

25742 Old Highway 1
Golden Meadow, LA 70357



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MLS# 2025014084



\$9,500,000

This exceptional industrial waterfront site offers a total gross site area of 37.14 acres, with 18 acres of net usable land and 19.14 acres of surplus land. Ideally positioned just five miles north of Port Fourchon and South. of the Leville Bridge. The property lies on the east side of Bayou Lafourche and is well suited for marine or industrial development. The site boasts approximately 2715 feet of Bayou Lafourche Frontage, With 1700' feet of commercial steel bulkhead and 900 feet of primary road frontage. Its irregular shape and certification as industrial Waterfront Channel make it ideal for maritime operations, shipbuilding or a heavy industrial use. The property includes four buildings totaling 9545 square feet of gross building area, along with an onsite office and an active fire station. There is no rail access, and the property is currently listed under appraisal. Whether you're expanding an existing operation or developing a new industrial facility near Port Fourchon, this site offers a rare combination of size, access and potential in one of South Louisiana's most vital coastal corridors. All measurements are to be verified by buyer.



Kim Haines

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ASSOCIATES OF PREFERRED REALTY

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