



SCOPINI ISLAND PROPERTY



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

DESCRIPTION: 90+ Acre Site on a generally rectangular shaped property with river channel frontage. Bounded by the Red River to the east and Old River on the northwest and south. 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:** Available
Provided by AEP/SWEPCO. The Port is supported by **2 substations** with dual feed, 138kV lines.
Current capacity is between 90-100MV expandable by 40MV.
Within 50 miles, AEP/SWEPCO currently has 5,000 mW of capacity.
- **WATER:** Available
Provided by the City of Shreveport: 30" water main, current capacity in excess of 7mgd; excess capacity to The Port of 5.25mgd. Site serviced by 8" waterline.
- **GRAY WATER:** Potentially Available
Provided by the City of Shreveport.
- **SEWER:** Currently unavailable, but service can be extended to the site within 180 days.
Would be provided by the City of Shreveport: 18" force main with capacity of 5.0mgd; excess capacity of 2.5mgd.
- **NATURAL GAS:** Currently unavailable, but service can be extended within 180 days.
Would be provided by Centerpoint Energy: Two 12-inch pipelines at 150psi.
- **PHONE/TELECOMMUNICATIONS:** Currently unavailable, but service can be extended within 180 days.
Would be 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 farming, oil and gas exploration with natural gas well currently in service.

SURROUNDING LAND: Currently agricultural to the north, however it is within The Port complex, which is zoned Heavy Industrial. South of site has heavy industry development.

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

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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: No easements, right of ways, etc. would impact intended use.

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. Site has river frontage for potential industry terminal.

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:** Available
 - **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 Complex. 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

Click here to view other sites and additional acreage available at the Port.

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