



# DEVELOPMENT OPPORTUNITY | FOR SALE

## Development Land in Growing Business Park

**Esperanza Business Park**

ST. CHARLES PARISH, LULING, LOUISIANA

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## PRIME COMMERCIAL LAND

Esperanza Business Park, St. Charles Parish, Luling, Louisiana

### DESCRIPTION

Vacant land parcels are available for sale in Esperanza Business Park in Luling. These parcels are located along Deputy Jeff G. Watson Drive and Judge Edward Dufresne Parkway, and there is one parcel along Rue Sucre. These parcels are primed and ready for development.

Esperanza Business Park consists of a large tract of land divided into various lots. Currently under development for warehouse use are five parcels

of land that run along Rue Sucre and are directly across from the parcels that are being marketed. Union Pacific Railroad is adjacent to the parcels and parallel to Hwy 18 (River Road) and the Mississippi River. This site is one mile from I-310 and the Hale Boggs Memorial Bridge, providing ease of connection throughout St. Charles Parish and the region. There is also a planned extension of Judge Edward Dufresne Blvd to La. Highway 3127.

Sizes and prices vary on land parcels, and all are zoned for light industrial. Development subject to some restrictions as per Esperanza Business Park.

**ZONING** Light Industrial

**SIZE** See following pages

**PRICING** See following pages



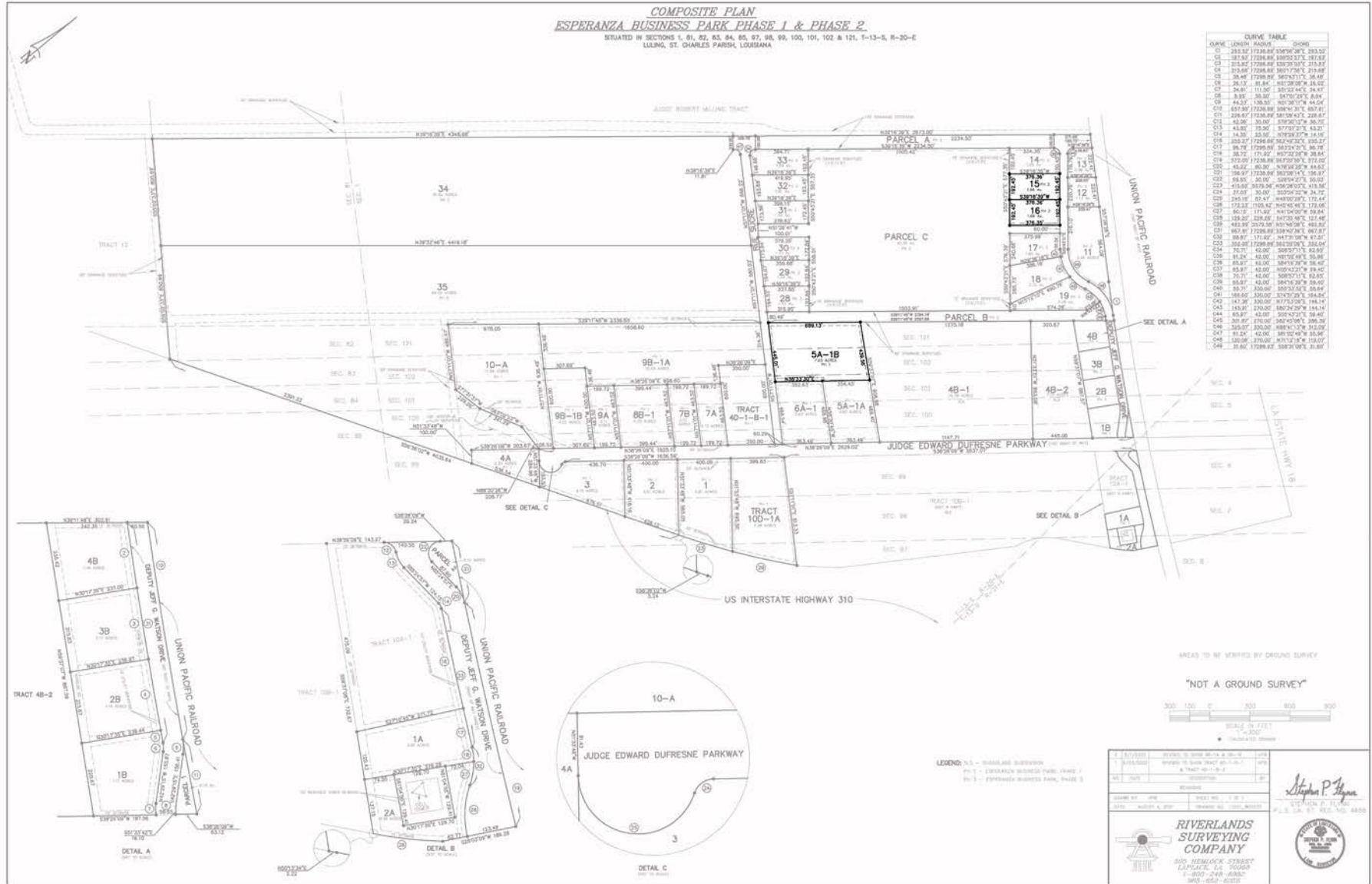
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# ESPERANZA BUSINESS PARK

## ABOUT THE SITE



# ESPERANZA BUSINESS PARK

## LOTS FOR SALE | PHASE 2



The lots in Phase 2 of Esperanza Business Park that are available for purchase are listed below. Many lots have already been sold.

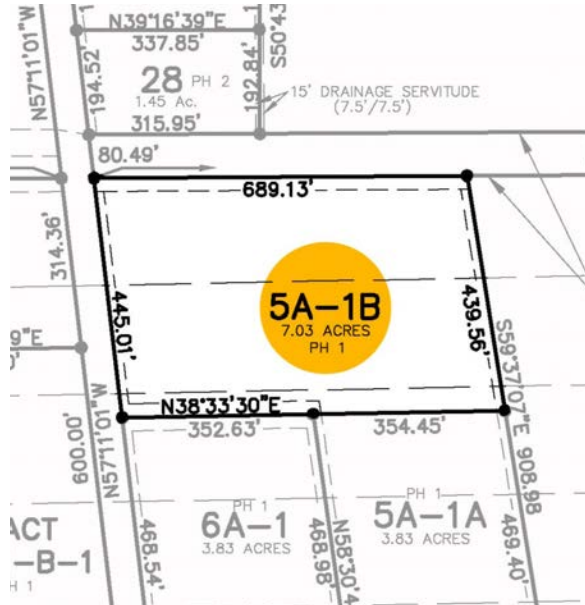
Lot	Size (SF)	Size (AC)	Price/SF	Total Price
Lot 15	72,430 sf	1.66 ac	\$5.50/sf	\$398,365
Lot 16	72,052 sf	1.65 ac	\$5.50/sf	\$396,286

The land parcels vary in size and can be purchased either separately or together. Please see the chart for size, dimensions, and zoning uses. Purchaser(s) should verify both measurements and permitted uses as well as review restrictions to development.



# ESPERANZA BUSINESS PARK

## LOTS FOR SALE | PHASE 1



A single lot remains available for purchase from Phase 1 of the park. The surrounding lots have been sold and are either developed or under construction.

Lot	Size (SF)	Size (AC)	Price/SF	Total Price
Lot 5A-1B	306,227 sf	7.03 ac	\$4.57/SF	\$1,400,000

Purchaser(s) should verify both measurements and permitted uses as well as review restrictions to development.





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