

POINTE SUNSHINE

ASCENSION PARISH • LOUISIANA



Ready for Development

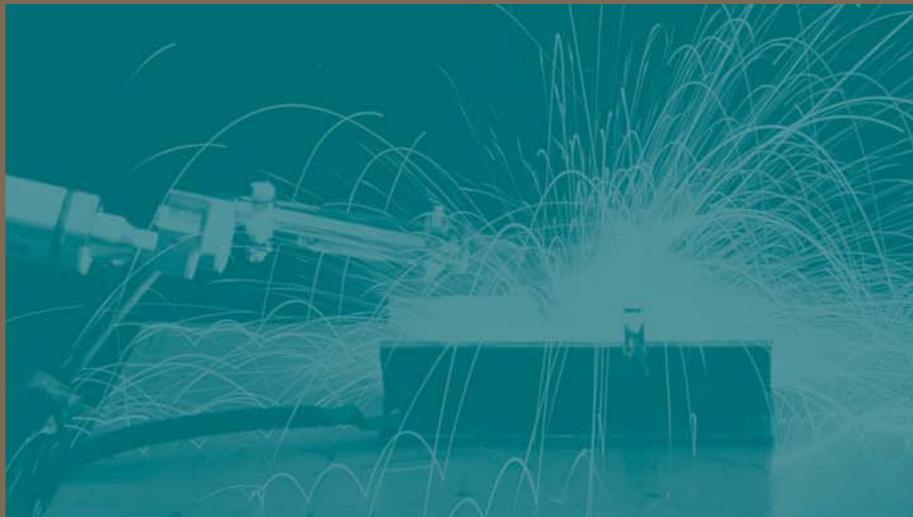
- 1000 acres on the Miss. River ✓
- In heart of Mississippi River
Industrial Corridor ✓
- Suitable for deepwater dock
construction ✓
- 50 foot river draft ✓
- More than 20' above sea level ✓
- Located in Gulf Opportunity Zone ... ✓
- 8 miles from Interstate-10 ✓
- Excellent highway & rail access..... ✓
- Optioned by local economic
development agency..... ✓



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Mega✓Site



POINTE SUNSHINE LOUISIANA

Profile

Pointe Sunshine is a 1000 acre site (with access to an additional 400 adjacent acres owned by the same family) located on the west bank of the Mississippi River in Ascension Parish, Louisiana near the City of Donaldsonville. The site is within the industrial corridor near major operations such as BASE, Honeywell, CF Industries, Motiva, and Air Products. This Entergy Louisiana Mega Site is **ready for development!**

Labor

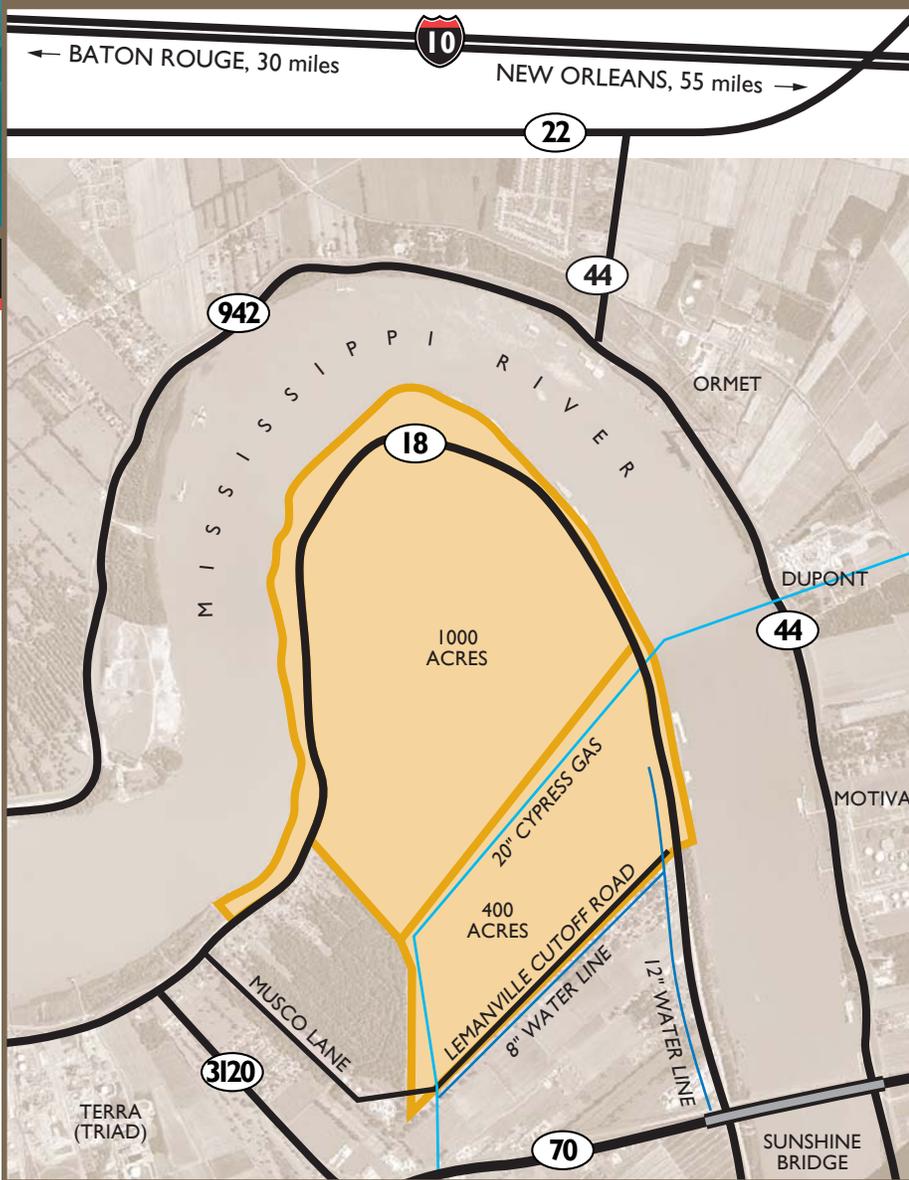
	<i>Within 75 mile radius of site</i>
Total Population	2,807,219
Labor Force	1,293,056
Employed	92.7%
Unemployed	6.9%

Source: DemographicsNow

Education

	<i>Within 75 mile radius of site</i>
Community & Technical Colleges	9
LA Public Colleges & Universities	6
LA Nonpublic Colleges & Universities	7
	<i>Within Ascension Parish</i>
Private Primary & Secondary (2007)	3
Public Primary & Secondary (2007)	18

Source: Community & Technical College System
LA Dept. of Education



Location Advantages*

- Less than 1/2 mile from the Sunshine Bridge (State Hwy 70-Four lane highway.)
- Access to key feedstocks produced at local chemical facilities and imports entering local ports.
- Population of over 3 million people in 75 mile radius.
- Within the jurisdiction of the Port of Greater Baton Rouge with access to bond financing.
- The southeastern section of site has been initially reviewed by the NOBRA River Pilots for dock construction.
- UP rail line is located 1 mile away.
- Water is provided by a rural cooperative, the Ascension Consolidated Utilities District.
- 20" gas pipeline on the property.
- Electrical transmission (and substation) are approximately one mile from the property with 13.8 KV power.
- Located less than two miles from the Donaldsonville Industrial Park with 60 acres on Hwy. 70 for supplier park.
- Phase I completed on property.



For more information on this and other Entergy Louisiana sites contact:
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