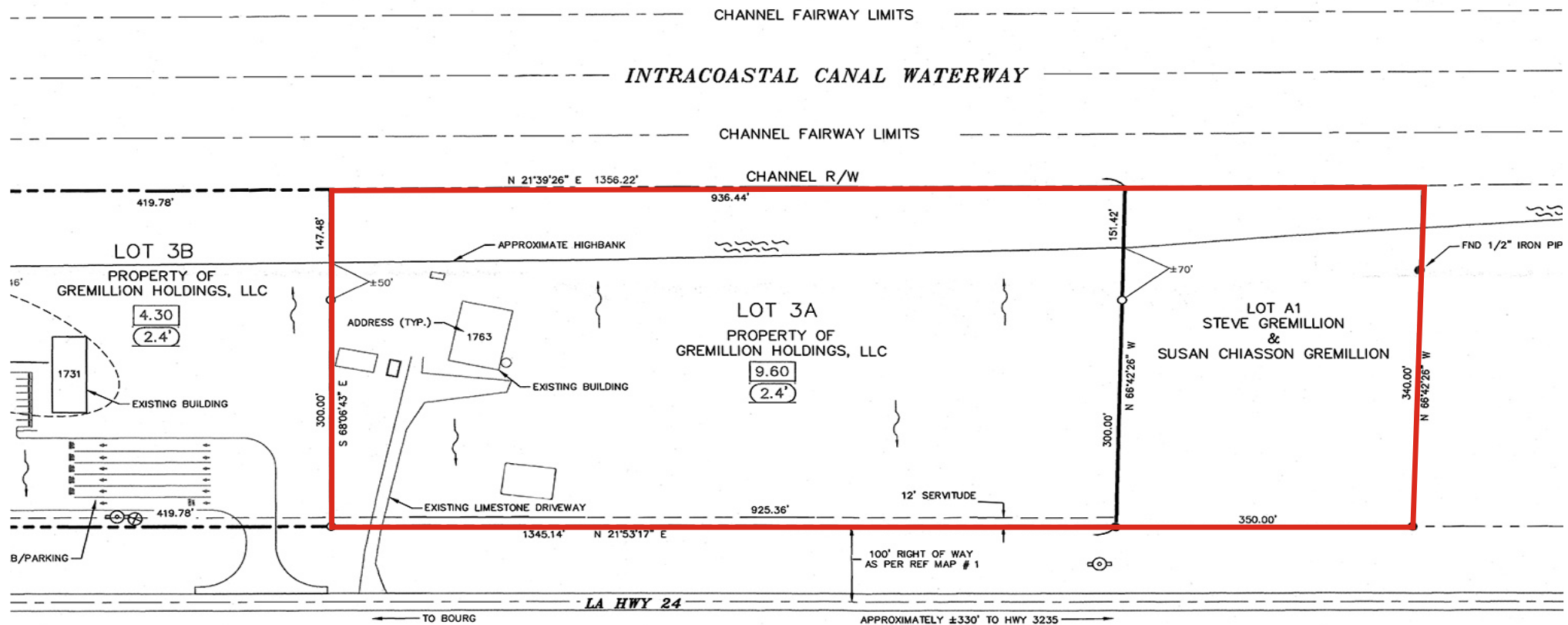
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Click on Image for Larger View



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LAYDOWN YARD / OUTDOOR STORAGE



1,314' OF WATERFRONT



BOAT LAUNCH



3,400 SF RESIDENCE



4,500 SF CLEAR-SPAN HANGER



CREW FACILITIES INSIDE HANGER



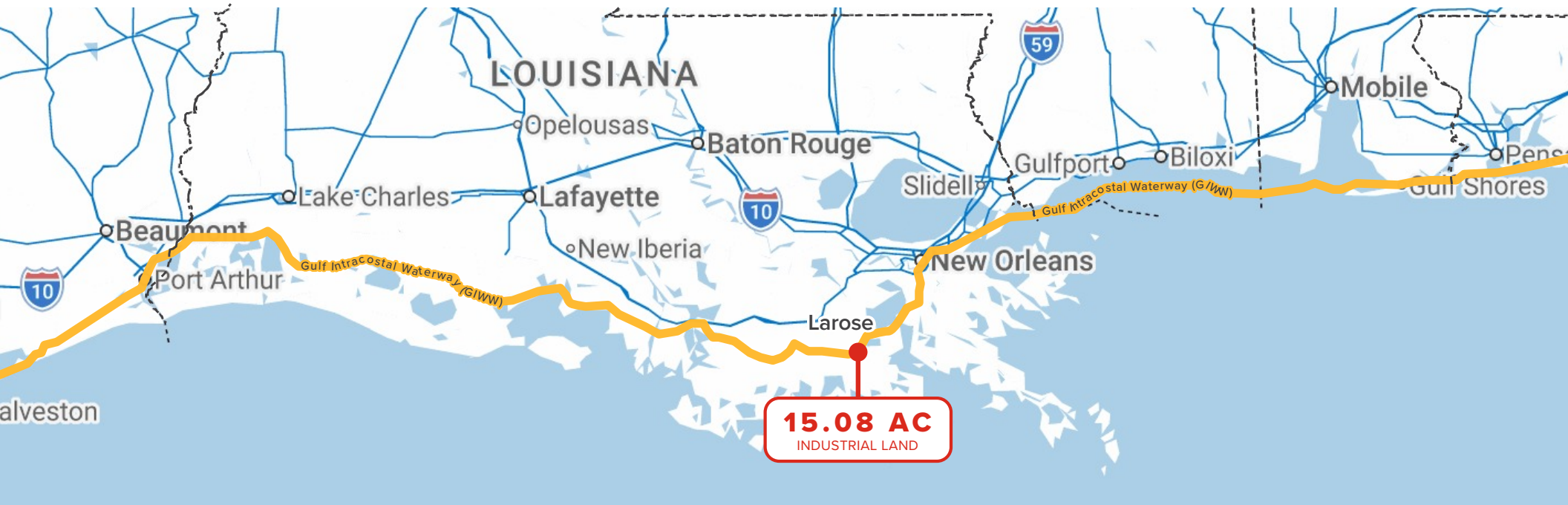
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GULF INTRACOSTAL WATERWAY

Our waterfront industrial land sits directly on the Gulf Intracoastal Waterway (GIWW), a federally maintained, 1,100+ mile shipping channel across Louisiana that runs from Texas to the Florida Panhandle with a maintained depth of roughly 12 feet. The GIWW is engineered specifically to keep barge and vessel traffic moving safely between Gulf Coast ports. As one of the busiest waterway corridors in the country, the GIWW links this location westward toward Lake Charles, and the Texas industrial coast, and eastward toward New Orleans and the Mississippi River system.

At Larose, the GIWW intersects Bayou Lafourche, which flows south directly to Port Fourchon — Louisiana's southernmost deepwater port and home base to more than 90% of Gulf of Mexico deepwater oil and gas production — making this stretch of waterway a critical corridor for vessels, equipment, and crews supporting the offshore energy industry. Over 400 large supply vessels move through Port Fourchon's channels every day. Highway 1 and Highway 308 parallel the bayou through Larose, connecting the waterway corridor to Port Fourchon, Houma, and the interstate system for seamless water-to-road logistics. With 1,314 feet of bulkheaded frontage directly on this heavily trafficked channel, the property offers a rare opportunity to establish permanent dock access along one of the Gulf Coast's most strategically important shipping routes.