

RON BEAN PROPERTY



PORT LOCATION: 32° 22.5' N / -93° 38.5' W
Shreveport, Louisiana
USA 71135-2071

DESCRIPTION: 80+/- Acre Site on a generally rectangular shaped property. Site is bounded by Richard Pratt Rd to the east, TruSouth Oil to the west, Port rail receiving yard 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
P.O. Box 52071 Shreveport, LA 71135 318-524-2272

UTILITIES:

ELECTRIC: The Port is supported by two substations fed by 138kV transmission lines. A second T line is under construction and will be completed in June 2012 which will give The Port dual Transmission loop feeds. Current capacity is 100-120 MW which will increase when the 2nd leg of dual feed is completed. AEP/Swepco has the ability to bring in a 345kV line for a very large customer(s) which could increase the capacity available to The Port by more than 200%. AEP/Swepco currently has 5,273 MW of capacity and will increase by 600MW next year with the addition of the Turk plant. The Port is currently served with 5 (expandable) distribution circuits from 4 sources, (2 from sources outside The Port). –June 15, 2011

WATER: Available

Provided by the City of Shreveport: 30" water main, and capacity in excess of 7mgd; excess capacity to The Port of 5.25mgd. 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; excess capacity of 2.5mgd. Site has 8" and 15" sanitary sewer lines.

NATURAL GAS: Available

Provided by Centerpoint Energy: Two 12-inch pipelines at 150psi plus one 12-inch pipeline at 300psi. 8" gas line on site.

PHONE/TELECOMMUNICATIONS: Available

Provided by Bell South, including T-1 Internet

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
New Truck Terminal approximately ½ mile from The Port. Another Truck Terminal is located in the North Market Street area, which is located immediately north of downtown Shreveport-Bossier City and south of Interstate 220 (approximately 25 miles).
- **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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