



# LOWER MISSISSIPPI RIVER INDUSTRIAL TRACT WITH SHIP DOCK & RAIL FOR SALE OR LEASE

3607 ENGLISH TURN RD. | BRAITHWAITE, LA

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DRONE FOOTAGE](#)

**FOR SALE: \$40,000,000**  
**FOR LEASE: \$4,000,000 (Annual, NNN)**

## SITE

387 +/- total acres

## MISSISSIPPI RIVER FRONTAGE

5,720 linear feet with federal levee protection

## ZONING

Of the upland useable acreage:

217 +/- acres Heavy Industrial

75 +/- acres Light Industrial

42 +/- acres A-1 Agricultural

## DOCK

510' x 52' Dock with 774' +/- dock mooring area and 2nd inoperable former liquids dock in need of refurbishment

## RAIL

Norfolk Southern Class I rail service with active spur on site, on site rail car storage capacity, and multiple rail loading docks. Reciprocal switching to KCS, CN, UP, BNSF, & CSX

## LAY DOWN YARD

386,000 +/- square feet of pile supported lay down yard

## WAREHOUSE

66,763 +/- square feet

## TRUCK SCALE

## UTILITIES

Power, water, natural gas

## WETLANDS

Only 45 +/- acres wetland (2014 United States Army Corps of Engineers Jurisdictional Determination)

## ENVIRONMENTAL

Clean Environmental (LDEQ Ready for Reuse Determination Certificate in Hand following cessation of former nickel processing on site)

## HURRICANE IDA

This property did not incur any damage as a result of Hurricane Ida (August 29, 2021.) No flood water entered the property and there was no wind damage to any of the improvements

Max J. Derbes, Inc.  
REALTORS

**BRYCE FRENCH**  
O: 504.733.4555  
M: 504.427.2090  
bryce@maxderbes.com



**MATTHEW ASVESTAS**  
O: 713.300.0305  
Matthew.Asvestas@streamrealty.com



**BILL BOYER**  
O: 713.881.0919  
bill.boyer@cbre.com

**ANDREW JEWETT SR.**  
C: 713.553.7393  
M: 832.310.4772  
Andrew.jewett@cbre.com



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## DOCK

Fully permitted **52' x 510'** concrete dock with a heavily reinforced foundation. Dock is suitable for solid bulk and capable of handling containers. With proper dredging maintenance, the dock can accommodate up to **42'** of draft.



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## RAIL

Norfolk Southern Class I rail service with active spur on site, on site rail car storage capacity, and multiple rail loading docks. Reciprocal switching to KCS, CN, UP, BNSF, & CSX. The operating portion of the rail is serviced and maintained. The site has ample additional acreage to accommodate additional spurs or a complete rail loop within the site.

EXISTING BUT  
NOT ACTIVE

DOCK 1

DOCK 2

ACTIVE

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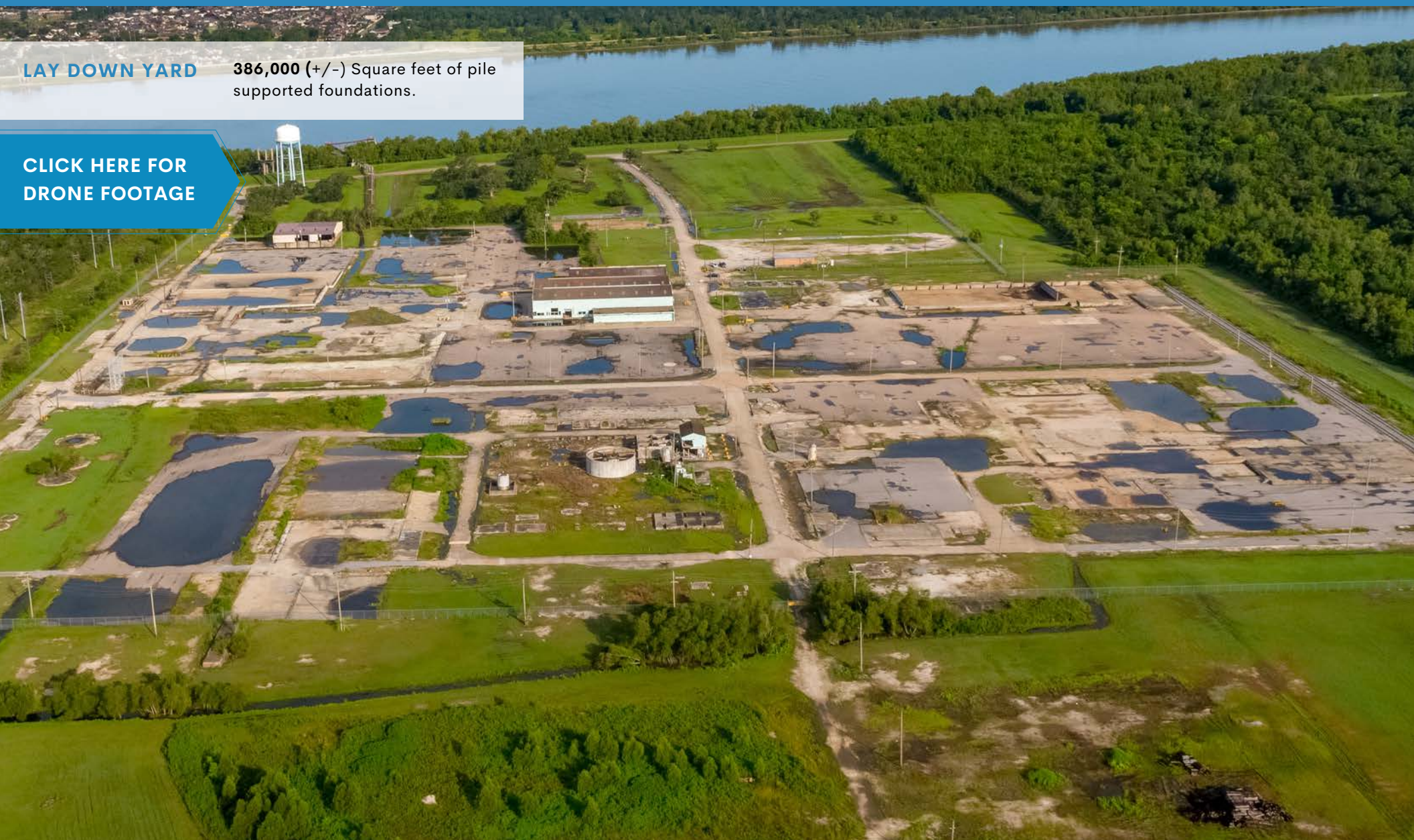
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## LAY DOWN YARD

**386,000 (+/-)** Square feet of pile supported foundations.

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## WAREHOUSE

**66,763 (+/-)** Square feet of warehouse improvements.

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## TRUCK SCALE

- Installed 2017
- Mettler Toledo Steel Deck Truck Scale
- 70' x 11' Deck
- (8) 50t PDX Digital Load Cells
- 100,000 lbs, Concentrated Load Capacity
- 10 Year Load Cell and Weigh Bridge Warranty
- Ticket Printer
- Remote Display



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## UTILITIES

**Water** (potable and process water)

**Natural Gas**

- 3" pipeline

**Power**

- Adjacent Entergy Substation
- 2 - 20/33 KVA transformers with 60,000 kw capacity
- 13,800 volt power supply
- 25 megawatts

**Sewer service via domestic sewer lagoon.**

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## WETLANDS DELINEATION & EXPANSION ACREAGE

Per the most recent U.S. Army Corps of Engineers Jurisdictional Determination completed in 2014, **342** (+/-) acres are non-wetland. **120** (+/-) acres are currently cleared.

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## ENVIRONMENTAL

Clean Environmental (LDEQ Ready for Reuse Determination Certificate in Hand following cessation of former nickel processing on site)



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## 2ND DOCK "INOPERABLE"

This second dock is a previously utilized liquids dock. This dock has not been in commerce for years and would require significant refurbishment or a full rebuild.

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## ZONING

This site has been a designated **Foreign Trade Zone** since 2012.

Of the upland useable acreage:

**217 +/- acres Heavy Industrial**

**75 +/- acres Light Industrial**

**42 +/- acres A-1 Agricultural**

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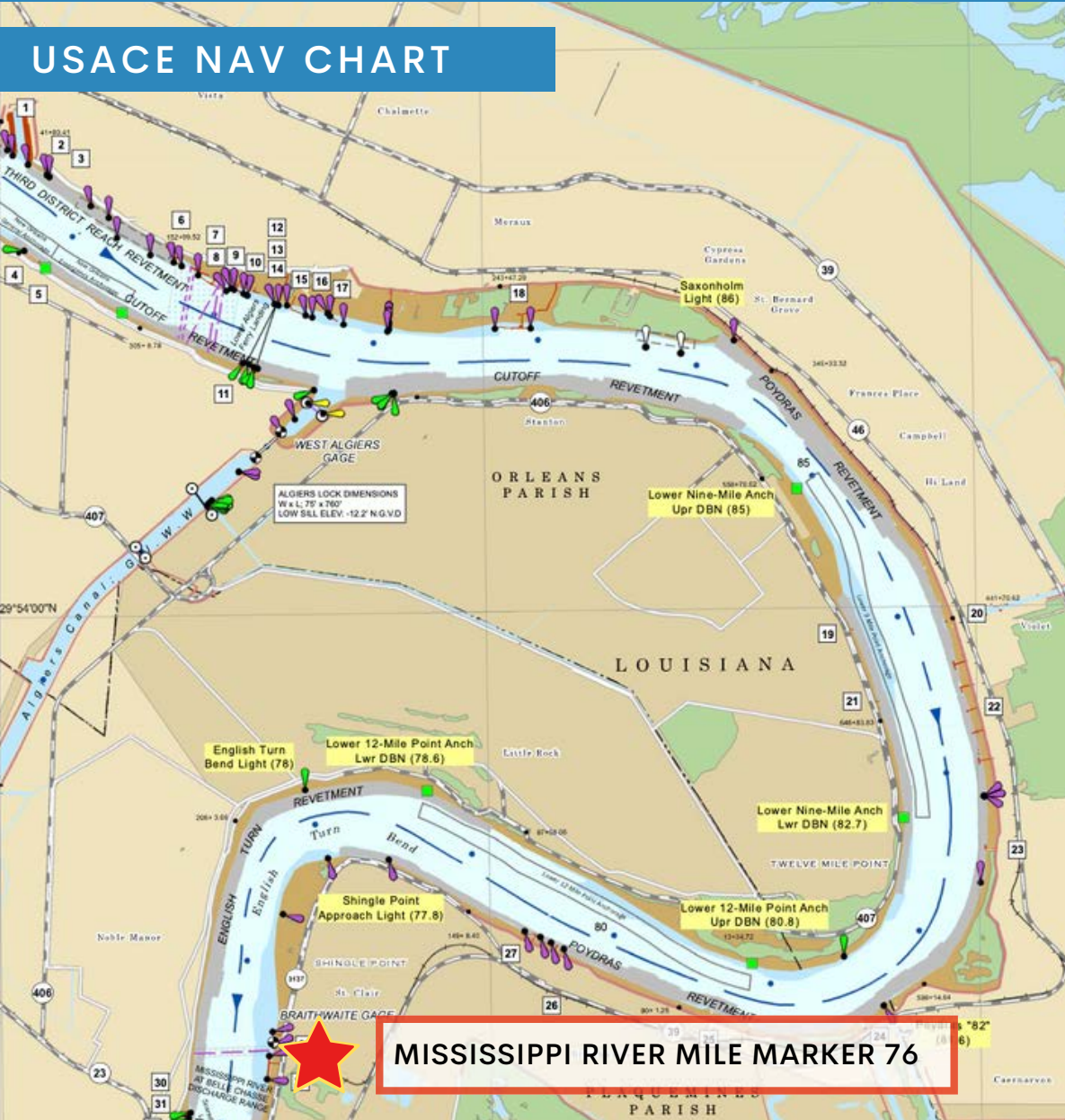




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## USACE NAV CHART



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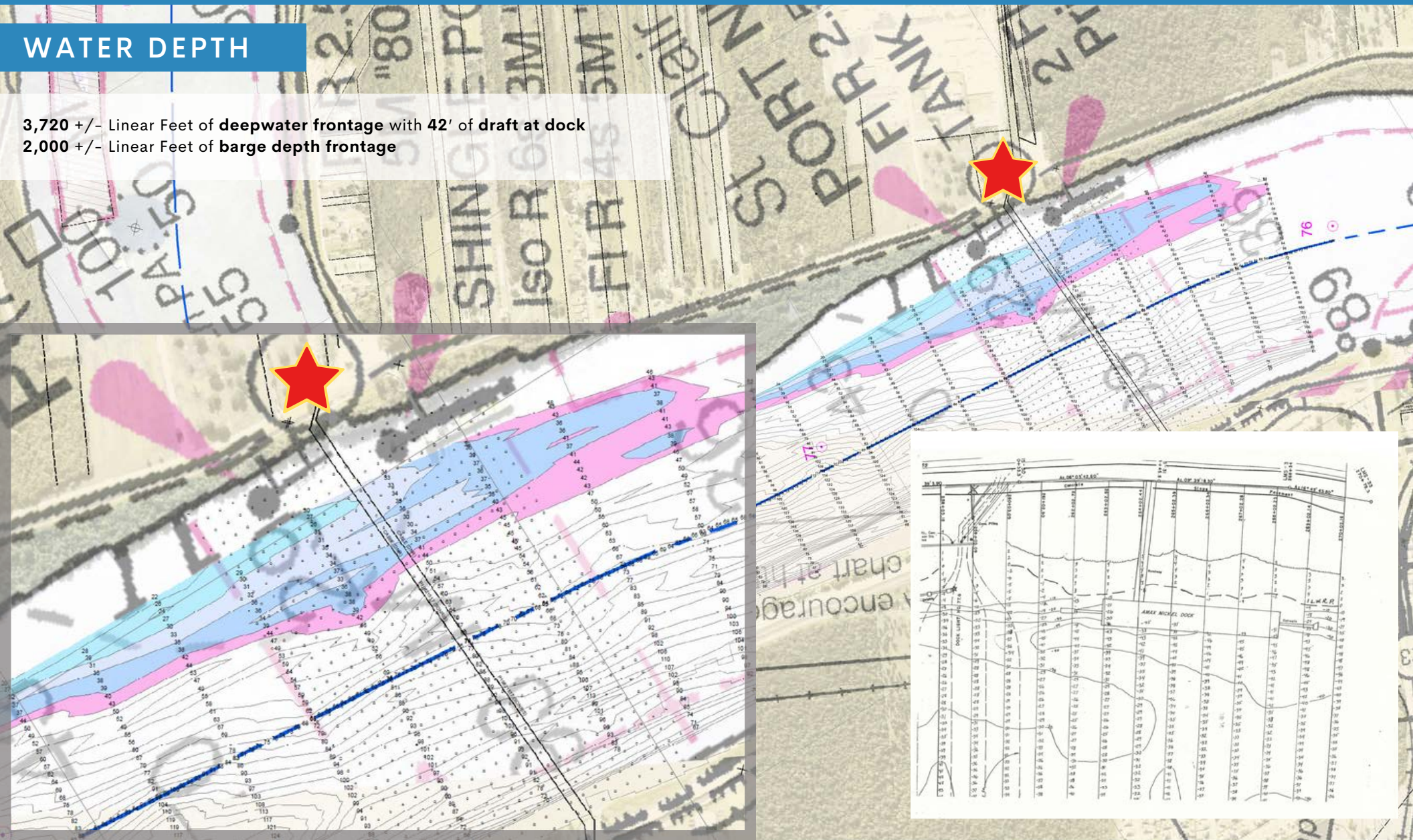


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## WATER DEPTH

3,720 +/- Linear Feet of **deepwater frontage** with 42' of draft at dock  
2,000 +/- Linear Feet of **barge depth frontage**



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1. Port of New Orleans
2. Port of St. Bernard
3. Stolthaven Terminals
4. Plaquemines Port Terminal
5. Chevron Refinery
6. Phillips Refinery
7. Venture Global LNG

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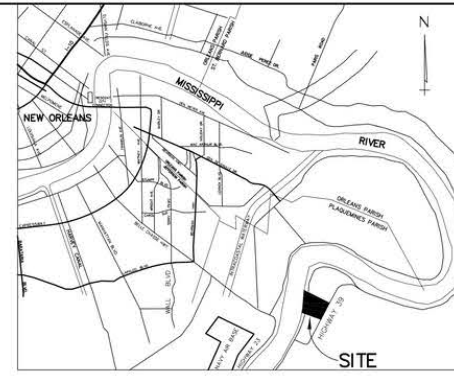
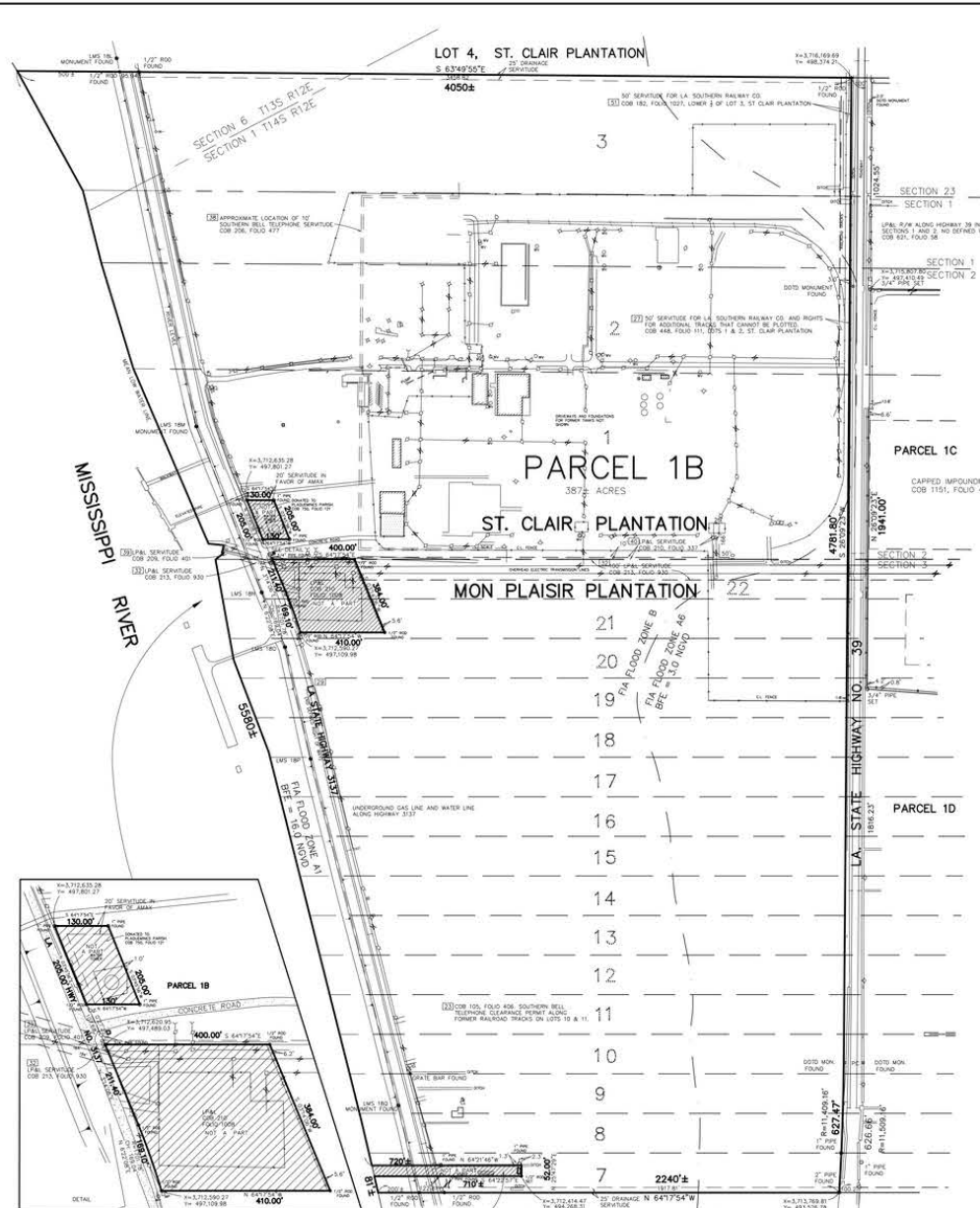




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ST. CLAIR PLANTATION  
MON PLAISIR PLANTATION  
SECTION 6, T13S, R12E  
SECTIONS 1, 2, & 3 T14S, R12E  
SOUTHEASTERN DISTRICT OF LOUISIANA  
EAST OF THE MISSISSIPPI RIVER  
PLAQUEMINES PARISH, LA



- FIDELITY NATIONAL TITLE INSURANCE COMPANY  
FILE NO. 110803-00 DATED SEPTEMBER 12, 2011  
SCHEDULE B8
- [21] LP&L RIGHT OF WAY COB 70, FOLIO 344. NO SPECIFIC LOCATION.
  - [22] LP&L RIGHT OF WAY COB 70, FOLIO 307. NO SPECIFIC LOCATION.
  - [23] SOUTHERN BELL TELEPHONE CLEARANCE PERMIT COB 105, FOLIO 406. ALONG FORMER RAILROAD TRACKS. NO EVIDENCE OF LINE. NOTE ON SURVEY PLAT.
  - [24] LA GAS SERVICES COMPANY 5' RIGHT OF WAY COB 255, FOLIO 593. NO SPECIFIC LOCATION.
  - [25] SERVITUDE FOR LEVEE & CANALS PER PLAT BY STEVEN ESTORINAL DATED AUGUST 12, 1999.
  - [27] LA SOUTHERN RAILWAY AGREEMENT COB 448, FOLIO 111. LOCATED ON ORIGINAL LOTS 1 AND 2, ST. CLAIR PLANTATION SHOWN ON SURVEY PLAT.
  - [28] RESERVATION OF 100' ELECTRIC TRANSMISSION LINE RIGHT OF WAY PER SALE DATED MARCH 25, 1976. COB 431, FOLIO 614. DOCUMENT NOT FURNISHED FOR REVIEW.
  - [29] LA GAS COMPANY R/W ALONG HIGHWAY 3137 COB 255, FOLIO 506. NOTED ON SURVEY PLAT.
  - [32] LP&L R/W COB 213, FOLIO 930. SHOWN ON SURVEY PLAT.
  - [33] LA GAS SERVICE 5' R/W ALONG HIGHWAY 3137, COB 255, FOLIO 514.
  - [35] LP&L R/W COB 70, FOLIO 296. NO SPECIFIC LOCATION.
  - [36] LP&L R/W COB 70, FOLIO 295. NO SPECIFIC LOCATION.
  - [37] LP&L R/W COB 181, FOLIO 868. DOCUMENT NOT FURNISHED FOR REVIEW.
  - [38] SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY. COB 206, FOLIO 477. ON SURVEY PLAT.
  - [39] LP&L R/W COB 209, FOLIO 401. ON SURVEY PLAT.
  - [40] LP&L R/W COB 210, FOLIO 337. ON SURVEY PLAT.
  - [46] LA SOUTHERN RAILWAY COMPANY R/W COB 216, FOLIO 158. DOCUMENT NOT FURNISHED FOR REVIEW.
  - [47] LP&L GENERAL PERMIT COB 70, FOLIO 299. DOCUMENT NOT FURNISHED FOR REVIEW.
  - [48] LA SOUTHERN RAILWAY COMPANY R/W COB 182, FOLIO 1016. DOCUMENT NOT FURNISHED FOR REVIEW.
  - [50] LP&L R/W COB 70, FOLIO 300. NO SPECIFIC LOCATION.
  - [51] LA SOUTHERN RAILWAY COMPANY R/W COB 182, FOLIO 1027. ON SURVEY PLAT.

A certain portion of ground located in St. Clair Plantation and Mon Plaisir Plantation, Plaquemines Parish, Louisiana, in Section 6, T13S, R12E, and in Sections 1, 2, and 3, T14S, R12E, Southeastern District of Louisiana, East of the Mississippi River, designated as Parcel 1B and described as follows:

Begin at the intersection of the westerly right of way line of La. State Highway No. 39 and the lower line of Lot 4, St. Clair Plantation, said point having coordinates X=3,716,169.69, Y=498,374.21 La. State Plane Coordinate System of 1983, South Zone and go South 267°02'31" West along the westerly right of way line of La. State Highway No. 39 a distance of 4781.80 feet to a point of curve; thence go in a southerly direction along a curve to the right having a radius of 13,409.16 feet and an arc length of 627.47 feet to the upper line of Lot 6 Mon Plaisir Plantation; thence go North 64°17'54" East a distance of 710.8 feet to a point having coordinates of X=3,712,414.47, Y=494,268.31; thence go North 25°47'29" East a distance of 52.00 feet; thence go North 64°17'46" West a distance of 7203.7 feet to the Mississippi River; thence go in a northerly direction along the Mississippi River a distance of 5580.8 feet to the lower line of Lot 4 St. Clair Plantation; thence go South 63°07'05" East along the lower line of Lot 4 St. Clair Plantation a distance of 4005.8 feet to the POINT OF BEGINNING.

LESS AND EXCEPT two parcels:

A portion of ground sold to LP&L (COB 210, folio 1008) beginning at a point of the easterly side of La. State Highway No. 3137 and the line between St. Clair Plantation and Mon Plaisir Plantation having coordinates of X=3,712,620.95, Y=497,489.03 and go South 64°17'54" East a distance of 400.00 feet; thence go South 37°4'06" West a distance of 384.00 feet; thence go North 64°17'54" West a distance of 410.00 feet; thence go in a northerly direction along a curve to the left having a radius of 1700.78 feet, an arc length of 189.10 feet and a chord of 189.04 feet bearing North 62°08' East to a point of curve; thence go North 37°4'06" East a distance of 211.40 feet to the POINT OF BEGINNING.

and

A portion of ground donated to Plaquemines Parish (COB 750 folio 121) commencing from a point on the easterly side of La. State Highway No. 3137 and the line between St. Clair Plantation and Mon Plaisir Plantation having coordinates of X=3,712,620.95, Y=497,489.03 and go North 07°27'25" East a distance of 107.68 feet to the POINT OF BEGINNING; thence go North 34°56' East a distance of 205.00 feet; thence go South 64°17'54" East a distance of 130.00 feet; thence go South 59°53'36" West a distance of 225.00 feet; thence go North 64°17'54" West a distance of 130.00 feet to the POINT OF BEGINNING.

SUPPLEMENTAL INFO ON LOS & LP&L RIGHT OF WAYS

- [33] LOS R/W ALONG EAST SIDE OF HIGHWAY 3137
- [35] LOS R/W ALONG WEST SIDE OF HIGHWAY 3137
- [36] LOS R/W ALONG WEST SIDE OF HIGHWAY 3137
- [37] LOS R/W ALONG WEST SIDE OF HIGHWAY 3137
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- [50] LOS R/W ALONG WEST SIDE OF HIGHWAY 3137
- [51] LOS R/W ALONG WEST SIDE OF HIGHWAY 3137

ALTA/ACSM LAND TITLE SURVEY  
OCTOBER 5, 2011

**BRYCE FRENCH**  
O: 504.733.4555  
M: 504.427.2090  
bryce@maxderbes.com



**MATTHEW ASVESTAS**  
O: 713.300.0305  
Matthew.Asvestas@streamrealty.com



**BILL BOYER**  
O: 713.881.0919  
bill.boyer@cbre.com

**ANDREW JEWETT SR.**  
C: 713.553.7393  
M: 832.310.4772  
Andrew.jewett@cbre.com



MAXDERBES.COM

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# LOWER MISSISSIPPI RIVER INDUSTRIAL TRACT WITH SHIP DOCK & RAIL FOR SALE OR LEASE

3607 ENGLISH TURN RD. | BRAITHWAITE, LA

## OVERVIEW

[CLICK HERE FOR  
DRONE FOOTAGE](#)



**This property did not incur any damage as a result of Hurricane Ida (August 29, 2021.)**  
No flood water entered the property and there was no wind damage to any of the improvements.

Max J. Derbes, Inc.  
REALTORS

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