

# Light Industrial Property (35 acres)



Source: Google Earth

## Property Overview

The Winn Parish Police Jury owns approximately 35 acres of industrially-zoned property just south of downtown Winnfield in Winn Parish, Louisiana. The City of Winnfield is interested in seeing the property redeveloped for commercial/light industrial purposes or another suitable use.

The property is located just south of the intersection of U.S. Highways 84 and 167, which cross through Winnfield and continue in all four directions, and is directly south of a rail line.

The property is located near the Central Louisiana Technical Community College in Winnfield. The College has well-established workforce development programs focused on manufacturing skills and other education and professional development opportunities.

The State of Louisiana has some of the strongest economic development incentives in the nation. Depending on the site's future use, potential projects may qualify for the state's Quality Jobs or Enterprise Zone incentives.

## Development Snapshot

Approximately 35 acres of land available for light industrial

City-owned and available for sale or lease

Convenient highway access (84 and 167)

Proximity to rail

Available infrastructure and utilities



*The City of Winnfield, Louisiana is located 50 miles north of Alexandria and 100 miles south of Shreveport.*

## Property Status and Information

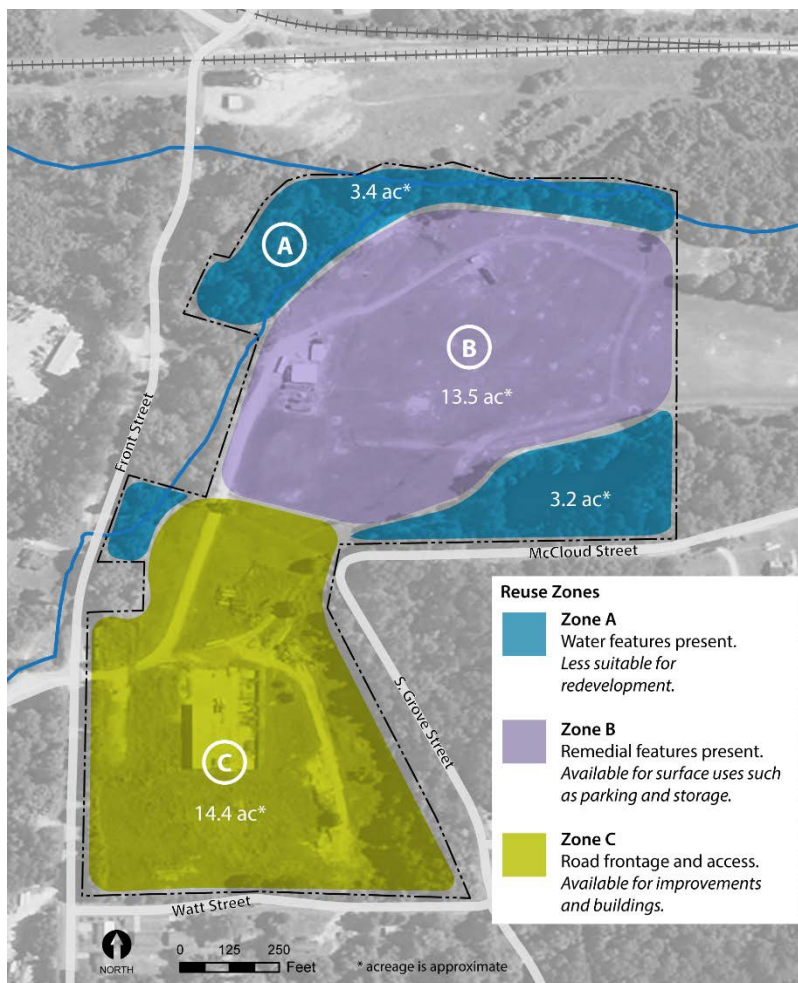
The property is part of the American Creosote Works (Winnfield Plant) Superfund site, which operated as a wood treating plant and disposal area from 1901 to 1985. The EPA has been conducting cleanup activities since 1996 at the site. Additional cleanup activities are currently being planned which will enhance the potential development of the property. Future use plans should be coordinated closely with EPA Region 6 to ensure consistency with institutional controls, which specify that disturbing or removing soil or groundwater is restricted. However, the property is currently available for commercial/industrial development.

## Liability Protections

The 2002 Brownfield Amendments to the Comprehensive Environmental Response, Compensation and Liability Act

(CERCLA) provides important protections that could apply to prospective purchasers of parcels within the American Creosote Works (Winnfield Plant) Superfund Site. Prospective purchasers who meet certain statutory criteria and comply with ongoing obligations can qualify for liability protections. EPA can provide additional information to interested parties. For additional information, see:

<http://www2.epa.gov/enforcement/bona-fide-prospective-purchasers>



### For More Information

*Winn Parish Police Jury's 35-acre property:*

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*American Creosote Works (Winnfield Plant) Superfund site:*

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