

LAND FOR SALE

BELLE POINT, RESERVE, LA

Location Map



LAND FOR SALE

BELLE POINT, RESERVE, LA



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Neighborhood Map



TO BATON ROUGE

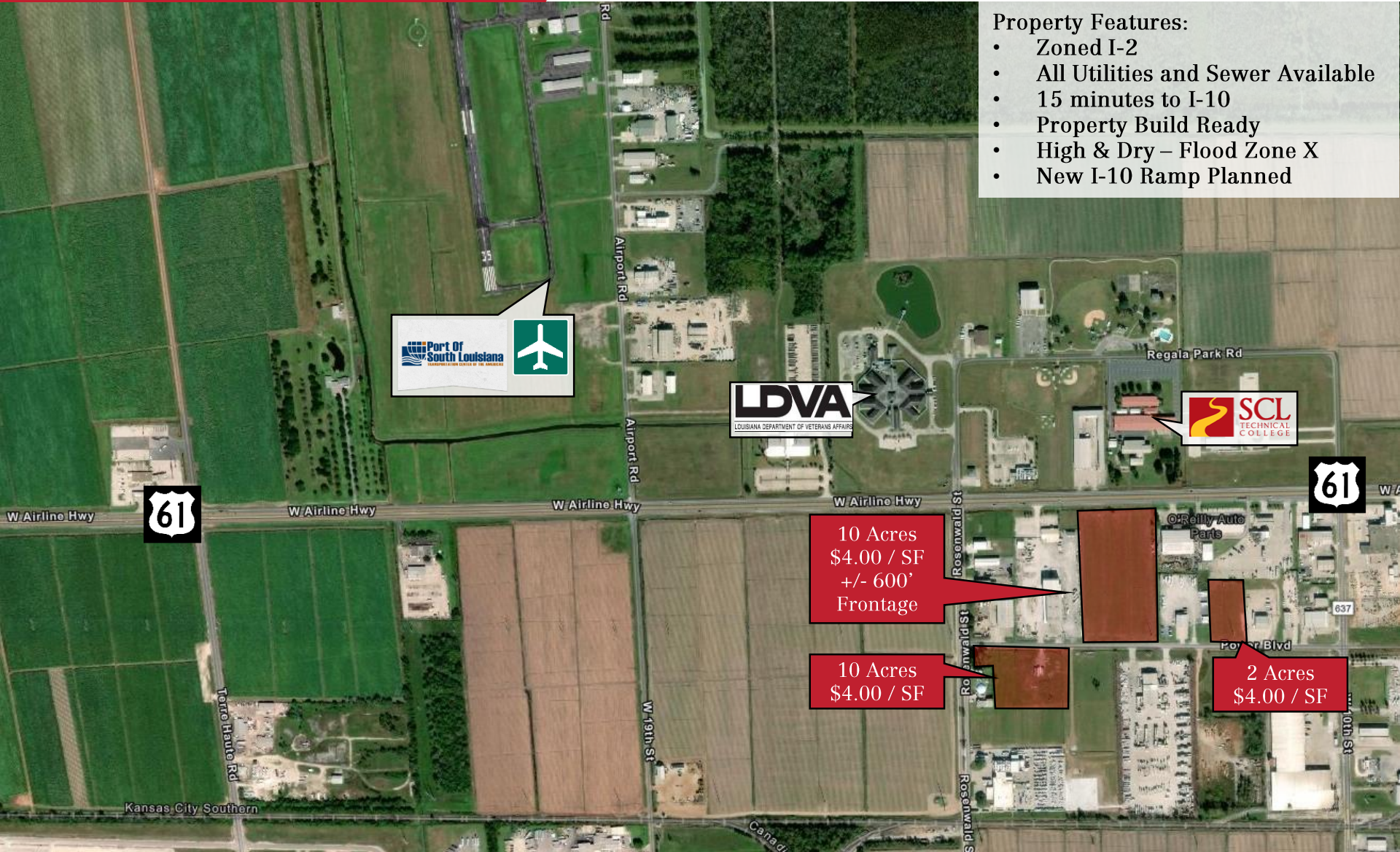
TO HAMMOND

TO NEW ORLEANS

SUBJECT PROPERTIES

Hartley Daigle, CCIM
+1 225 610 0821
hcdaigle@latterblum.com

Michael Cashio, CCIM
+1 225 247 9812
mcashio@latterblum.com



Property Features:

- Zoned I-2
- All Utilities and Sewer Available
- 15 minutes to I-10
- Property Build Ready
- High & Dry – Flood Zone X
- New I-10 Ramp Planned



10 Acres
\$4.00 / SF
+/- 600'
Frontage

10 Acres
\$4.00 / SF

2 Acres
\$4.00 / SF



61.9 Acres
\$2.75 / SF

Property Features:

- Zoned I-2
- Kansas City Southern & Canadian National Rail Access
- All Utilities and Sewer Available
- 15 minutes to I-10
- Property Cleared
- Will Subdivide
- High & Dry – Flood Zone X
- New I-10 Ramp Planned

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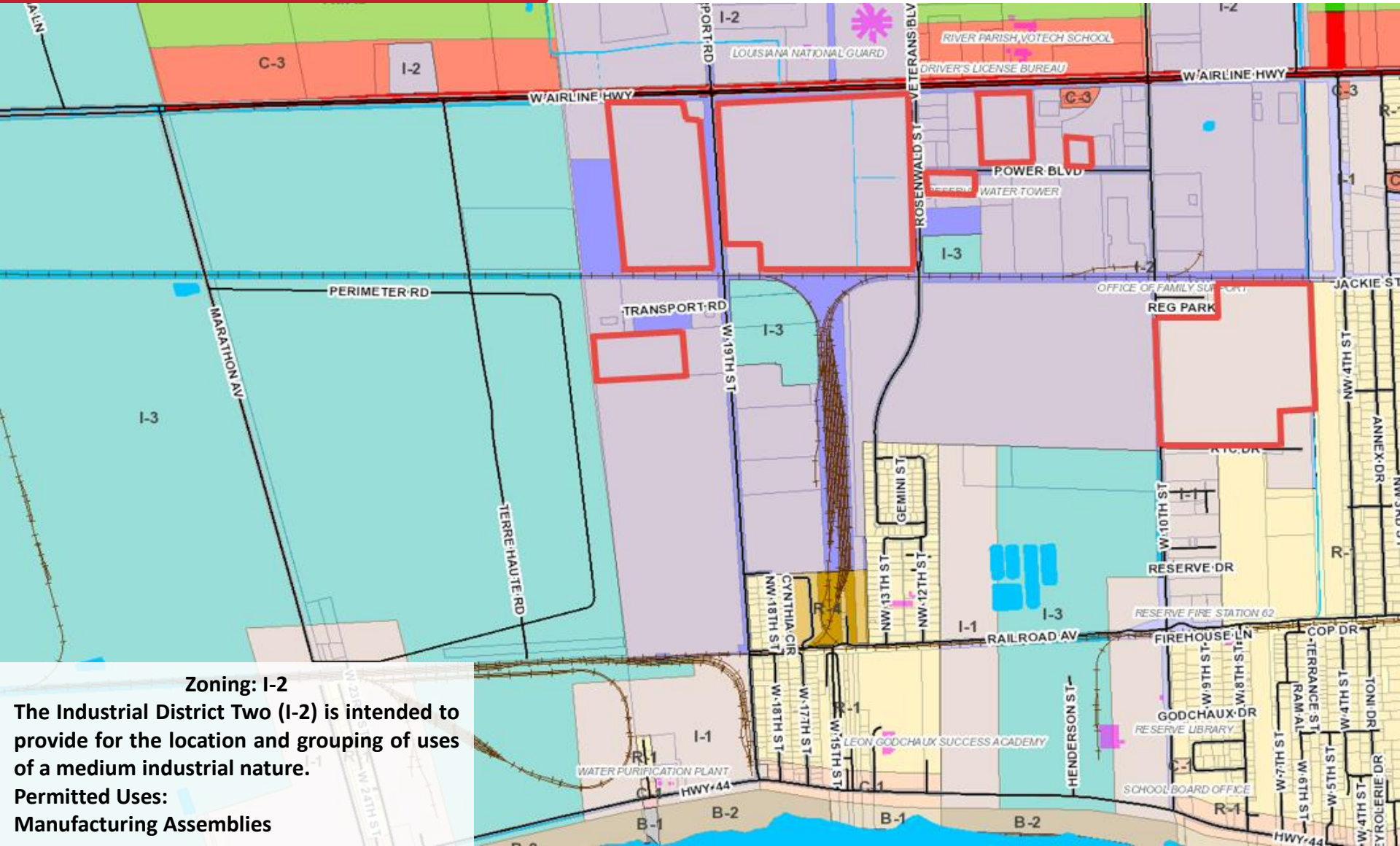


1.5 Acres
\$2.65 / SF

- Property Features:**
- Zoned I-2
 - Kansas City Southern & Canadian National Rail Access
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Zoning: I-2

The Industrial District Two (I-2) is intended to provide for the location and grouping of uses of a medium industrial nature.

- Permitted Uses:**
Manufacturing Assemblies

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INDUSTRIAL LAND FOR SALE

RESERVE, LA

About **St. John**



The Region

The River Parishes are those parishes in Louisiana between New Orleans and Baton Rouge that span both banks of the Mississippi River, and are officially part of the rather large Acadiana region. Traditionally they are considered to be St. Charles Parish, St. James Parish, and St. John the Baptist Parish. These parishes also made up an historical area once referred to as the German Coast of Louisiana.

The largest of all communities in this region is LaPlace in St. John the Baptist Parish. St. John the Baptist Parish, Louisiana is a progressive community strategically located at the intersection of Interstate 10 and Interstate 55, two of America's most traveled highways and less than 30 minutes from New Orleans, one of America's greatest and most historic cities. Amenities of the city with the quality of a rural community!

The River Region labor market has over 200,000 workers. St. John the Baptist Parish is a part of the New Orleans Metropolitan Statistical Area (MSA), which is the 45th largest MSA in the U.S. St. John the Baptist Parish population is approximately 45,924. The New Orleans-Metairie-Hammond Combined Statistical Area (CSA), a nine-parish area, has a population of 1,452,500.

Workforce

Louisiana is an employer-friendly state with a "Right to Work" labor structure.

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While a low cost of doing business may be attractive, it is the skilled workforce, enhanced by hundreds of technical college or university graduates who enter the workforce on an annual basis. Serving as home to several major industry leaders within the Petrochemical and grains industry make St. John the Baptist Parish the best place to do business.

Young professionals are a key part of the region, simply due to both Baton Rouge and New Orleans both being accessible within an hour. In just three short years, we have elevated our status as a school system to a "B" rating in the latest Louisiana Department of Education rankings. With 81% of our students classified as economically disadvantaged, we have set and held students and our employees to high standards. We are the only system that has earned a "B" rating with at least 81% of its students categorized as such., Working with our local public and private school systems along with neighboring parish's our workforce stands ready to face the challenge of both current and future work force needs.

Distances from Other Cities

St. John the Baptist Parish's strategic southeastern location and superior transportation network provide swift access to domestic and foreign markets. As a community who is home to America's largest tonnage Port district, St. John the Baptist Parish is the premier sea gateway for U.S. export and import traffic. St. John's infrastructure through water, rail and roadway makes the parish a logistical hotspot for businesses.

Transportation

St. John the Baptist Parish's versatile, all-purpose combination of water, ground, and air transportation is capable of meeting the needs of the most demanding business.

St. John the Baptist Parish truly offers an intermodal transportation network of waterways, roadways, rail, and air, an advantage resident companies enjoy. The parish sits at the intersection of Interstate 10 and Interstate 55, which allows the speedy and expeditious distribution of products throughout the Americas and to the world.

Vessel and Barge

Within the 108 miles (174 kilometers) of deepwater frontage on both banks of the Mississippi River are more than 50 piers and docks. Vessels drafting 45 feet (14 meters) call the port district throughout the year. Rarely is river commerce halted because of river depth or weather conditions.

The Port of South Louisiana transfers cargo to and from vessels and barges arriving in the lower Mississippi River. The inland barge system, comprised of 19,262 miles (30,992 kilometers) of waterway, moves more than 291 million short tons (source: Port of South Louisiana 2014 data) of cargo upriver to major U.S. markets in the Midwest and Northeast.

Highways

Three major interstate highways connect the Port of South Louisiana to major U.S. markets. Interstate 10 extends across the nation from the Atlantic to the Pacific. Interstate 55 reaches points as far north as Chicago, Detroit, and St. Paul. Interstate 59, which originates near the Port's northern boundary, allows direct entry to cities in the eastern United States. Just within 600 miles are 20 metropolitan area markets in the southeast U.S. accessible via these interstates. Throughout the Port's jurisdiction, an excellent state highway system feeds traffic to these major interstate arteries. Shipments can flow easily, without congestion, into the mainstream of the interstate highway system.



Rail
Gulf Coast Rail Lines

The Port of South Louisiana is served by three trunk line railroads, two on the east bank of the Mississippi River and one on the west bank. The Union Pacific railroad on the west bank provides service to western U.S. markets, whereas the Canadian National and Kansas City Southern railroads, both on the east bank, serve the mid-continental United States, Canada, and Mexico.

Pipeline

Six major oil and gas pipelines serve the Port of South Louisiana. The Port is the terminus for the nation's only offshore oil superport, located 15 miles (24 kilometers) off the Louisiana coast. The superport provides over **500,000 barrels of crude oil daily** through a 48-inch (122 centimeter) pipeline. The Port is the originating point for Capline, a 40-inch (101 centimeter), 640-mile (1,030 kilometer) pipeline that carries an average of 800,000 barrels of oil daily from Louisiana to the middle of the United States.

Air
Regional Airports

The New Orleans (Louis Armstrong) International airport is just minutes away from the Port of South Louisiana with daily passenger and commercial air services are available to major airports throughout the United States, Mexico, Europe, Central and South America, and Canada.

Other area airports, including the **Port of South Louisiana Executive Regional Airport** (with a 5,150-foot paved runway), offer private, business, and/or air freight services and storage (cold included).

Gulf Coast Rail Lines

