

MILE MARKER 12 WEST BANK—MISSISSIPPI RIVER | 3,019 LF ON RIVER
West Bank of Mississippi River off Highway 23, Venice, LA ~ 58.41 Acres
FOR SALE | \$3,200,000 / \$54,785 per acre www.mceneryco.com

ZONED I-3 HEAVY INDUSTRIAL!



THE McENERY COMPANY
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WATERFRONT DEVELOPMENT TRACT | Mile Marker 12

Location, Physical Description, Zoning & Pricing

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Location:	West Bank of Mississippi River on Highway 23 (Venice, LA 70041)
Ping Address:	133 Newman's Lane, Venice, LA 70041
Road Frontage:	Approximately 2,000 feet along the east side of Highway 23
River Frontage:	Approximately 3,019 feet along the West bank of Mississippi River
Approximate Total Area:	~58.41 acre development site—NET Usable area after levee extraction is ~ 53.41 acres

<u>Comments:</u>	The Mississippi River is tied to more than 15,000 miles of inland waterways resulting in a ranking for the Port of South Louisiana as one of the largest ports in the world handling 500 million tons of shipped goods per year. This offering, ideally located at Mile Marker 12, provides a strategic and proximate location for land-based operations to gulf, ocean, and any deep-water waterborne traffic. As one of the most unique and impressive deep-water markets in the world, the MS River industrial market remains one of the coveted locations for major water-borne industrial uses. The property features .57 miles (3,019') linear frontage along the west bank of the Mississippi River with +/- 54 usable acres of land that can accommodate numerous industrial uses including— Tank Farm-Terminal Operations, Single-Point Mooring Operations-Docking, etc.
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Zoning & Future Land Use:	I-3, Heavy Industrial (Plaquemines Parish) <u>Zoned for Heavy Industrial Development</u>
Pricing (per acre):	\$54,785 per acre
Pricing (per SF):	\$1.26 per SF
Sale Price:	\$3,200,000



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WATERFRONT DEVELOPMENT TRACT | PLAQUEMINES PARISH

Additional Drone Photos

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Site Boundaries (Approximate)

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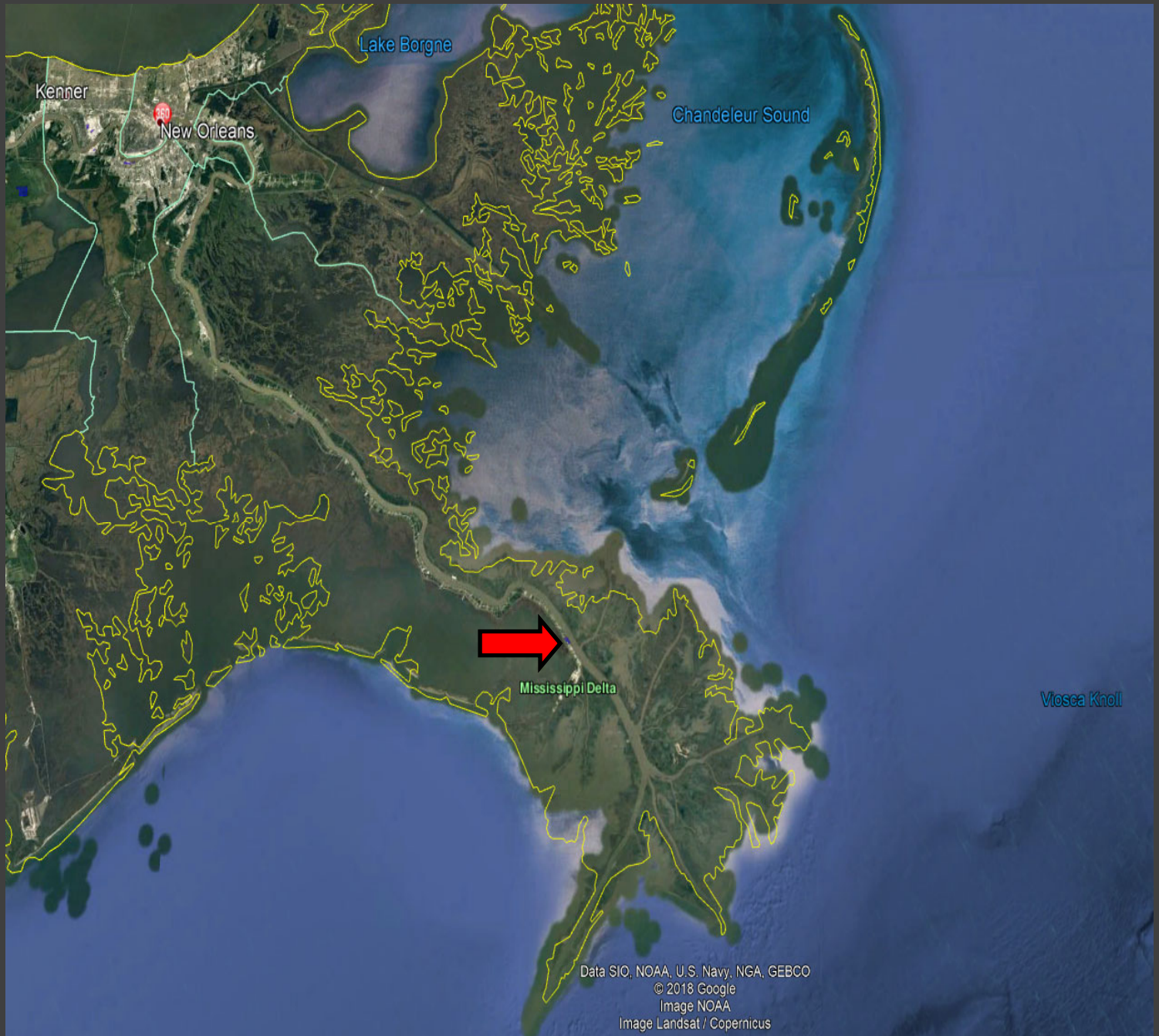
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Location Map

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Location Map

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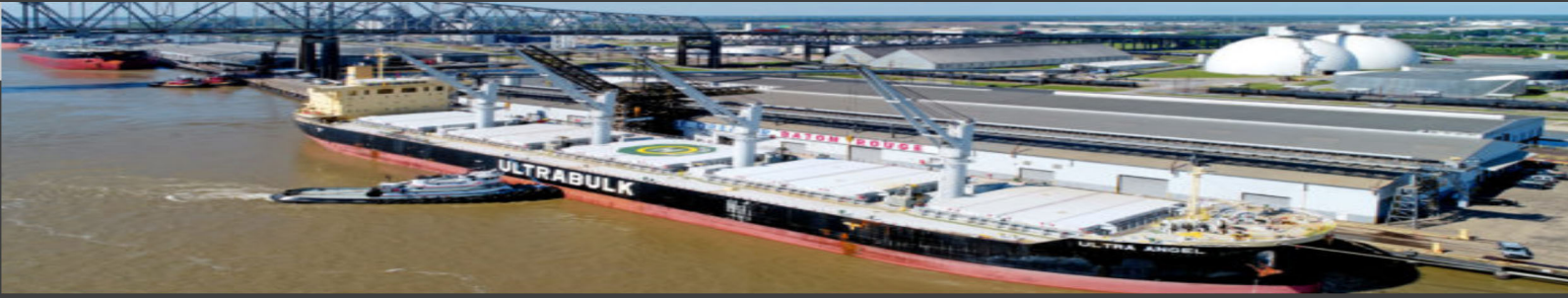
Survey Overlay (Approximate)

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The Port of Greater Baton Rouge moved more than 13,600 containers last year, a 66% increase from 2017's some 8,200 containers. To accommodate the increased activity, the port has ordered two pieces of equipment—a barge loader and a reach stacker—that should be operational by the end of the year. Barnes Media LLC.

The maritime scramble: From workforce to infrastructure, ports are playing catch-up to meet the rising ship traffic in Louisiana waterways

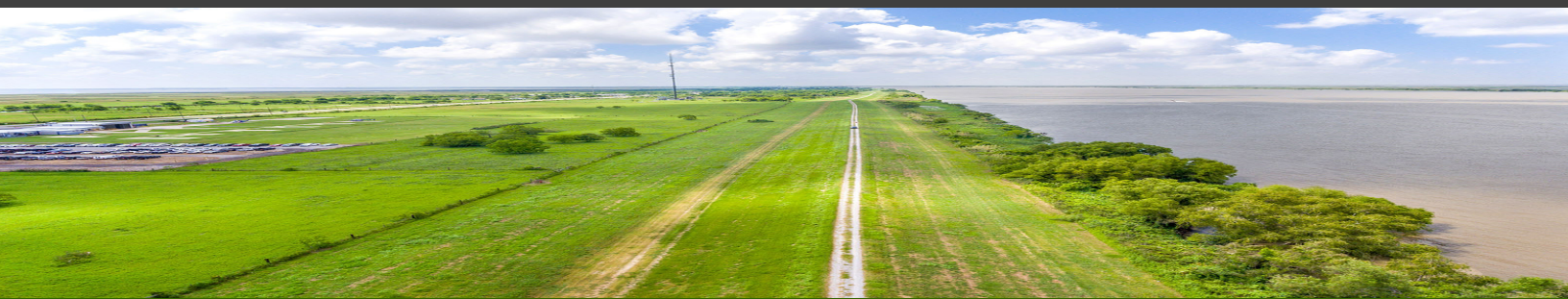
By Sam Barnes—Date: May 28, 2019

“Of the 1,200 pilots in the U.S., 25% of them live in Louisiana. That’s a number that will likely rise, as vessels carrying petrochemicals, oil and gas, agricultural products and other goods continue to increase in volume. “

“Port of New Orleans President & CEO Brandy Christian says shipping volumes are “obviously on the increase. It’s not just the number of ships—I think the bigger issue is that we’re seeing larger ships.” Port NOLA tracks the number of vessels moving through the lower Mississippi and has recorded a noticeable increase in container shipping..”

“In fact, container volumes set an all-time record in 2018 with 591,253 TEUs (twenty-foot equivalent units), up 12.3% in just one year, and doubling in the past 10 years. The uptick is primarily fueled by exports coming out of Louisiana’s plastic resins market, along with coffee exports from far upriver. Add to that more than \$80 billion in announced industrial investments in St. James Parish and elsewhere, and the exports of containers are expected to grow.”

Read More: <https://www.1012industryreport.com/marine-2/the-maritime-scramble-from-workforce-to-infrastructure-ports-are-playing-catch-up-to-meet-the-rising-ship-traffic-in-Louisiana-waterways/>



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