



# IBERVILLE

Site Selection Guide

# ▶ profile

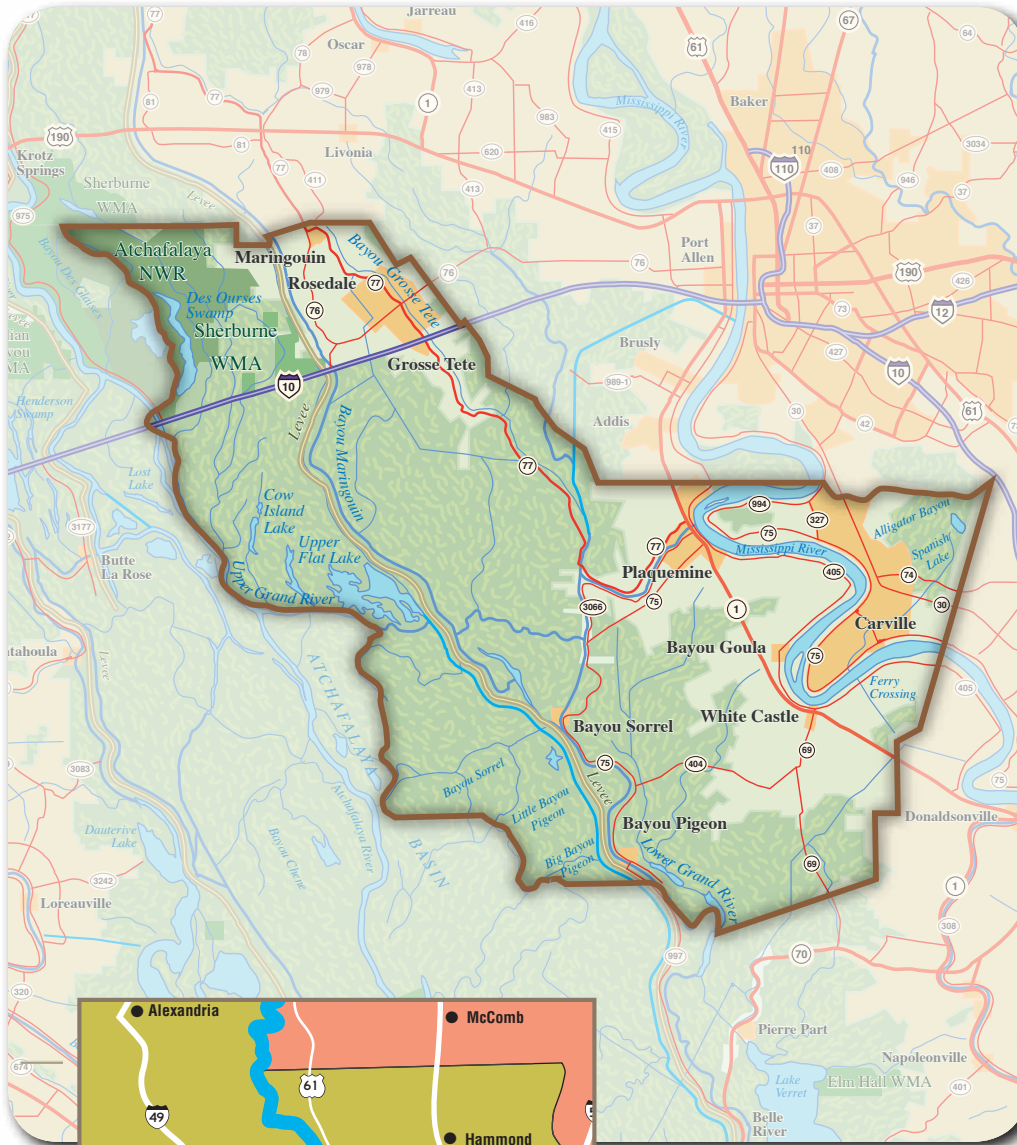
## Profile of Iberville Parish

Located in southeast Louisiana and blessed with major waterways, Iberville Parish is situated amidst the industrial corridor only 15 miles from the state capital, Baton Rouge.

It is the home of a wide range of commercial and industrial operations because of its excellent transportation network, abundant raw materials, strong labor force and land availability.

A large parish of some 600 square miles, with many waterways and recreational opportunities, Iberville enjoys a reputation as a haven for outdoor nature, hunting and fishing enthusiasts.

The parish is operated by a Home Rule Charter form of government with an elected Parish President and Parish Council. The six municipalities located within Iberville are operated by elected mayors and boards. They are: the City of Plaquemine, population 7,474; City of St. Gabriel, 6,429; Town of White Castle, 1,972; Town of Maringouin, 1,296; Village of Rosedale, 895; and Village of Grosse Tete, 696.





# ▶ top 5 reasons

## Reasons to locate in Iberville

- 1. TRANSPORTATION** – Iberville’s transportation network includes deepwater ports, barge access to the entire mid-continental U.S., Class 1 railroads, interstate highways and a commercial airport within 25 miles.
- 2. LAND AND INFRASTRUCTURE** – Iberville is rich in available land, oil, natural gas reserves and salt. Chemical manufacturing sites and industrial parks offer land, infrastructure, pipeline connections, dock capacity and resources readily available.
- 3. LOW TAXES AND BUSINESS INCENTIVES** – Iberville has a 10-year industrial property tax exemption, inventory tax credits, job tax credits, enterprise zones and a variety of economic development incentives offered by the State of Louisiana and federal government.
- 4. PROGRESSIVE BUSINESS CLIMATE** – Louisiana is a Right-To-Work state. Additionally, a growing community and technical college system and LSU flagship university, all located within 15 miles, have partnered with industry to provide a trained workforce.
- 5. PRODUCTIVE WORKFORCE** – Iberville business and industry has combined forces with the Iberville School System to provide work training and experiences for high school students. Additionally, a variety of training programs are offered for adults, providing a strong, trained workforce.

# ▶ land availability

- ▶ Large and small acreage sites available
- ▶ 60 acres in Iberville Industrial and Business Technology Park (must meet development restrictions)
- ▶ Large and small industrial tracts available
- ▶ Commercial and retail sites available



# ▶ labor statistics

## *LA Workforce Commission 3<sup>rd</sup> quarter 2009*

Civilian labor force – 12,557

Employed – 11,460

Unemployment rate – 8.7%

Average wage - \$48,152

Industry Sectors:

Manufacturing – 3,688 employees

Government/Education – 1,834 employees

Construction – 1,235 employees

Retail – 958 employees

Transportation & warehousing – 759 employees

Healthcare and social services – 716 employees

Administration/Support/Waste Mgt./Remediation – 623 employees

Accommodations and food services – 454 employees





## ► taxes

Sales Tax – 4% parish, 5% state  
No parish Individual income tax  
Local occupation taxes vary

Inventory taxes -15% of value of inventory  
Parish property taxes – average  
millage for 2010 runs between 100 to  
105 mills (depending on taxing  
district, no state property tax)

Municipal property taxes vary  
No parish corporate income tax, State  
rate variable from 4-8% depending on  
net income

No parish franchise tax, State rate  
variable depending on capital employed  
Machinery & equipment tax - deprecataion  
based on value - 10 year tax exemption

# ▶ the big 10 Largest employers

The Dow Chemical Co. – 1,500

Iberville Parish School Board – 675

Georgia Gulf – 370

Syngenta – 340

Hebert Brothers Gen. Contractors – 300

Iberville Parish Council – 270

Total Petrochemicals – 244

Wal-Mart – 220

Olin Chlor Alkali Products – 160

Shintech – 160



# ▶ transportation WAYS TO GO

## *Transportation options*

### Navigable waterways/ports:

- Mississippi River within parish
- Intracoastal Waterway – within parish
- Port of Greater Baton Rouge – 10 miles
- Port of South Louisiana – 59 miles

### Interstates/Highways:

- 1-10 – runs through parish in north Iberville
- LA Highways 1, 30, 69, 75, 76, 77, 90

### Motor Freight:

- More than 50 freight carriers service the area.
- Terminals located in Port Allen, Baton Rouge and Houma

### Railways:

- Canadian National/Illinois Central
- Union Pacific

### Airports:

- Baton Rouge Metropolitan Airport – 25 miles
- Louis Armstrong International Airport in New Orleans – 60 miles



# ▶ by the numbers

## Parish statistics – *US Census Bureau 2009*

Population – 32,505

Employed – 13,171

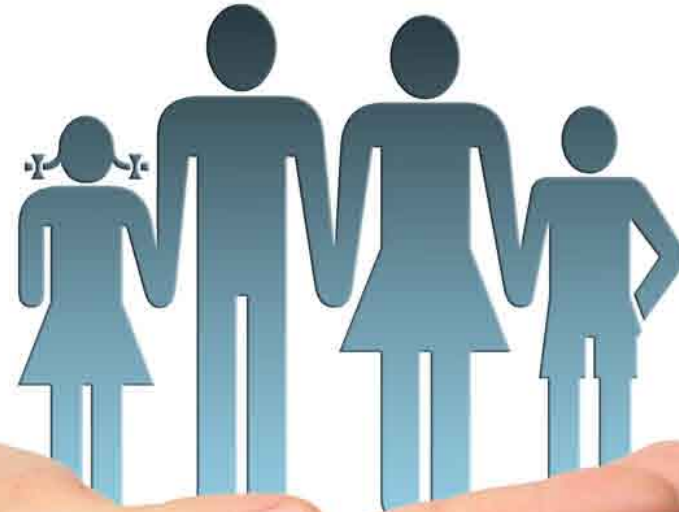
Households – 12,761

High school graduates – 65.7%

Median household income (2008) - \$38,672

Cost of living index – 80.0 ([www.city-data.com](http://www.city-data.com))

Per capita personal income - \$30,429



# ▶ education



## Educational facilities

Primary/secondary public schools – 8

**Iberville Math, Science & Arts Academy is producing exceptional student test scores and achievement in a variety of subjects.**

Pre K3 - 12 – St. John the Evangelist Catholic School

Four year colleges & universities:

Within 20 miles:

Louisiana State University, Baton Rouge

Southern University, Baton Rouge

Within 80 miles:

Southeastern Louisiana University, Hammond

University of Louisiana at Lafayette, Lafayette

Nichols State University, Thibodaux

Two year and technical colleges:

Within 20 miles:

Baton Rouge Community College, Baton Rouge

La. Technical College, Westside Campus in Iberville Parish

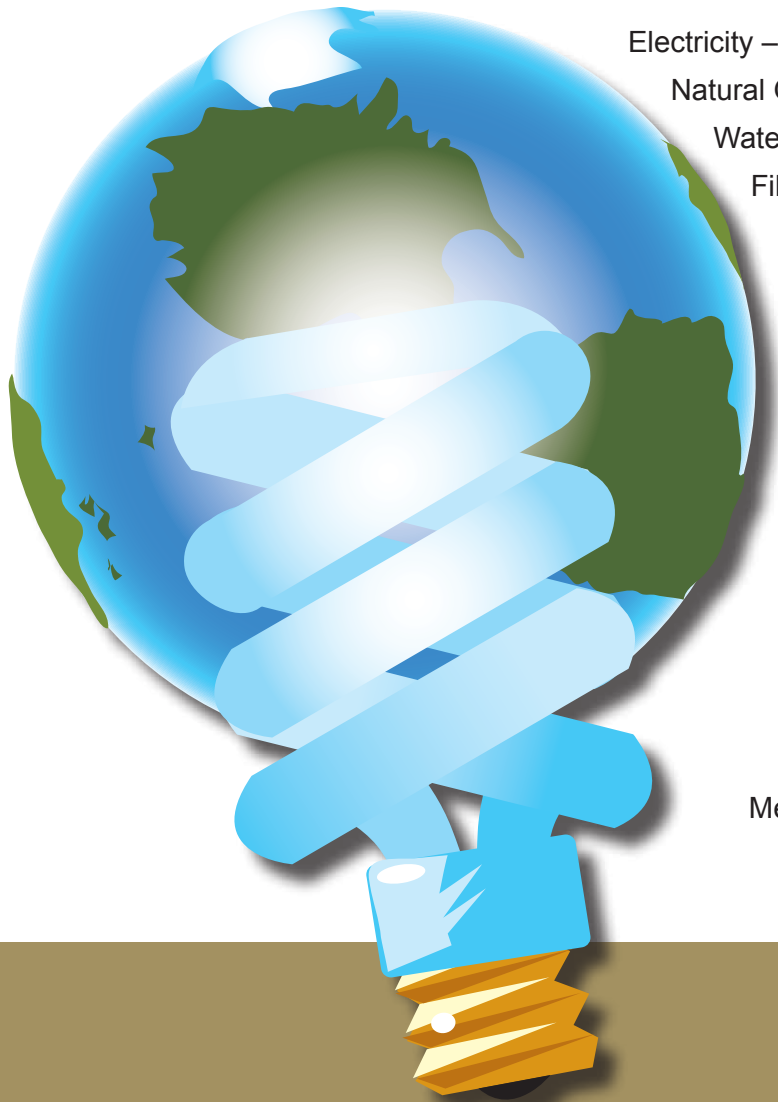
La. Technical College, Port Allen Campus in West Baton Rouge

La. Technical College, Ascension Campus in Ascension Parish

River Parishes Community College, Sorrento



# ► utilities/services



Electricity – Entergy, City of Plaquemine and Pointe Coupee Electric

Natural Gas – Atmos Energy, Iberville Natural Gas and some municipalities

Water & sewer – Parish and most individual municipalities

Fiber optic – 2 providers in Iberville Parish

# ► healthcare

Physicians – 33

Dentists – 6

Hospitals – 5 within 25 miles: OLOL Regional  
Medical Center, BR General, Oschner, Woman's  
Hospital, and St. Elizabeth Hospital



# ▶ cultural/recreational amenities

Iberville offers numerous recreational opportunities in a smaller community atmosphere. And because it is only 15 minutes from Baton Rouge, residents also are close to the cultural and recreational offerings of the state's capitol city.

- ▶ Abundant waterways and woodlands for sports fishing, recreational boating and hunting
- ▶ The Island Country Club golf course is a part of the Audubon Golf Trail
- ▶ Beautiful parks and historic areas
- ▶ Friendly communities and great food
- ▶ Just 20 minutes from college sports powerhouse LSU
- ▶ Museums, art galleries, fantastic restaurants and shopping abound in nearby Baton Rouge
- ▶ Just an hour away from New Orleans jazz, culture, the NFL Championship New Orleans Saints, and the NBA's Hornets



# ▶ industrial magnet

Iberville is one of few parishes that can boast both major new industrial businesses and expansions. Recent new business developments and expansions include:

**Shintech's recent \$970 million expansion of its original \$1 billion plant;**

**SNF's announcement that it would locate a \$370 million plant here.**

The SNF project alone will have a \$3.7 billion economic output and create 900 jobs between 2010 and 2025.

Iberville is home to 17 industrial facilities, including giants The Dow Chemical Co., Georgia Gulf Corp., Syngenta and others.



# ▶ business/industrial parks

The Iberville Industrial and Technology Park offers 60 acres of tracts ready to build, with additional land available.

- ▶ Water, gas, electrical infrastructure ready
- ▶ Located next to industrial facilities in Plaquemine
- ▶ Just 10 miles via La. Hwy. 1 from the Port of Greater Baton Rouge, Interstate 10 and downtown Baton Rouge, just 20 miles from Baton Rouge Metro Airport
- ▶ Competitively priced, buyer incentives for job creation
- ▶ Part of 100 acre tract donated by The Dow Chemical Company for a professionally planned industrial park



# ▶ the yeas are in

**“The Dow Chemical Company came here because of an abundance of natural resources - land, water, and salt. But the people sealed the deal. This remains a competitive advantage for us today, 54 years and \$4 billion in assets, later.”**

*Sharon Cole  
Dow Louisiana Operations Site Director*

**“Iberville Parish fit our needs very well. Among other key factors, there were large tracts of land available and a unique industrial infrastructure including nearby raw materials, a pipeline network, multiple transportation options and qualified suppliers and contractors. South Louisiana also had qualified and dedicated workers who have supported our operations and contributed to our success.”**

*David Wise, Plant Manager, Shintech*

**“After looking at sites along the Gulf Coast, SNF determined that Iberville Parish provided the best return on investment because of its resources and people.”**

*Brian Soucy  
Project Site Manager, SNF*

SNF is locating a \$370 million plant here





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