27 Acre

Lay Down Yard + Development Opportunity

Three Miles to Gulf | Mermentau River Frontage | Cameron Parish, Louisiana

Property Highlights

Positioned on approximately 27 acres along the Mermentau River and located only three miles from the Gulf of Mexico, this site offers a unique opportunity for EPC contractors, marine operators, and industrial project teams seeking a centralized staging and logistics hub.

The property's waterfront setting, combined with proximity to major energy, infrastructure, and industrial projects across the Gulf Coast region, makes it ideally suited for laydown operations, equipment and material storage, fabrication support, and potential fleeting activities. The location provides convenient access to project corridors stretching from Port Arthur, Texas, to Vermilion Bay, Louisiana.

Additional land may be available, allowing users to scale operations based on project-specific requirements.

Waterfront Gulf Access

±27 acres situated on the Mermentau River with the Gulf of Mexico located just 3 miles away, offering a strategic location for coastal and marine-related operations.

Laydown & Logistics Hub

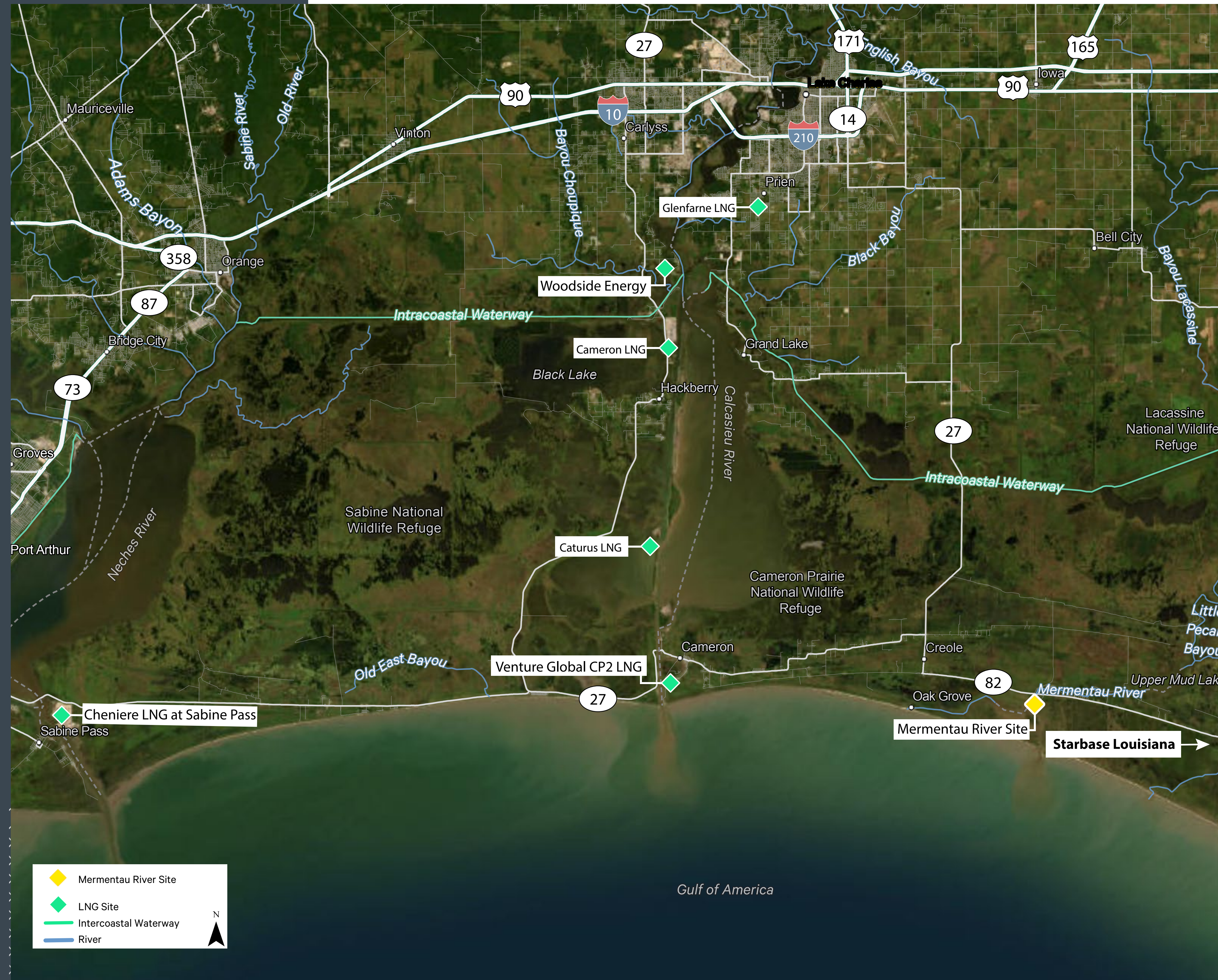
Well-suited for laydown, equipment storage, material staging, fabrication support, and potential fleeting operations serving large-scale industrial and infrastructure projects.

Regional Project Reach

Ideally positioned to support projects along the Gulf Coast corridor from Port Arthur, Texas, to Vermilion Bay, Louisiana, providing efficient access to active and future developments.

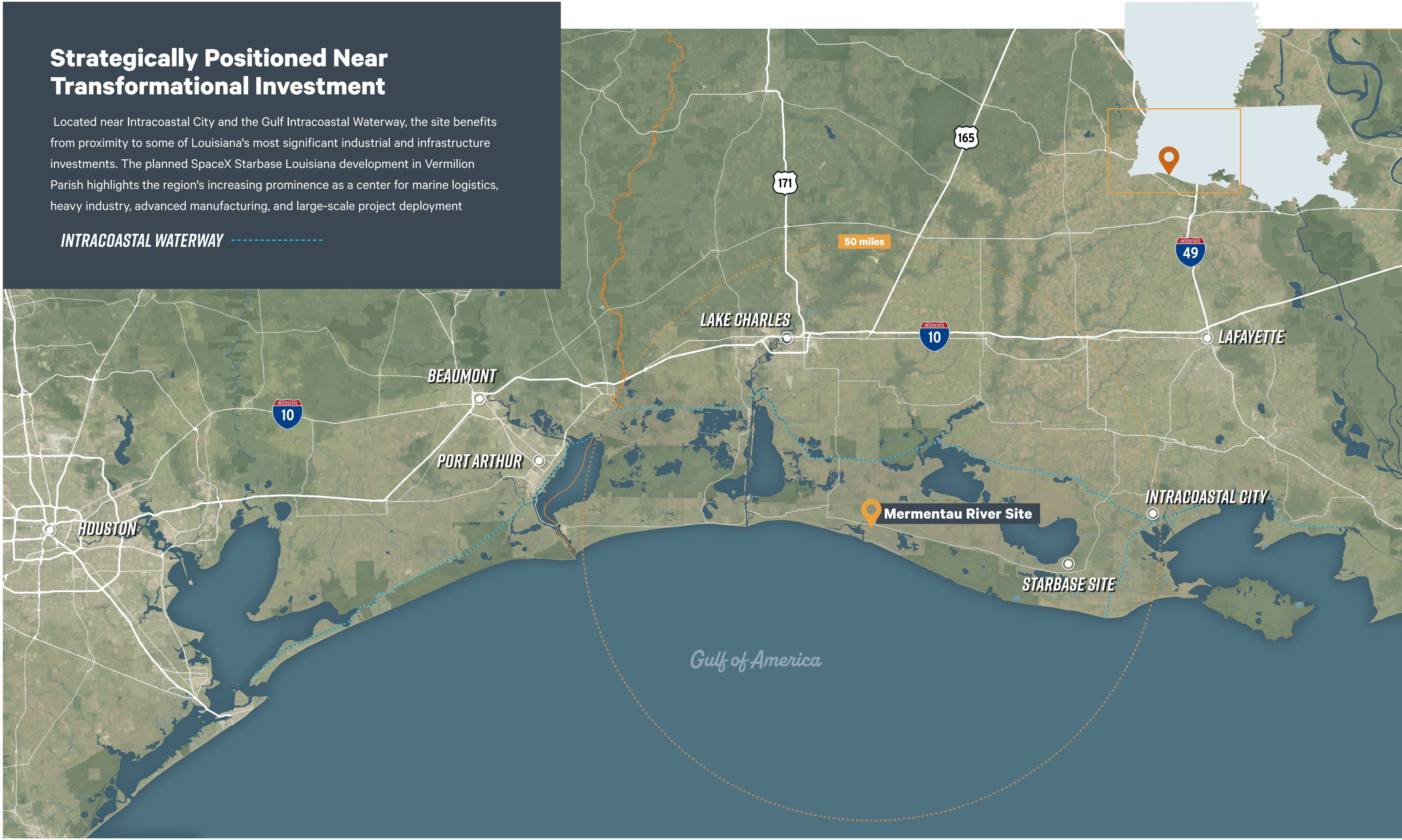
Scalable Industrial Opportunity

Located in a business-friendly environment with flexibility to expand operations, including the potential availability of additional acreage to accommodate larger project requirements.



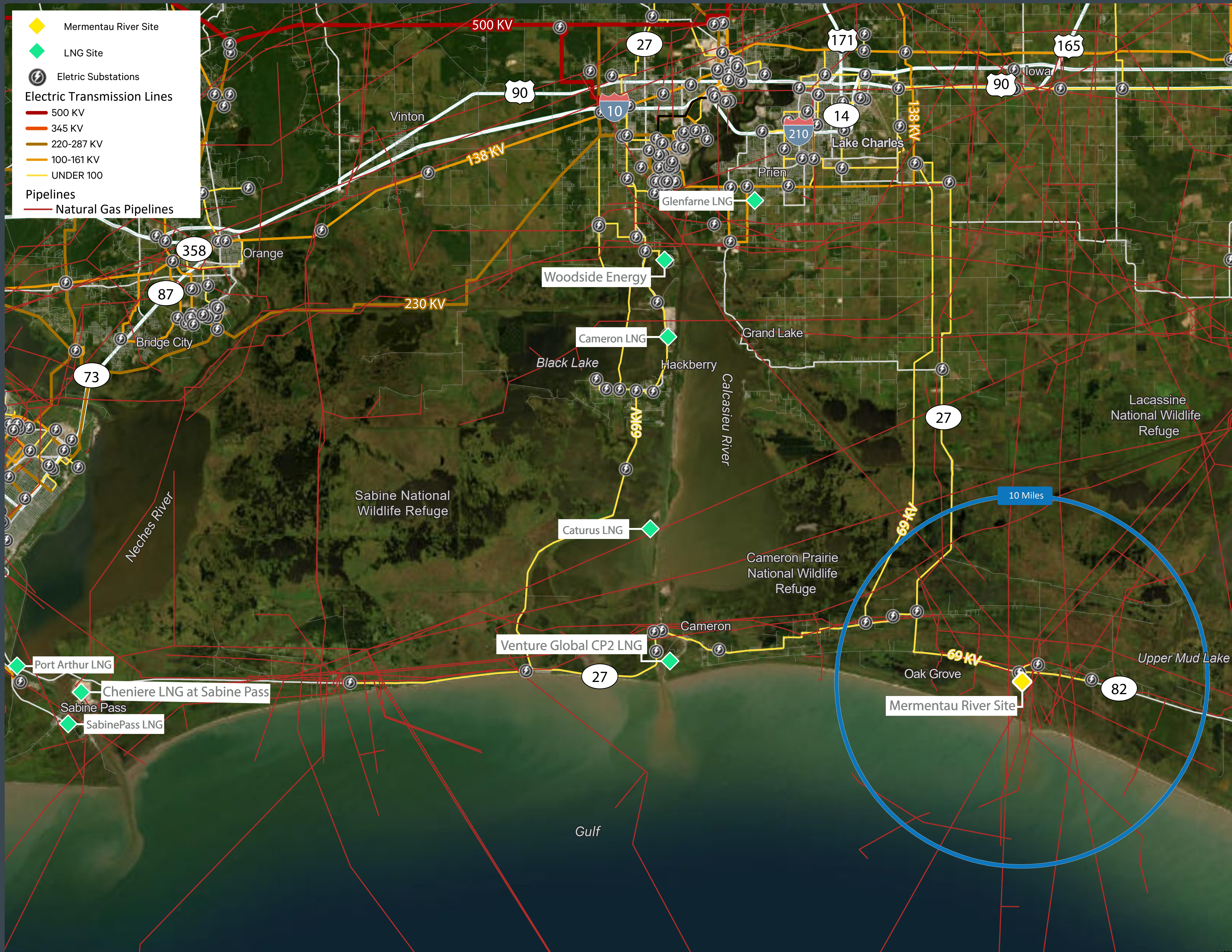
Strategically Positioned Near Transformational Investment

Located near Intracoastal City and the Gulf Intracoastal Waterway, the site benefits from proximity to some of Louisiana's most significant industrial and infrastructure investments. The planned SpaceX Starbase Louisiana development in Vermilion Parish highlights the region's increasing prominence as a center for marine logistics, heavy industry, advanced manufacturing, and large-scale project deployment



Expansion Potential

In addition to the approximately 27-acre offering, additional adjacent acreage may be available, providing flexibility for users requiring larger laydown areas, expanded storage capacity, fabrication operations, or future growth.



Location Overview

Industrial Growth Region

Located in a Gulf Coast market supported by ongoing energy, petrochemical, marine, and infrastructure investment. Zoned Light Industrial, supporting a range of industrial, logistics, storage, and project-support uses.

Skilled Workforce Access

Access to an established labor pool and network of contractors, fabricators, and industrial service providers.

Contractor-Friendly Market

A business-oriented environment with a long history of supporting industrial development and project execution.

Long-Term Demand Drivers

Positioned within a region benefiting from continued capital investment across energy, manufacturing, and coastal infrastructure sectors.

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Copyright Notice

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