

SUMMARY

ZONING

CONCEPTUAL SITE PLAN

LOCATION AERIAL

FOR SALE

OFFERING SUMMARY

- \$950,000
- \$2.64 PSF - 8.26 Acres

KEY PROPERTY DETAILS

- Zoning: I-1
- Flood Zone: X and A (Base Flood: 15.5')
- Private sewer treatment plant required
- Public water available
- Entergy provides electric
- Gas is available

LOCATION DESCRIPTION

Stirling is pleased to present this near-shovel ready industrial land site nestled in the heart of the petrochemical corridor. Located in Geismar, Louisiana, this strategically positioned property fronts along Hwy 30, just north of Hwy 73, offering quick access to all service companies and plants in the region.

Proximity to Key Infrastructure: Situated in Flood Zone X and A, this property ensures a secure and accessible location for industrial activities. The site has public water, electric service from Entergy, and accessible gas available for development.

Strategic Access: Notably, the property benefits from its close proximity to Interstate 10, a major transportation artery facilitating seamless connectivity for logistics and transportation needs. This strategic access makes the site an ideal candidate for the development of an industrial park or a laydown yard for equipment or material storage.

Opportunity for Industrial Development: Within the backdrop of international operators such as Shell, BASF, Methanex, Rubicon, Lion Copolymer along with many others in this thriving petrochemical sector, the site presents a uniquely rare opportunity for investors and businesses seeking to establish a notable presence in the heart of industrial activity. The site's strategic location, zoning, and utilities make it ideal for warehouse storage, light industrial structures and facilities, wholesale operations with storage among other uses. Building height is limited to 35' with no limit to floor area. This area continues to experience tremendous growth and a scarcity of entitled development sites thanks to the Billions of dollars in industrial infrastructure.

Cleared, Level to Grade site. Seller has obtained 404 permit.



SUMMARY

ZONING

CONCEPTUAL SITE PLAN

LOCATION AERIAL

APPENDIX I ZONING

(Y = Permitted) (CU = Conditional Uses)

Agricultural uses

Farming Livestock related activities	
Community buildings, police and fire stations	Y

Recreational and Institutional

Public utilities including equipment and supply storage	Y
Public utility stations and public services	Y
Transmission towers	CU

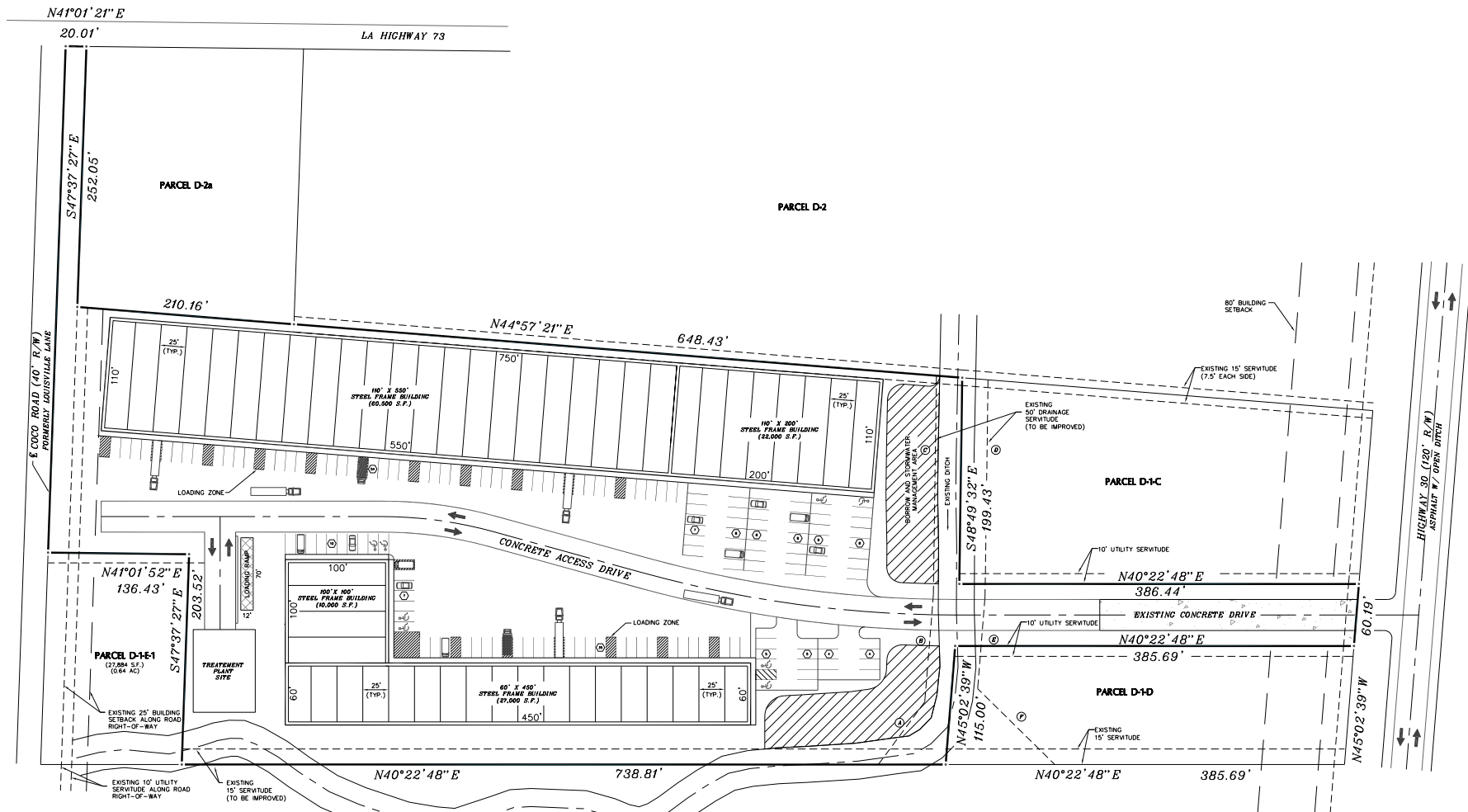
Commercial Uses

Auto and truck major repairs including such services as repair, reconditioning, painting	Y
Office Activity	Y
Boat sales	Y
Convenience Store with gas pumps	Y
Mini-warehouses	Y
Minor Repair and Maintenance of Personal Vehicles	Y
Mobile home and trailer sales	Y
Sales and service of commercial and industrial supplies and equipment	Y
Sales and storage of construction materials	Y
Signs, on-site use advertising	Y

Industrial Uses

Light industrial Structures and Facilities	Y
Dry cleaning plants	Y
Printing Plants	Y
Warehouses	Y
Wholesale business and storage	Y
Ponds or dirt pits	Y





CONCEPTUAL SITE PLAN SHOWING INDUSTRIAL WAREHOUSE COMPLEX LAYOUT + 119,500 SF

SUMMARY

ZONING

CONCEPTUAL SITE PLAN

LOCATION AERIAL

