



SOUTHWEST LOUISIANA

BEFORE YOU SIGN ANYTHING

Options, easements, infrastructure projects, and the long-term interests of Southwest Louisiana landowners.

Prepared by Dalton Barron | NextHome Bayou Pines

For owners of rural acreage, timberland, and family-held property in Beauregard, Calcasieu, Vernon, and surrounding parishes.

Each office is independently owned and operated.

PURPOSE OF THIS BRIEFING

A land agreement can affect how a property is used, transferred, financed, and passed to the next generation. The proposed payment is one part of that decision.

This briefing outlines the commercial questions to resolve before granting an option, lease, or easement. It covers the rights conveyed, the duration of the agreement, the obligations that survive construction, and the financial capacity of the company responsible for them.

Dalton Barron is a real-estate agent affiliated with NextHome Bayou Pines. A parcel review can help organize public project information and comparable sales for a property-specific discussion.

Legal interpretation belongs with your Louisiana attorney. Tax treatment and estate-planning consequences should be reviewed with your tax and estate advisers. This document provides general real-estate information.

GENERAL INFORMATION | NOT LEGAL OR TAX ADVICE



Forest access roads | Illustrative stock
Photo: Marcin / Pexels

FOUR AGREEMENTS LANDOWNERS SHOULD UNDERSTAND

Selected examples provide regional context. Confirm the latest project filings and parcel maps before relying on a proposed route or site.

01

NATURAL GAS PIPELINE EASEMENTS

BEAUREGARD PARISH

Gulf South proposes approximately 155 miles of new pipeline for the Texas Gateway Project, with facilities in Texas and Beauregard Parish. The FERC application is under docket CP26-547-000.

Source: [Boardwalk project overview](#). Reviewed October 21, 2026.

02

SOLAR LEASES AND OPTIONS

BEAUREGARD + CALCASIEU

Solar development can involve an initial option followed by a long operating lease. NextEra lists a 200-megawatt Singer Solar project in Beauregard Parish. Assess each proposal on its own documents.

Source: [NextEra project overview](#). Reviewed October 21, 2026.

03

ELECTRIC TRANSMISSION EASEMENTS

VERNON + SIX OTHER PARISHES

Entergy describes Babel to Webre as a proposed 500-kV line of approximately 150 miles through seven Louisiana parishes, including Vernon. A proposed route does not establish that a particular tract is affected.

Source: [Entergy transmission projects](#). Reviewed October 21, 2026.

04

DATA CENTER LAND OPTIONS

MOSS BLUFF

KPLC reported in September 2026 that Azimuth Renewables was exploring a data center north of Moss Bluff and held an option on more than 1,100 acres. Exploration is not a commitment to construction.

Source: [KPLC, September 10, 2026](#). Reviewed October 21, 2026.

Review the proposed rights and the parcel map together.

01

NATURAL GAS PIPELINE EASEMENTS



Industrial pipe materials | Illustrative stock
Photo: Peter Dyllong / Pexels

Gulf South describes Texas Gateway as approximately 155 miles of new 36-inch and 42-inch pipeline. Its FERC application includes facilities in Beauregard Parish. Review the current alignment and the exhibit attached to any proposed easement.

Identify the permanent right-of-way, temporary construction areas, access routes, and above-ground equipment. Specify which rights end after construction and which remain.

Source: [Boardwalk, Texas Gateway](#). Reviewed October 21, 2026.

Source: [FERC landowner guide](#). Reviewed October 21, 2026.

02

SOLAR LEASES AND OPTIONS



Solar array | Illustrative stock
Photo: Mark Stebnicki / Pexels

An option gives the developer time to evaluate the property under agreed terms. Establish the fee, expiration date, extension rights, and limits on testing or entry before signing.

Review the operating lease as carefully as the option. Address rent commencement, increases, acreage actually leased, retained access, and compatibility with any mineral, timber, or existing lease rights.

Confirm the total period during which the owner may be bound, including the option and all extensions.

A 25-year operating term with two 5-year renewals can extend to 35 years.

The option period may add time before the operating term begins. Read the commencement provisions.

03

ELECTRIC TRANSMISSION EASEMENTS



Transmission towers | Illustrative stock
Photo: Adem Percem / Pexels

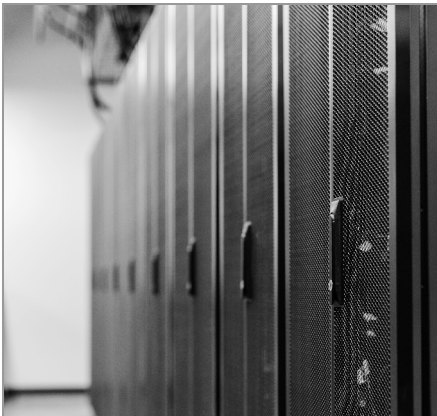
Entergy lists Babel to Webre as a new 500-kV transmission line planned through Iberville, Pointe Coupee, St. Landry, Evangeline, Avoyelles, Rapides, and Vernon parishes. The project connects Louisiana facilities to a switching station planned in Texas.

Establish the easement duration, permitted facilities, vegetation controls, and access rights. Locate structures against your existing roads, timber operations, and future improvements.

Source: [Entergy transmission projects](#). Reviewed October 21, 2026.

04

DATA CENTER LAND OPTIONS



Server infrastructure | Illustrative stock
Photo: Brett Sayles / Pexels

KPLC reported on September 10, 2026 that Azimuth Renewables held an option on more than 1,100 acres north of Coffey Road near Moss Bluff and was evaluating a data center. That report described an exploratory proposal.

Request the intended use of your tract, the purchasing entity, and the approvals needed before closing. A tract may serve the principal site, utility connections, access, or a buffer.

The option should allocate the cost and risk of site studies, damage, permitting delays, and termination. Confirm whether the developer can record the option or a memorandum against the property.

Source: [KPLC, September 10, 2026](#). Reviewed October 21, 2026.

SEVEN TERMS TO REVIEW ALONGSIDE THE PRICE

Evaluate the payment against the rights conveyed, the restrictions retained, and the cost of enforcing the agreement.

Consider the property over the full term of the agreement.

01

TOTAL DURATION

Count the option period, operating term, and every renewal or extension the company may exercise. Identify who controls each extension and what payment is required. Consider how the agreement fits the family's ownership and succession plans.

02

RETAINED USE OF THE PROPERTY

List the farming, grazing, forestry, hunting, building, and access rights you intend to retain. Have counsel reconcile those uses with the proposed restrictions and the rights already held by others.

03

TIMBER AND CONSTRUCTION DAMAGE

Separate payment for the property rights from timber, crops, fences, roads, and other damage. Establish how losses will be measured, who selects the evaluator, and who receives any timber-sale proceeds.

04

RESTORATION STANDARDS

Specify drainage, topsoil, compaction, road condition, fencing, and debris removal. Include completion deadlines, inspection rights, and a process for resolving defective work.

05

ASSIGNMENT AND FINANCIAL RESPONSIBILITY

Determine whether the company can transfer the agreement, whether notice or consent is required, and whether the original company remains liable afterward. Review guarantees and financial standards for a successor.

06

DECOMMISSIONING SECURITY

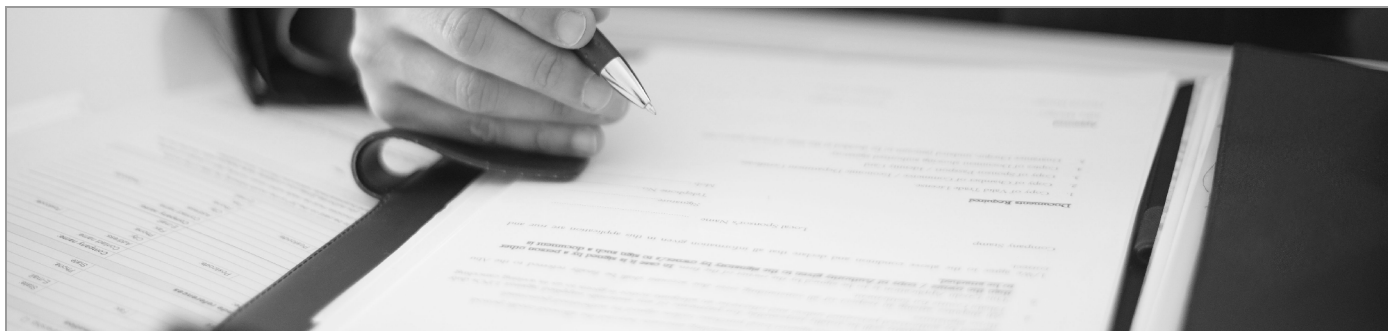
For facilities that must be removed, specify the removal standard, timing, and responsible party. Ask counsel to assess the amount, form, funding schedule, and enforceability of any bond, letter of credit, escrow, or guarantee.

07

ACCESS AND ADDITIONAL FACILITIES

Define approved entry points, road maintenance, notice, gates, and emergency access. Identify whether additional pipelines, structures, equipment, or corridor width require a separate agreement and payment.

The agreement should define both the rights granted and the obligations owed.



Contract review | Illustrative stock
Photo: Kampus Production / Pexels

WHO HOLDS THE AGREEMENT IN YEAR 20?

TRANSFER RIGHTS AND CONTINUING LIABILITY

The assignment provision determines whether the company may transfer its interest, to whom, and under what conditions. Read it alongside the provisions for guarantees, default, insurance, and release of liability.

Identify who must perform each obligation after a transfer.

A transfer may leave a different entity responsible for rent, maintenance, restoration, and removal. The financial strength of that entity deserves review before consent is given or waived.

Review with counsel: written notice, consent rights where available, minimum financial standards, assumption of obligations, and whether the original company or guarantor remains liable. Address transfers to affiliates and changes in ownership as well as direct assignments.

The contract should also state what happens to required financial security when the agreement is transferred. A successor's promise and an enforceable source of funds are separate items to evaluate.

QUESTIONS FOR A PROPOSED DATA CENTER TRANSACTION

Resolve the following points before agreeing to a long option or a broad grant of rights.

WHO IS THE CONTRACTING PARTY?

Request the entity name, ownership, authorized signatory, and any guarantor. Establish whether the proposed end user is known and what information can be provided under any confidentiality agreement.

WHAT USE IS PROPOSED FOR THE TRACT?

Identify the principal facility, utility corridor, access, staging, and buffer areas on a map. Match the rights requested to the use disclosed.

WHICH UTILITY COMMITMENTS ARE IN PLACE?

Ask which power, water, wastewater, and fiber arrangements are confirmed and which remain contingent. Identify any additional rights the developer expects the owner to grant.

WHAT DOES THE OPTION RESTRICT?

Specify permitted farming, forestry, hunting, leasing, financing, and sale during the option. Review entry, testing, insurance, damage payments, and extension fees.

WHO BEARS PROPERTY-RELATED COSTS?

Have advisers review responsibility for property taxes, changes in assessment or classification, rollback exposure if applicable, and other charges arising from the proposed use.

HOW IS THE PROPERTY RELEASED?

Set an expiration date, termination requirements, restoration obligations, and a deadline to release any recorded option or memorandum. Identify which obligations survive termination.

Request written answers and carry the agreed terms into the documents. A presentation or verbal assurance may not become a contractual obligation.

OPTIONS AND LETTERS OF INTENT

An LOI may contain binding provisions even when the proposed sale or lease remains subject to further agreement. Have counsel identify what takes effect on signing.

☐

DOCUMENT THE PAYMENT

State the option fee, when it is due, whether it is refundable, and whether it is credited toward the purchase price or rent.

☐

DEFINE EXPIRATION AND EXTENSIONS

Record the initial deadline, extension conditions, notice requirements, and additional payment for each extension.

☐

REVIEW EXCLUSIVITY AND CONFIDENTIALITY

Identify what each provision restricts, how long it lasts, and whether advisers, co-owners, lenders, or prospective purchasers may receive information.

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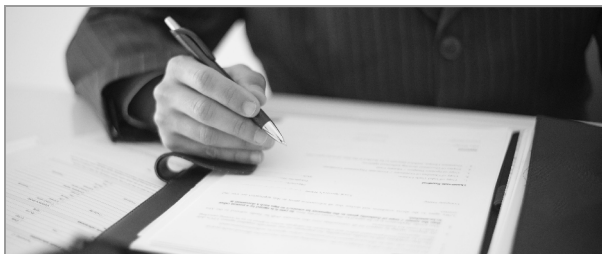
RETAIN THE COMPLETE AGREEMENT

Keep the signed document, legal description, maps, exhibits, amendments, and related correspondence in the property records.

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COMPLETE PROFESSIONAL REVIEW BEFORE SIGNING

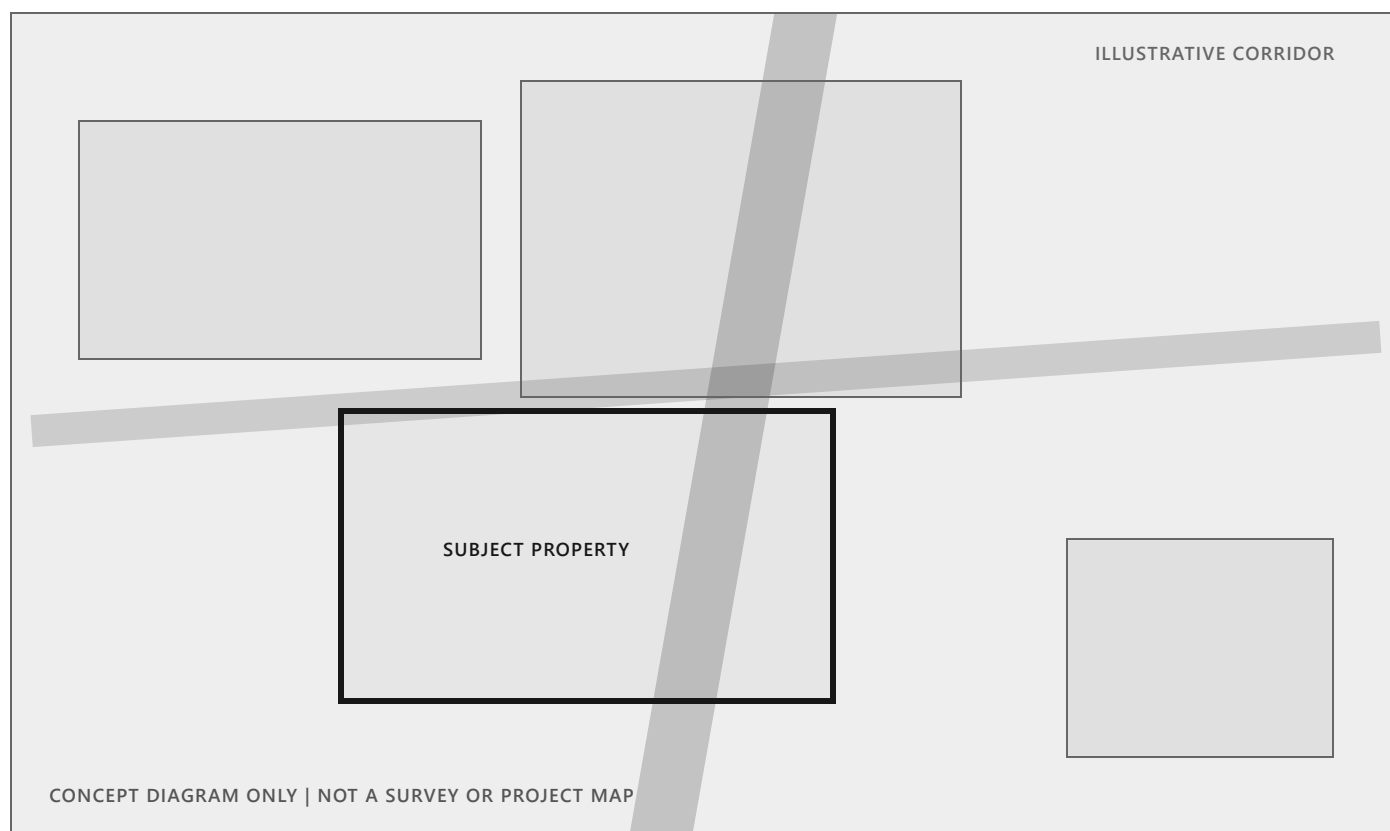
Have Louisiana counsel identify binding provisions, approval requirements, title issues, and remedies. Include tax, estate, forestry, or valuation advisers as the property requires.



Contract review | Illustrative stock
Photo: Kampus Production / Pexels

*Allow time for review before
the signing deadline.*

UNDERSTAND THE TRACT'S ROLE IN THE LARGER PROJECT



A tract may serve a specific function in an assemblage: access, utility connection, contiguous acreage, or separation from adjoining uses. Establish that function before relying on a general price-per-acre comparison.

Review adjoining ownership, recorded rights, and the proposed project layout. Public records can inform the review, but they may not disclose every option or agreement.

A strategic role does not establish a premium by itself. The buyer's alternatives, title constraints, project approvals, and the rights requested all affect the negotiation.

Comparable sales remain useful evidence. Consider them alongside the proposed use and the effect on the remainder of the property.

Value the rights being conveyed and the property you retain.

REVIEW THE PROPERTY. THEN REVIEW THE OFFER.

For a property-specific discussion, provide the parish, parcel number, and a copy of the proposed agreement and map.

The review can address publicly available project information, comparable sales, and the tract's potential role in an acquisition or infrastructure corridor.

Legal, tax, and estate questions should be resolved with the appropriate advisers before signing.

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