

One Acadiana's SITE DEVELOPMENT PROGRAM

Identifying, preparing, and marketing development-ready sites for a more economically competitive region.

What is a Certified Site?

A Louisiana Economic Development Certified Site is a development-ready industrial site with a minimum of 25 contiguous acres. The site has completed a rigorous review process to answer as many development questions as possible.

Specific site details, like the following, are assessed for compliance and authenticity:

- Zoning restrictions
- Title work
- Environmental studies
- Soil analysis
- Surveys

The due diligence performed during the certified sites process delivers a property with minimal uncertainty through enhanced site knowledge. This allows One Acadiana to present more competitive, marketable sites to potential companies during the business development process.

Advantages of Certified Sites

- Development ready
- Substantial due diligence completed
- Significant site information gathered and documented
- Independent third-party engineering review
- Eliminated uncertainty and potential obstacles through site knowledge
- More competitive
- Greater marketability
- Granted priority in site proposal



Advantages of SITE CERTIFICATION

Why Should I Certify My Site?

- 91.6% discount on due diligence costs incurred during certification
- Land Owner receives a hard and digital copy of the certified site marketing package. The certified site marketing package includes the following:
 - Certified site application
 - Certified site exhibits
 - Certified site engineering reports
- Certified site marketing video created with custom drone photography
- Increased exposure of site, both nationally and internationally, through regional and state business development efforts.

Cost Breakdown Example

Phase I Environmental Assessment	\$3,500	
Wetland and Stream Delineation	\$6,000	
Preliminary Geotechnical Investigation	\$8,500	
Cultural Resources Investigation	\$20,100	
Management & Review Services	\$21,900	
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Total Expenses Incurred (100%)	\$60,000	
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Louisiana Economic Development (75%)	\$45,000	
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<div style="background-color: #cccccc; padding: 10px; text-align: center;"> Remaining 25% Cost Breakdown </div>	One Acadiana (8.3%)	\$5,000 per
	Local Partner (8.3%)	\$5,000 per
	*Landowner (8.3%)	\$5,000 per

*Landowner must provide notice to proceed before certification efforts can begin