Pointe Coupee, LA BDO Zone Rating: **'A'**

- ✓ **1.3 million bone dry tons** (bdt) of low-risk woody biomass, mostly pulpwood, available **at $50-$100 per bdt**.
- ✓ Long term private forest ownership supportive of new biomass projects in Livonia.
- ✓ Strong endorsement from local logging companies to supply large quantities of hardwood pulpwood and forest residues to a new project.
- ✓ Greenfield location with all utilities available and room to expand.

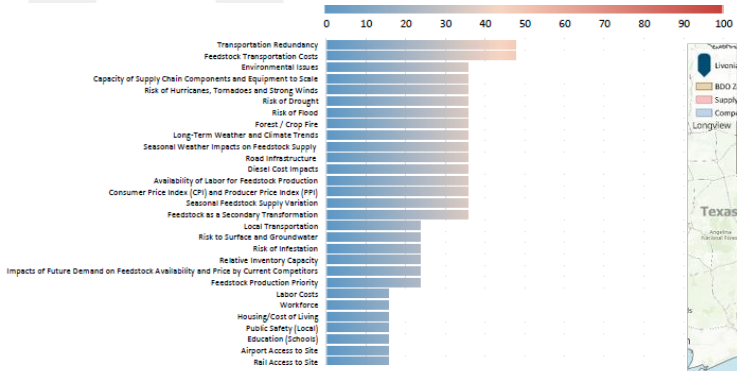
View and download the Pointe Coupee LA BDO Zone Rating here.

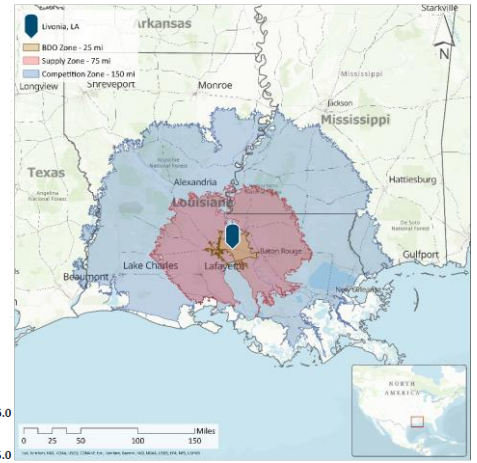
POINTE COUPÉE, LA
Biofuel Development Opportunity Zone

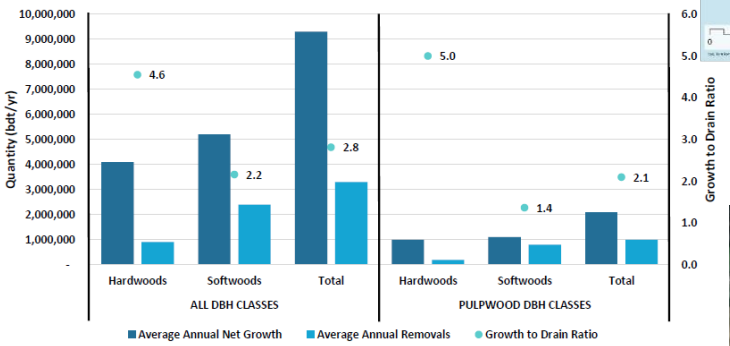
RATING GRADE: 'A'
Date of Issue: February 25, 2025

A
High Quality

The Pointe Coupée, LA Bioeconomy Development Opportunity (BDO) Zone, is rated 'A', or 'low' risk. The 'A' rating denotes a high prospective viability of Feedstock Supply & Infrastructure and low expectation of default risk in the Zone.









BD OZ | THE BIOFUEL DEVELOPMENT OPPORTUNITY ZONE INITIATIVE

BD | THE BIOFUEL DEVELOPMENT
OZ | OPPORTUNITY ZONE INITIATIVE

Pointe Coupee Parish

Grow. Here.



Pointe Coupee Parish Economic Development

Mission:
To Drive sustainable economic growth by fostering a business-friendly environment, supporting innovation, and improving quality-of-life.

Vision:
To be a model for rural revitalization – where opportunity thrives, businesses grow, and communities prosper.

Goals & Strategy:
- Attract investment via certified, development-ready sites
- Build a skilled workforce through local partnerships
- Support small businesses and entrepreneurship
- Collaborate regionally to stay competitive

Why BDO Zone Certification?
To validate and amplify our readiness for investment with trusted, third-party data – and position Pointe Coupee as the next frontier for smart, rural growth.

Overview/background on the region



Regional Radius:

Includes parts of West Baton Rouge, Iberville, Avoyelles, St. Landry, East Feliciana, and West Feliciana Parishes – all within 30 to 60 miles of Baton Rouge.

Historical Context:

- Established in 1807, Pointe Coupee is one of Louisiana's oldest parishes.
- Deep agricultural roots with a legacy of sugarcane, cotton, and timber.
- In recent decades, it has transitioned toward diversified sectors including energy, manufacturing, and logistics.
- Home to Louisiana's most LED Certified Sites – ready for development.

Major Industries & Clusters:

- Agribusiness & Value-Added Agriculture
- Advanced Manufacturing
- Energy (Renewables & Traditional)
- Forestry & Wood Products

Feedstock & Natural Assets:

- Rich in timber, biomass, sugarcane, and agricultural byproducts
- Abundant land for industrial and agricultural expansion
- Proximity to chemical feedstock corridors and bulk transport hubs
- Strong potential for bio-based manufacturing and renewable energy inputs

Woodley Site

2289 Maringouin Road West
Livonia, LA 70755

SITE INFORMATION

ACRES AVAILABLE:
341.42 Acres

PROPERTY TYPE:
Industrial with Rail Access

TERRAIN:
Flat

SUB DIVIDABLE:
Yes

PRIOR/CURRENT USE:
Agricultural

OWNER:
George Balhoff

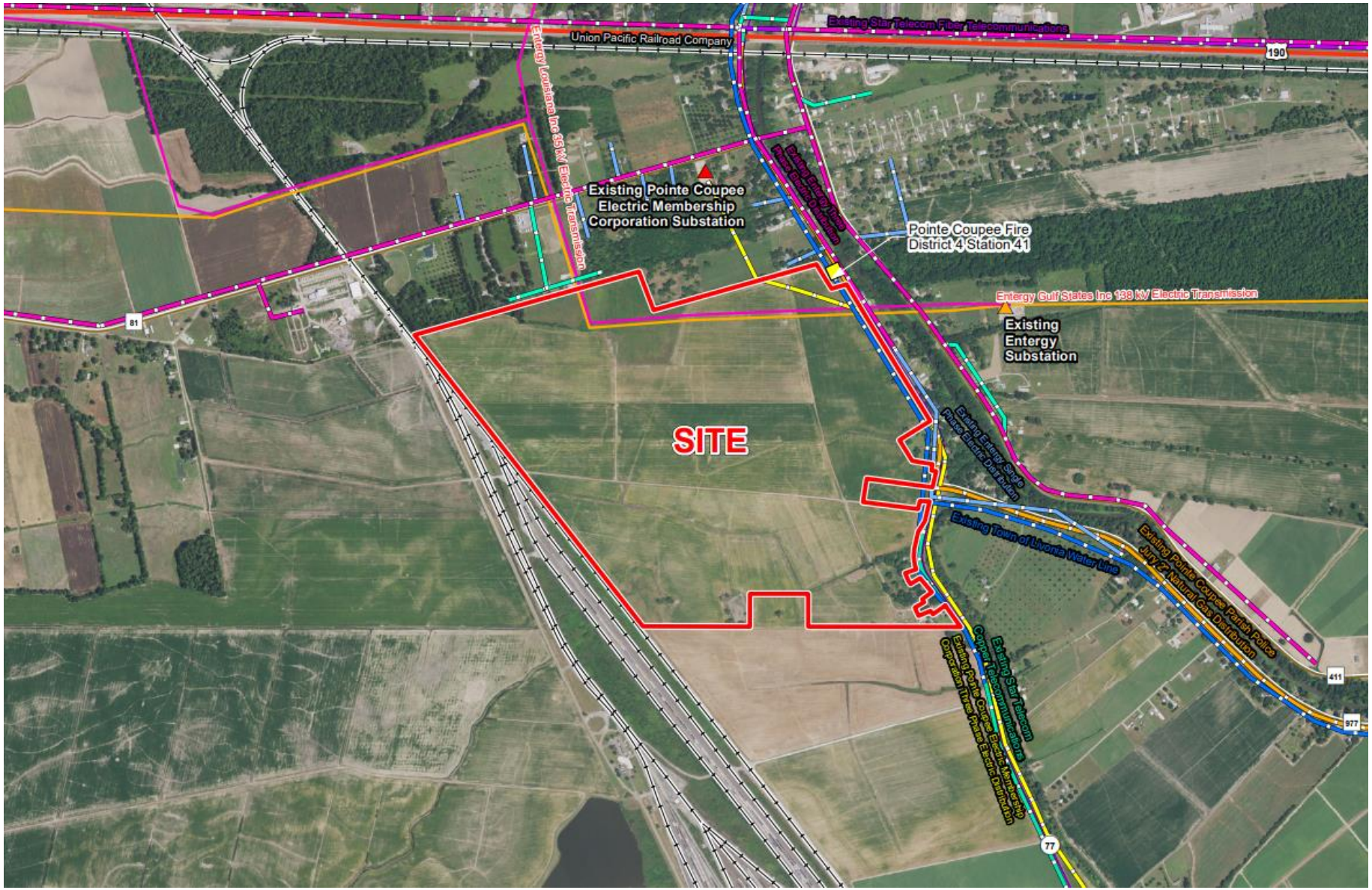
NEAREST MSA:
Baton Rouge
Population: 825,478
Distance: 0 miles

COORDINATES:
30.542811, -91.559799



https://www.opportunitylouisiana.gov/why-louisiana/certified-sites

https://louisianasiteselection.com/Property/Detail/5227/Woodley-Site



Social infrastructure and workforce assets

Workforce Availability:

- Access to a regional labor pool of over 400,000 within commuting distance (including Baton Rouge MSA)
- Strong representation in skilled trades, manufacturing, transportation, energy
- Partnerships with LCTCS (Louisiana Community & Technical College System)
- LED FastStart (supporting industry-specific training)
- Nearby Educational Institutions (SLCC, BRCC, LSU, and Southern University)

Social Infrastructure Highlights:

- Regional K-12 educational investment in workforce pipelines (STEM, dual enrollment)
- Access to rural healthcare services, parish hospitals, and regional medical centers
- Ongoing broadband expansion and infrastructure upgrades
- Affordable cost of living and strong community fabric support workforce retention

Feedstock-Driven Industries:

- Sugarcane, timber, biomass, and agricultural waste byproducts
- Access to raw materials for bio-refining, wood pellet, paper/pulp, and food processing
- Proximity to petrochemical corridors for chemical feedstocks
- Opportunity for circular economy industries and renewable feedstock applications

Incentives

- **LED FastStart:** Nation's No.1 ranked workforce training program – customized, no cost to qualifying employers
- **Industrial Tax Exemption (ITEP):** Property tax abatement for up to 10 years on qualifying capital investments
- **Quality Jobs Program:** Payroll tax rebates up to 6% for new, high-quality jobs
- **Enterprise Zone Program:** State income and sales tax credits for hiring and investment in designated zones
- **Restoration Tax Abatement (RTA):** 5-year property tax abatement on improvements to existing commercial structures
- **LED Certified Sites:** Pointe Coupee has the most certified sites in the state – development-ready with all due diligence completed
- **Opportunity Zones:** Designated federal Opportunity Zones in Pointe Coupee Parish encourage long-term, tax-advantaged capital investment
- **Broadband Expansion Priority Area:** Eligible for digital infrastructure and rural development grants
- **Low-Cost Land & Utilities:** Competitive land prices and access to major utility providers with industrial rates and capacity

Contact Us

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