

RON BEAN PROPERTY



PORT LOCATION: 32° 22.5' N / -93° 38.5' W
Shreveport, Louisiana
USA 71115-2071

DESCRIPTION: 60+/- Acre Site on a generally rectangular shaped property. Site is bounded by Richard Pratt Rd. to the east, Calumet Packaging to the west, Maxine Sarpy Blvd. to the south and Ron Bean Blvd. on the north. A flood protection levee is adjacent to the Red River. Relatively flat with natural drainage.

ZONED: Heavy Industrial

CURRENT USE: Greenfields, pastures with existing natural gas wells within an active Port complex

LEASING OPPORTUNITY: Available for lease up to 99 years

CURRENT OWNER: Caddo-Bossier Parishes Port Commission
6000 Doug Attaway Blvd., Shreveport, LA 71115 318-524-2272

UTILITIES:

- **ELECTRIC:** The Port is supported by two substations fed by 138kV Transmission lines. This Transmission system is loop fed and its current capacity is approximately 175-200MW. SWEPCO has plans to bring in additional transmission lines when needed with two 345kV lines which will increase the capacity available to The Port by more than 200%. SWEPCO currently has 5,273 MW of capacity system wide. The Port is served with 6 (expandable) distribution circuits from 4 sources, (2 from sources outside The Port). SWEPCO has capacity for the Port's growth for the foreseeable future in both transmission and distribution level customers.
- **WATER:** Available
Provided by the City of Shreveport: 30" water main, and capacity in excess of 2.5 mgd. Site served by 8" and 12" water lines.
- **GRAY WATER:** Potentially Available
Provided by the City of Shreveport.
- **SEWER:** Available
Provided by the City of Shreveport: 18" force main with capacity of 5.0mgd. Site has 8" and 15" sanitary sewer lines.
- **NATURAL GAS:** Available
Provided by ENABLE: Two 12-inch Distribution pipelines at 150psi plus one 12-inch Transmission pipeline at 300psi. 8" gas line on site.
- **PHONE/TELECOMMUNICATIONS:** Available
Provided by Provided by AT&T. Fiber.

DISTANCE TO EMERGENCY SERVICES: Ambulance – 4 miles; Fire – 4 miles; Police – 12 miles

RESTRICTIONS: No restrictions preventing a 24-hour a day, 7-day a week operation.

SITE'S PREVIOUS USE: Cotton field, oil and gas exploration with natural gas well currently in service.

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SURROUNDING LAND: Agricultural site within The Port complex, which is zoned Heavy Industrial. Surrounded by heavy industrial manufacturing.

ENVIRONMENTAL OVERVIEW: Studies have not identified areas of concern for The Port.

SOIL TYPE: According to soil maps prepared by the Dept. of Agriculture, National Resource Conservation Service (NRCS), the predominant soil type for this site is Alluvium River Deposits consisting of interbedded sands, silts, and clay soil materials. Based on geotechnical information gained from other Port projects, the soil bearing capacity is on the order of 2,500 pounds per square foot (lb/sf). Area industry construction has used deep pile foundations to support heavy loads of 5,200 pounds per square foot. The depth to groundwater is generally less than 20 feet below ground surface, ranging from 8 to 11 feet bgs.

EASEMENTS/ENCUMBRANCES: Gas, water and sewer right of ways bisect the site.

AIR QUALITY: Shreveport-Bossier City is an attainment area for air permitting.
No Class 1 protected areas located within 100 miles of The Port.

ACCESSIBILITY:

- **BARGE ACCESS:** Available via The Port's common terminals
The Port is an inland river facility located at Mile Marker 211.

Navigation Route: Access Red River system from Old River Lock and Dam at Mississippi Mile Marker 304 or from the Atchafalaya River. Site is located at Red River Mile Marker 211. The river channel (200 feet wide by 9 feet deep) is marked with day beacons and GIS charting. There are five locks (84' x 685'). Lowest height obstruction is US Highway 84 bridge at Coushatta, LA at 60.1 ft at normal pool stage.

- **ROAD ACCESS:** Available
A two-lane concrete road runs to the site.
- **TRUCK TERMINALS:** Available
The Relay Truck Stop is approximately ½ mile North of The Port. Genesis Truck Terminal is located on-site.
- **RAIL ACCESS:** Currently unavailable, but rail spur could be developed within 180 days.
 - **Union Pacific Railroads:** Main line is located directly adjacent to LA Hwy 1 on the west side of The Port Complex. The Port operates all rail switches inside the Port. Union Pacific connection to the KCS is available.
 - **Proximity to Major Rail Yards, Switching Stations, Etc.:** Union Pacific Railroad operates 3 yards in Shreveport: Hollywood (closest at 8 miles), Riesor, and Riverfront.
- **AIR ACCESS:** Available
 - Shreveport Regional Airport – less than 20 miles from site.
 - DFW International Airport – approximately 180 miles from site.

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