

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](http://www.mceneryco.com)

## ZONED I-3 HEAVY INDUSTRIAL!



**Estimated Depths of 45' at 125' off shore and 65' at 375' off Shore\***

*\*Based on 2004 readings*



**THE McENERY COMPANY**  
Commercial Realty Brokerage & Asset Management Services

Office: 504.274.2701 | 810 Union Street, 4th Floor, New Orleans, LA 70112 |

S. Parkerson McEnery

504.274.2664 direct

[parke@mceneryco.com](mailto:parke@mceneryco.com)



Peter M. McEnery

504.274.2701 office

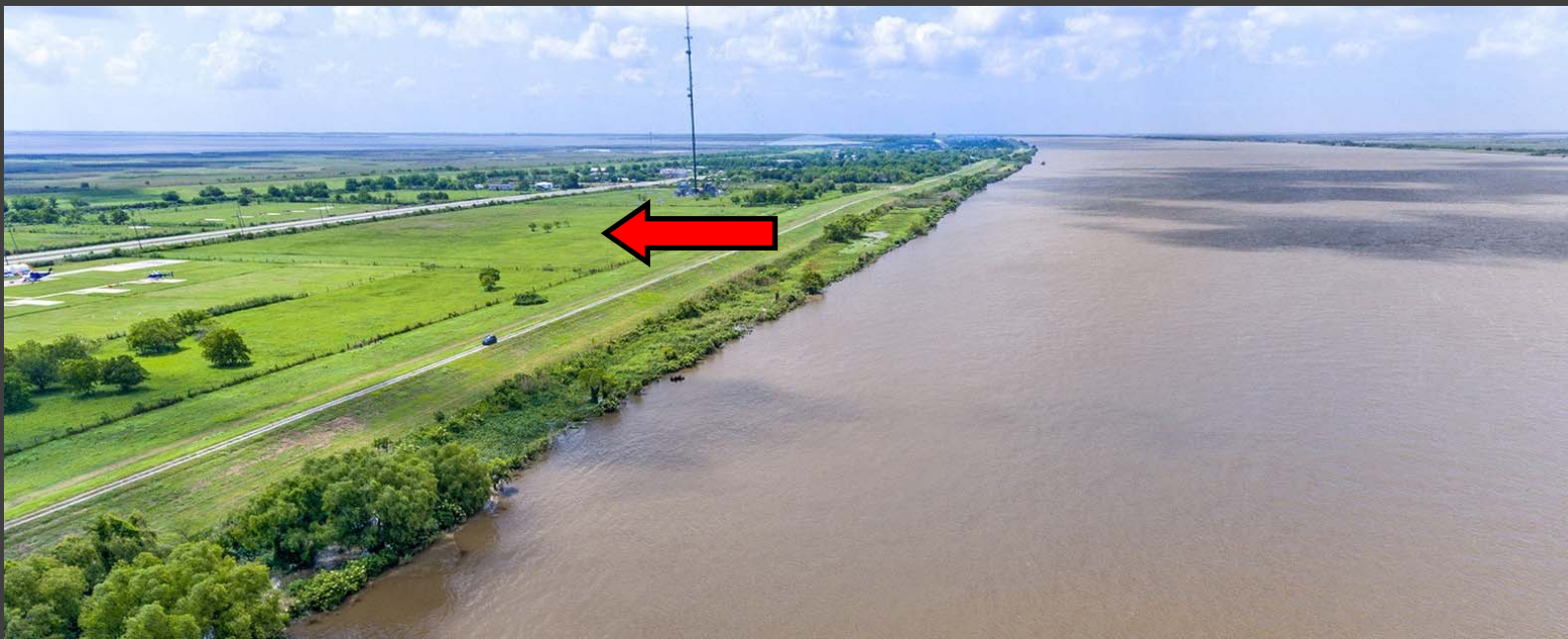
[peter@mceneryco.com](mailto:peter@mceneryco.com)



# WATERFRONT DEVELOPMENT TRACT | Mile Marker 12

Location, Physical Description, Zoning & Pricing

www.mceneryco.com



**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

**Comments:** 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. The tract possesses significant frontages along the West Bank of the Mississippi River, substantive support land areas, frontage along Highway 23 and a Heavy Industrial Zoning designation. The property previously received an Army Corps of Engineers Permit in 2005 for development of a ship-to-barge transfer facility. 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.**

**Zoning & Future Land Use:** I-3, Heavy Industrial (Plaquemines Parish) Zoned for Heavy Industrial Development  
**Estimated Water Depths:** 45' at approximately 125' from the Shore and 65' at 375' from Shore (Based on 2004 readings)  
**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

[www.mceneryco.com](http://www.mceneryco.com)



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# WATERFRONT DEVELOPMENT TRACT | PLAQUEMINES PARISH

Site Boundaries (Approximate)

[www.mceneryco.com](http://www.mceneryco.com)



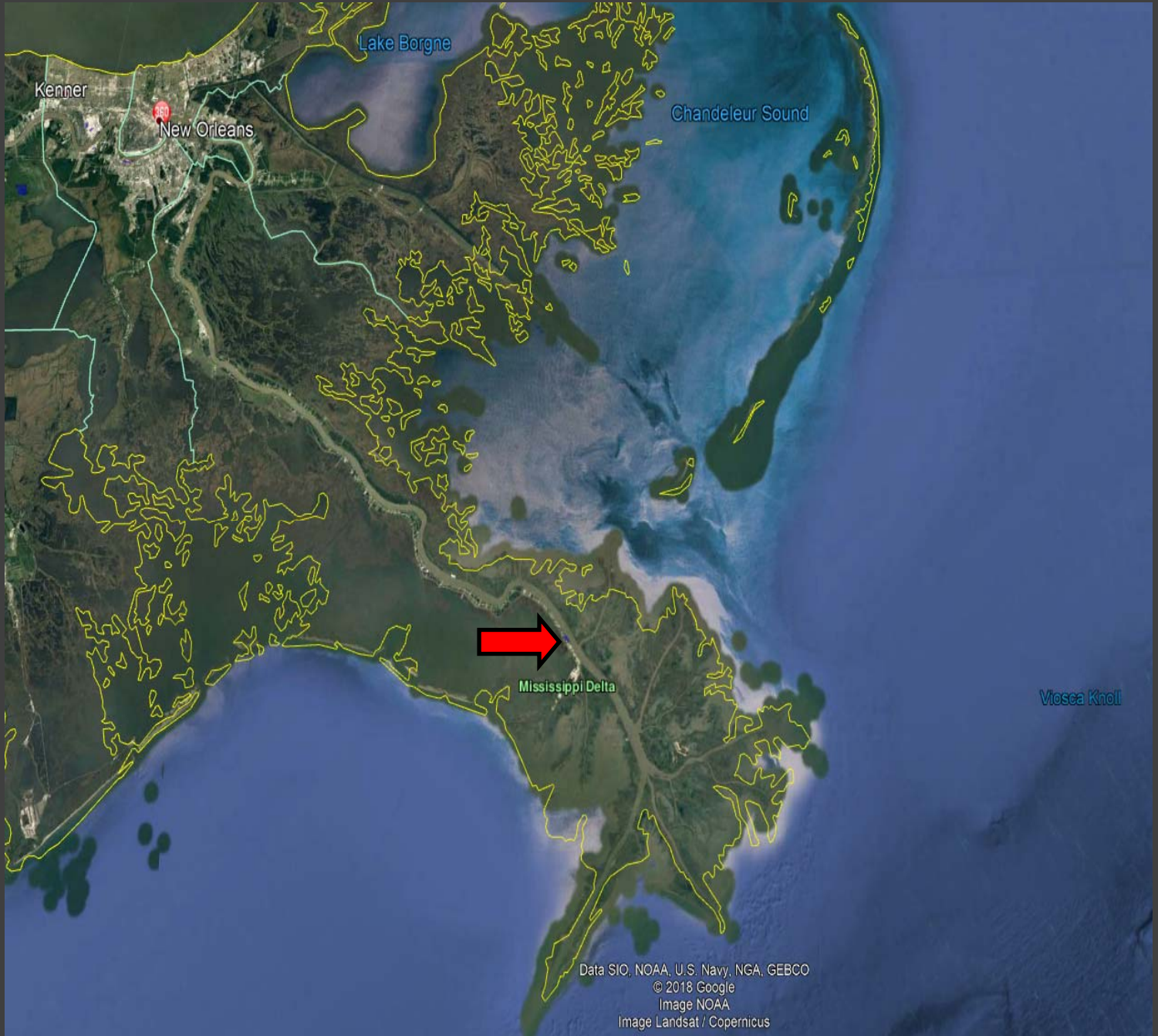
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# WATERFRONT DEVELOPMENT TRACT | PLAQUEMINES PARISH

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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