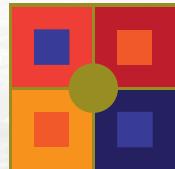


FREMAUX PARK



Top Labor Market in Louisiana

Close Proximity to Ports, Rail Lines & Transportation Hubs

Planned Development with Numerous Amenities

Leasing & Development

stirling

87-Acre Industrial Park · Interstate 10 at Fremaux Avenue, Slidell, LA

Louisiana's Global Gateway for Business

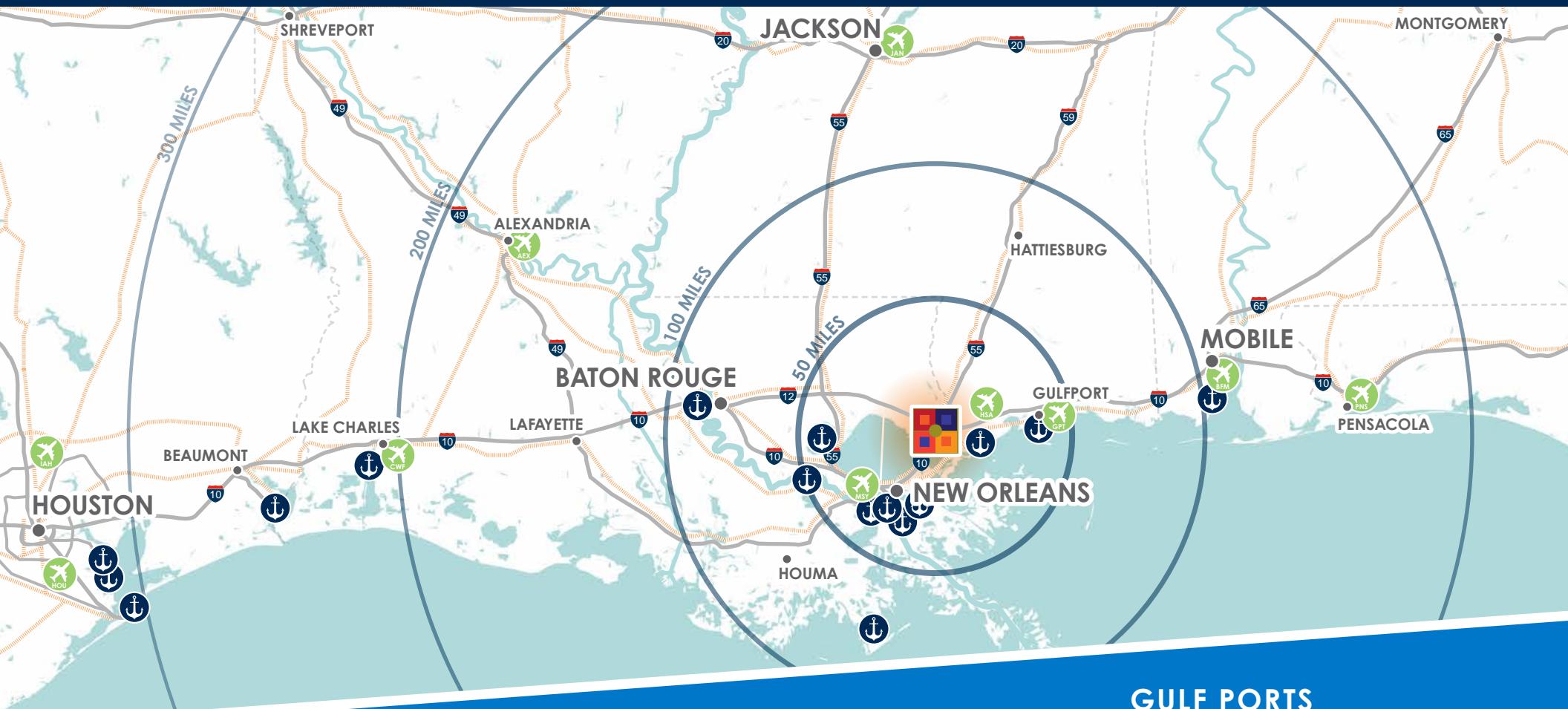


Fremaux Park is a planned, 280-acre development in Slidell, Louisiana, with Interstate 10 visibility and access. The Park includes parcels for a variety of uses including multi-family, hotel, office, medical, and industrial. The entire park is zoned C-4 and the wetlands have been mitigated. With all necessary infrastructure and utilities in place, Fremaux Park stands as the first choice for seamless development and operational readiness in St. Tammany Parish and the Greater New Orleans region.

Fremaux Park boasts a plethora of on-site amenities, setting it apart from other locations. Adjacent to The Park is Fremaux Town Center, a sprawling open-air shopping center spanning over 600,000 square feet. It offers a diverse array of retail and service tenants like Dillard's, Kohl's, Dick's Sporting Goods, Esporta Fitness, Best Buy and many more. The shopping center also features a variety of delicious dining options with Walk-On's Sports Bistreaux, BJ's Restaurant & Brewhouse, Cheddar's Scratch Kitchen, LongHorn Steakhouse, and Panera Bread to name a few. Within Fremaux Park are two multi-family residential developments: The Mason at Fremaux Park boasting 278 units and The Retreat at Fremaux Town Center with 280 units. Springhill Suites by Marriott and Home2 Suites by Hilton (coming soon) are on-site to cater to short-term stays.

The industrial sector at Fremaux Park presently hosts an Amazon Distribution Center and Horsburgh & Scott. Future development will consist of light manufacturing and distribution facilities, offering adaptable parcels ranging from 1 to 87 acres to accommodate various occupants. Flexible building designs aim to cater to a broad spectrum of potential tenants, fostering the growth and integration of businesses within the Park. Moreover, the proximity to amenities such as Fremaux Town Center, hotels, and apartment complexes enhances the Park's appeal for workforce development and retention. Future structures will utilize the highest quality Class A materials and finishes and prioritize environmental sustainability. Additionally, they will be equipped with cutting-edge technology, featuring high-speed, dedicated fiber suitable for the most demanding corporate technological needs.

Regional Connectivity



MAJOR CITIES

New Orleans, LA	25 Miles
Baton Rouge, LA	76 Miles
Mobile, AL	105 Miles
Jackson, MS	140 Miles
Houston, TX	325 Miles

CLASS I RAIL

NS	1.4 Miles
CSX	10 Miles
CPKC	27 Miles
UP	28 Miles
BNSF/UP	28 Miles
CN	35 Miles

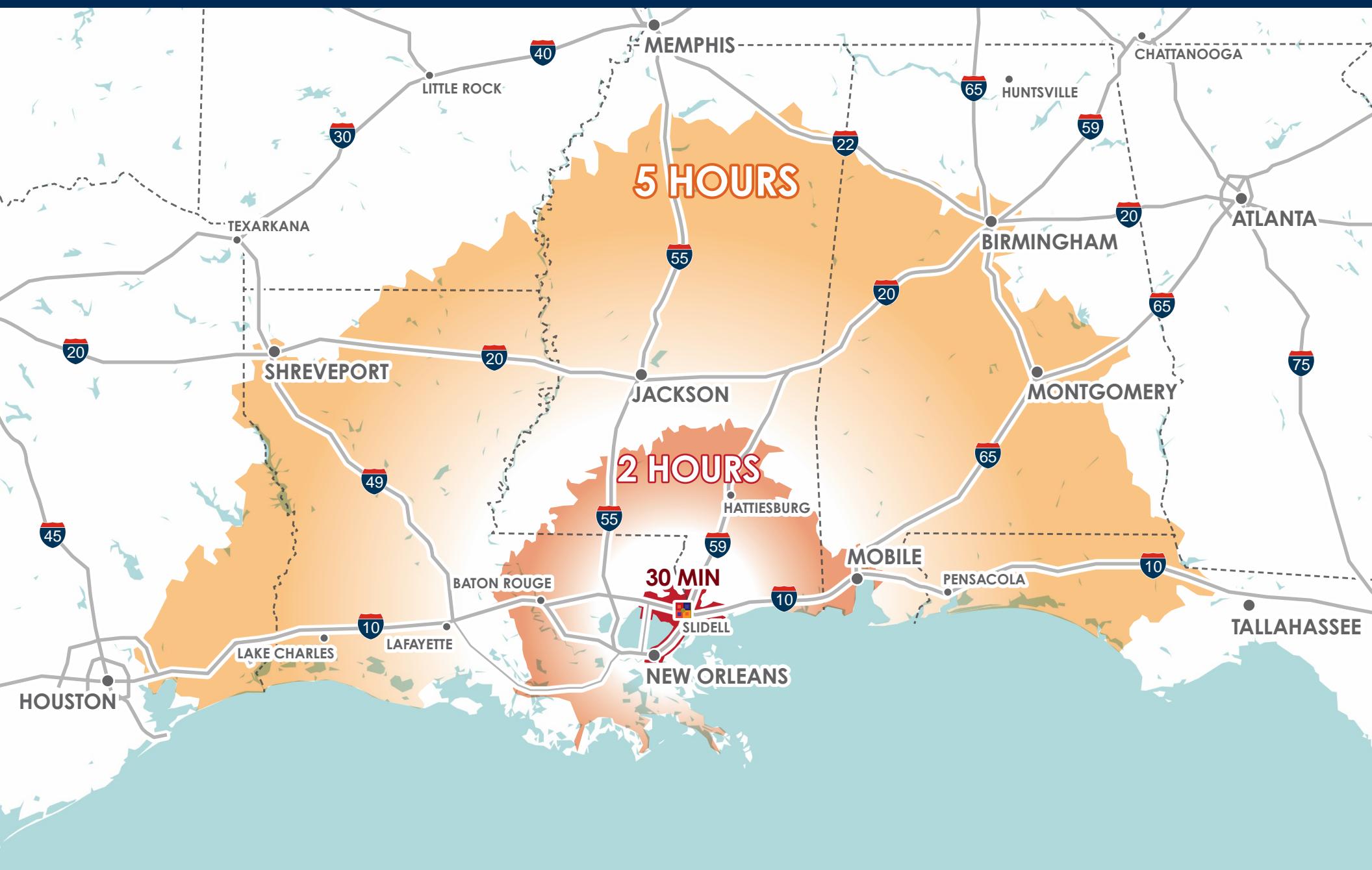
LOUISIANA RIVER PORTS

Port of St. Bernard	25 Miles
LA Int. Terminal (Planned)	26 Miles
Port of New Orleans	29 Miles
Port of Plaquemine	30 Miles
Port of South Louisiana	50 Miles
Port of Baton Rouge	85 Miles

GULF PORTS

Port of Bienville, MS	11 Miles
Port of Gulfport, MS	40 Miles
Port of Fourchon, LA	80 Miles
Port of Mobile	110 Miles
Port of Lake Charles	210 Miles
Port Author, TX	250 Miles
Port of Beaumont, TX	260 Miles

Interstate Connectivity



Shipping & Rail



PORT NOLA
THE PORT OF NEW ORLEANS



The Port of New Orleans is a diverse deepwater port uniquely located on the Mississippi River near the Gulf of Mexico. This naturally strategic location allows unparalleled access to 30-plus major inland hubs such as Dallas, Memphis, Chicago and Canada via 14,500 miles of waterways, railroads and interstates.

New Orleans is the **ONLY** deepwater port served by six (6) Class I railroads. The New Orleans Public Belt Railroad (NOPB) is a Class III switching railroad with direct connections to BNSF, Canadian National (CN), CSX, Canadian Pacific Kansas City (CPKC), Norfolk Southern (NS), and Union Pacific (UP). These railroads comprise a 132,000+ mile network of track.



**PLANNED PHASED
OPENING 2028-2031**

The new 400-acre Louisiana International Terminal (LIT) in Violet, LA, will eliminate air-draft restrictions that limit the size of vessels that currently call at the Port of New Orleans. LIT will serve vessels of all sizes, dramatically increasing Louisiana's import and export capacity while also fostering growth.

LIT is the biggest public economic development project in Louisiana at \$1.8 Billion. LIT will be built through a public-private partnership between the Port of New Orleans (Port NOLA) and two private terminal operators. It will include 3,600 feet of berth space, and at full buildout, will have a capacity of 2 million TEUs.

FREMAUX PARK PROXIMITY

- 26 Miles to Louisiana International Terminal (LIT) Coming Soon
- 29 Miles to the Port of New Orleans Wharfs

\$100 MILLION annual revenue with its 4 lines of business: cargo, rail, industrial real estate and cruises

1 MILLION TEU Annual Capacity with 500+ TEUs moving weekly by barge

PREMIUM FACILITIES include 15 berths, 20 million SF of cargo-handling area, 9 ship-to-shore gantry cranes, 3.1+ million SF of covered storage, and 140,000+ SF dockside cold storage

2 ON-DOCK INTERMODAL RAIL SERVICES

(CN & CPKC) connecting Port NOLA to the U.S. and Canada

Local Access



Overview



FREMAUX PARK



AVAILABLE PARCELS

- Parcel 1 ± 15.93 Acres (Divisible)
- Parcel 2 ± 18.14 Acres
- Parcel 3 ± 8.19 Acres
- Parcel 4 ± 25.00 Acres
- Parcel 5 ± 19.00 Acres

BUILD-TO-SUIT AVAILABLE

For Sale or Lease
Single- or Multi-Tenant Spaces

INFRASTRUCTURE

In place and can be expanded as needed:
Electricity, Natural Gas, Telecom & Water/Sewer.
No impact fees or wetlands mitigation required.

ZONING

C4 - Highway Commercial
Allows for Light Manufacturing and Warehousing

Available Sites



Spec Buildings

For Lease

SPEC BUILDING #1

BUILDING SIZE 222,654 SF

DIMENSIONS 258' x 863'

PARCEL Parcel 2: +/- 18.19 Acres

SPEC BUILDING #2

BUILDING SIZE 111,600 SF

DIMENSIONS 372' X 300'

PARCEL Parcel 3: +/- 8.19 Acres

GENERAL SPEC BUILDING INFORMATION

ZONING HC-4 Highway Commercial

CLEAR HEIGHT Per tenant request and requirements

COLUMN SPACING Per tenant request and requirements

SPEED BAYS Per tenant request and requirements

LOADING/DRIVE-IN DOORS Per tenant request and requirements

POWER 4,000 AMP (anticipated)

PARKING SPACES Minimum parking requirements per code

LIGHTING Exterior: wall packs on sensors
Interior: may be motion or switch-activated LED

HVAC Warehouse: ventilated unconditioned
Office space: ~1 ton per 375 SF

FIRE PROTECTION ESFR (or similar rating)

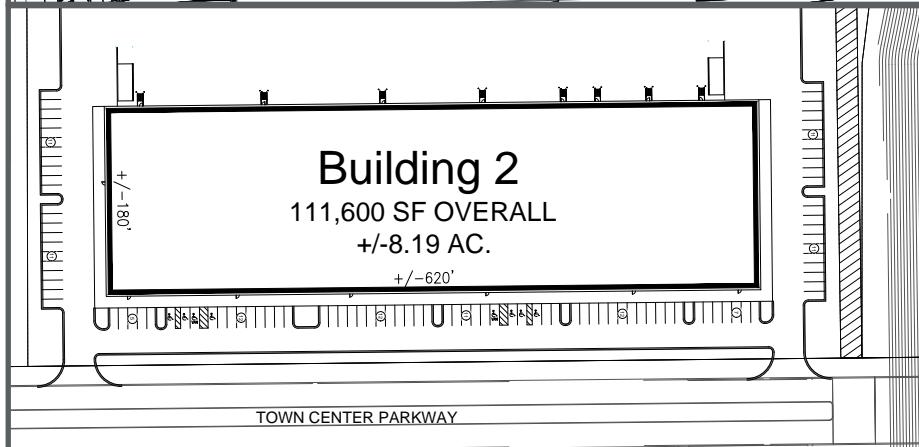
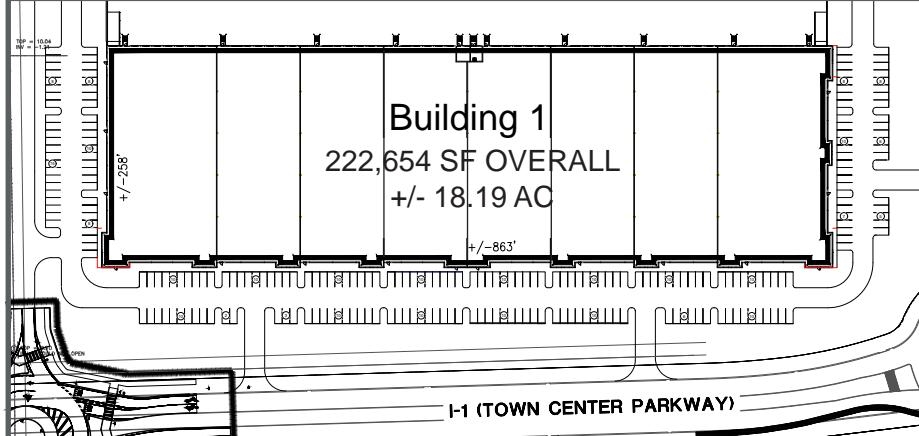
OFFICE BUILD-OUT Per tenant request and requirements
(warm vanilla shell to be provided)

FLOOR SLAB Anticipated as 5-7" reinforced concrete

BUILDING TYPE Tilt wall, rear load warehouse, single-sloped roof

SEWER 6" Sanitary (anticipated)

WATER 2" Service (anticipated)



Labor Market

HIGH-PERFORMING WORKFORCE WITH A DEEP TALENT POOL

St. Tammany Parish has the most educated – and healthiest – workforce in Louisiana and the region. It's home to Northshore Technical Community College, which is part of an unprecedented partnership of three companies and three (3) two-year colleges conducting a Mechatronics Apprenticeship Training Program. The program will teach the fundamentals of mechatronics, a field that incorporates mechanics, electronics and computer science with manufacturing to increase efficiency.

- **1.3 million residents** in New Orleans MSA
- **273,000+ population** in St. Tammany Parish
- **129,000+ labor force**
- **45% of St. Tammany Parish residents** have earned an associate degree or higher
- **36 institutions of higher learning** within a 70-mile radius
- **#1 Parish in Louisiana for health factors and health behaviors**
- **#2 Parish in Louisiana for health outcomes** in terms of length of life and quality of life

Regis SitesUSA 2023; St. Tammany Corp. STATS



Financial Incentives



ECONOMIC DEVELOPMENT PROGRAMS AND OPPORTUNITIES IN LOUISIANA

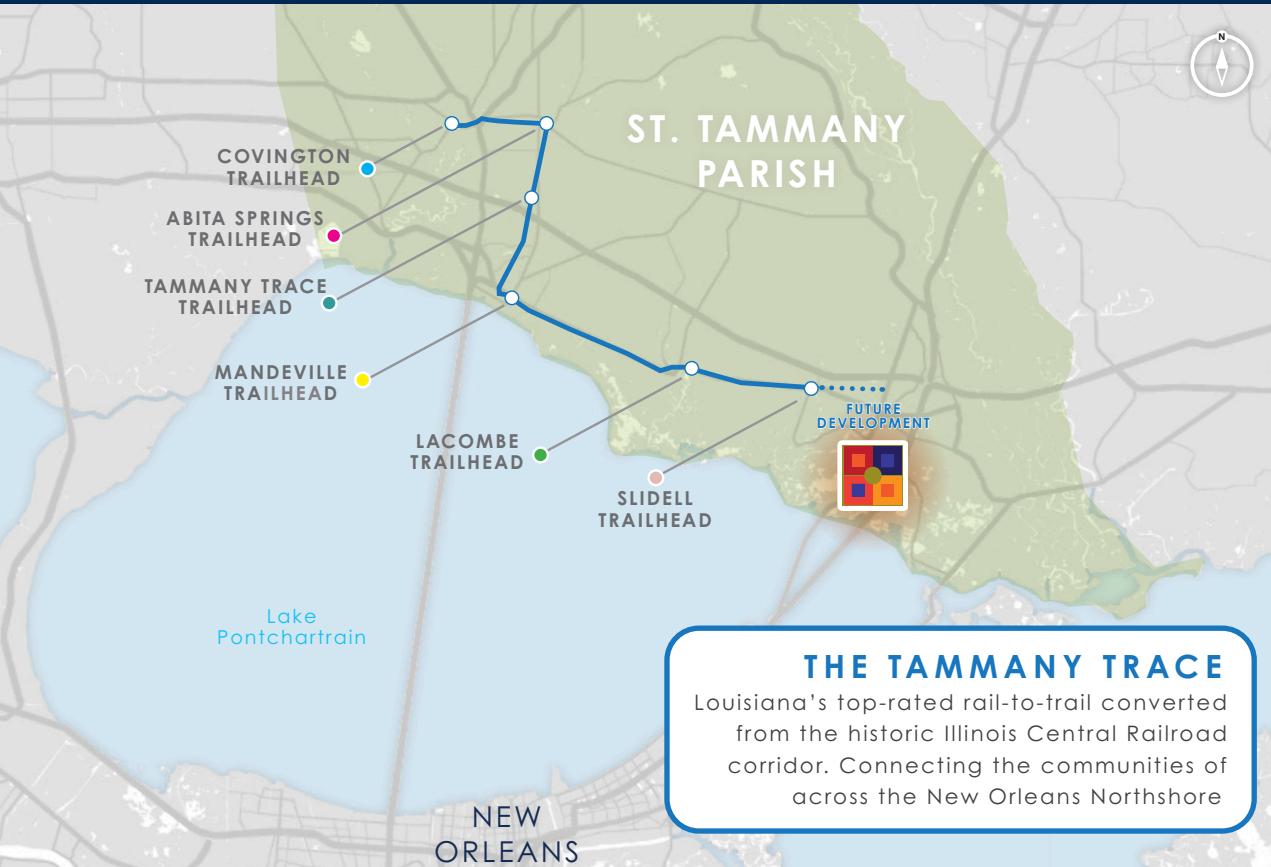
Statutory State Incentives

- Quality Jobs, Enterprise Zone, Research & Development Programs, and more!

Discretionary State Incentive: FastStart

- FastStart provides customized employee recruitment, screening, training development and training delivery for eligible, new or expanding companies — at no cost.
- FastStart has been recognized as ***the country's best state workforce training program*** for more than a decade by Business Facilities magazine.

Unmatched Quality of Life



ST. TAMMANY PARISH has always been an attractive and desirable location for those seeking the good life without sacrificing business success. The parish encompasses 854 square miles and its communities, include some of Louisiana's fastest growing cities such as Abita Springs, Covington, Lacombe, Madisonville, Mandeville, and Slidell. St. Tammany Parish is a part of the New Orleans MSA and is less than 40 minutes from the city.

New Orleans shines as a beacon of culture. From music to cuisine to Mardi Gras, life in the Big Easy is rich and rewarding. New Orleans and the surrounding areas host **MORE THAN 130 FESTIVALS EACH YEAR**, so there is always something fun around the corner, such as:

- Mardi Gras
- New Orleans Jazz & Heritage Festival
- French Quarter Fest
- New Orleans Wine & Food Experience
- Ponchatoula Strawberry Festival
- Madisonville Wooden Boat Festival
- Essence Festival of Culture
- Bayou Boogaloo
- and many more!

Top Ranked Business & Education

St. Tammany Parish's low business cost, nationally recognized school system, and first-rate medical facilities make the community a destination of choice for businesses of every size. As the fifth most populous parish in the state and one of the **FASTEAST-GROWING PARISHES**, St. Tammany's upscale amenities, active community, and expansive green spaces offer wide-ranging, diverse opportunities for companies in any industry. The entire parish is renowned by outdoor enthusiasts, gourmands, golfers, and art-lovers for its versatility and charm.

The **NATIONALLY-RECOGNIZED** K-12 education system and world-renowned professional and technical schools produce dedicated new workers every year. Students' ACT scores consistently rank above the national average while the unemployment rate in St. Tammany consistently remains below the national average.

NEW ORLEANS MSA

- #2 Logistics Leader *Business Facilities*
- #7 Top Performing Container Ports *Business Facilities*
- #7 Cost of Doing Business *CNBC.com*
- #8 Highest Percentage of Entrepreneurs *Commodity.com*
- #9 Fastest Growing Cities (GDP) *University of North Carolina*

MAJOR AREA EMPLOYERS



ST. TAMMANY PARISH EDUCATION

- #1 Parish in Louisiana for Educational Attainment *St. Tammany Corporation*
- 11 Colleges & Universities within 70-minute drive



Stirling Development & Brokerage

Stirling is one of the most comprehensive full-service commercial real estate companies in the country. With more than four decades of experience, we specialize in Advisory Services, Commercial Brokerage, Asset & Property Management, Development & Redevelopment and Investments over a wide array of property types, including retail, office, industrial, healthcare and multi-family sectors. Our core focus is on the robust Gulf South market of Louisiana, Mississippi, Alabama and the Florida Panhandle.

Our capable team is equipped with in-depth knowledge of the industry, sophisticated market insight and the latest in technology that enables us to identify opportunities for our clients in the evolving commercial real estate landscape. Whether a tenant, investor, property owner or landlord, Stirling can help you find a solution for any real estate goals. Our capable team is equipped with in-depth knowledge of the industry, as well as sophisticated market insight and the latest in technology to identify opportunities for our clients in the evolving commercial real estate landscape.

21.8 M

Square Feet
of Managed
Properties

\$2.9 B

Development
& Acquisition
Volume

\$2.19 B

Transaction
Volume in the
Last 5 Years

3,706

Transactions
in the
Last 5 years

49+

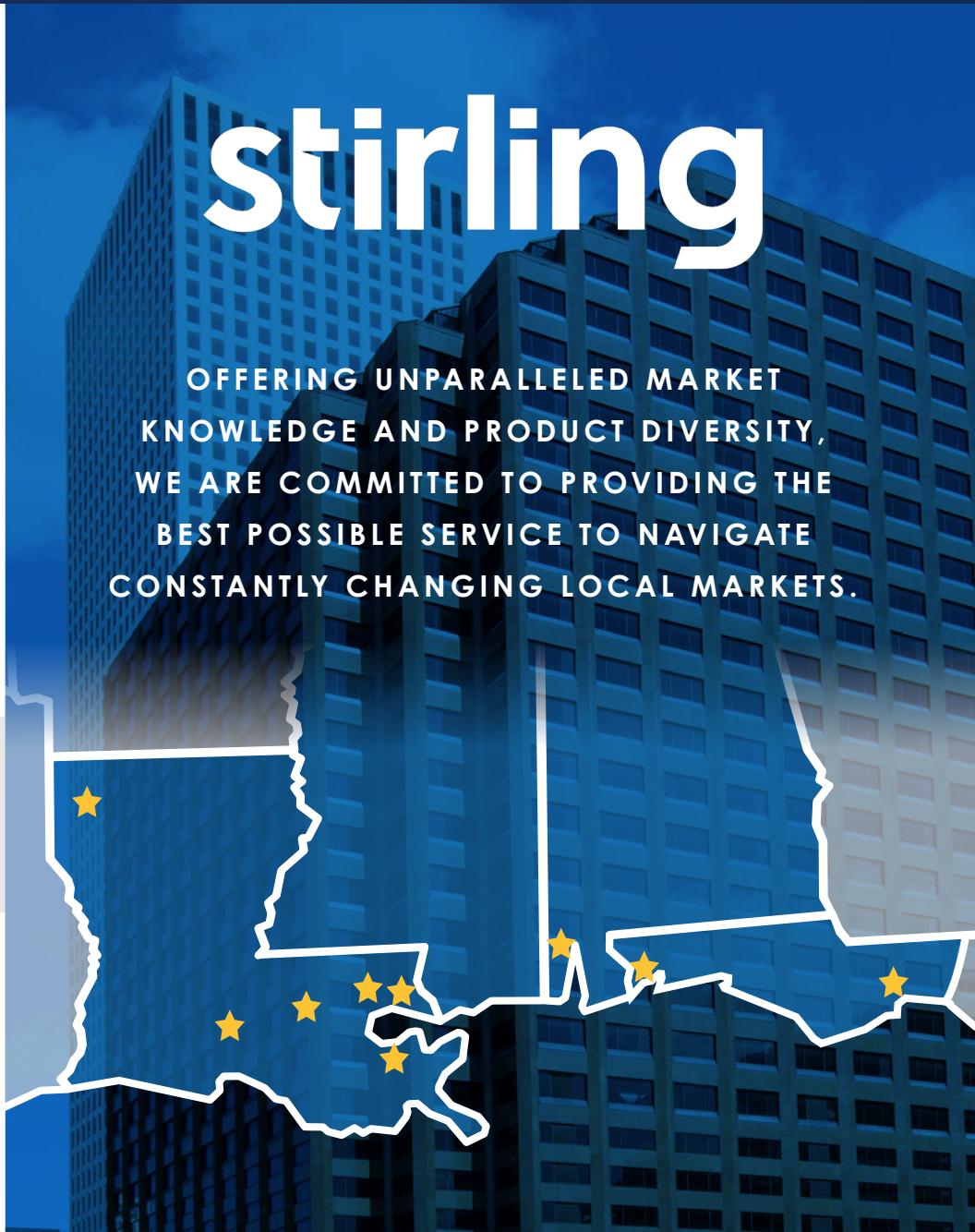
Years in
Business

9

Office
Locations

185

Agents &
Employees



Disclaimer

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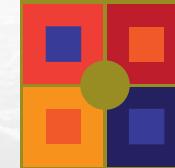
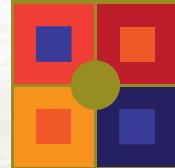
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1. The Offering Memorandum and its contents are confidential.
2. The information contained herein shall be held and treated with the strictest of confidence.
3. Whether directly or indirectly, you will not disclose this Offering Memorandum in a manner detrimental to the interest of the Seller.

Should you elect to not pursue negotiations in the acquisition of the Property or in the future you discontinue such negotiations, you then agree to purge all materials relating to this Property including this Offering Memorandum.

F R E M A U X P A R K



43-Acre Industrial Park

Interstate 10 at Fremaux Avenue, Slidell, LA

stirling

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