



GULF SOUTH

COMMERCE PARK

Land in Louisiana.

Grow in the Gulf.

Connect to the World.

Top Labor Market in Louisiana

Close Proximity to Ports, Rail Lines & Transportation Hubs

Pilot Program Up to 80% property tax reduction for 10 Years

Leasing & Development

stirling

919 Acres

Interstate 12 at Highway 1088, Mandeville, LA

GulfSouthCommercePark.com

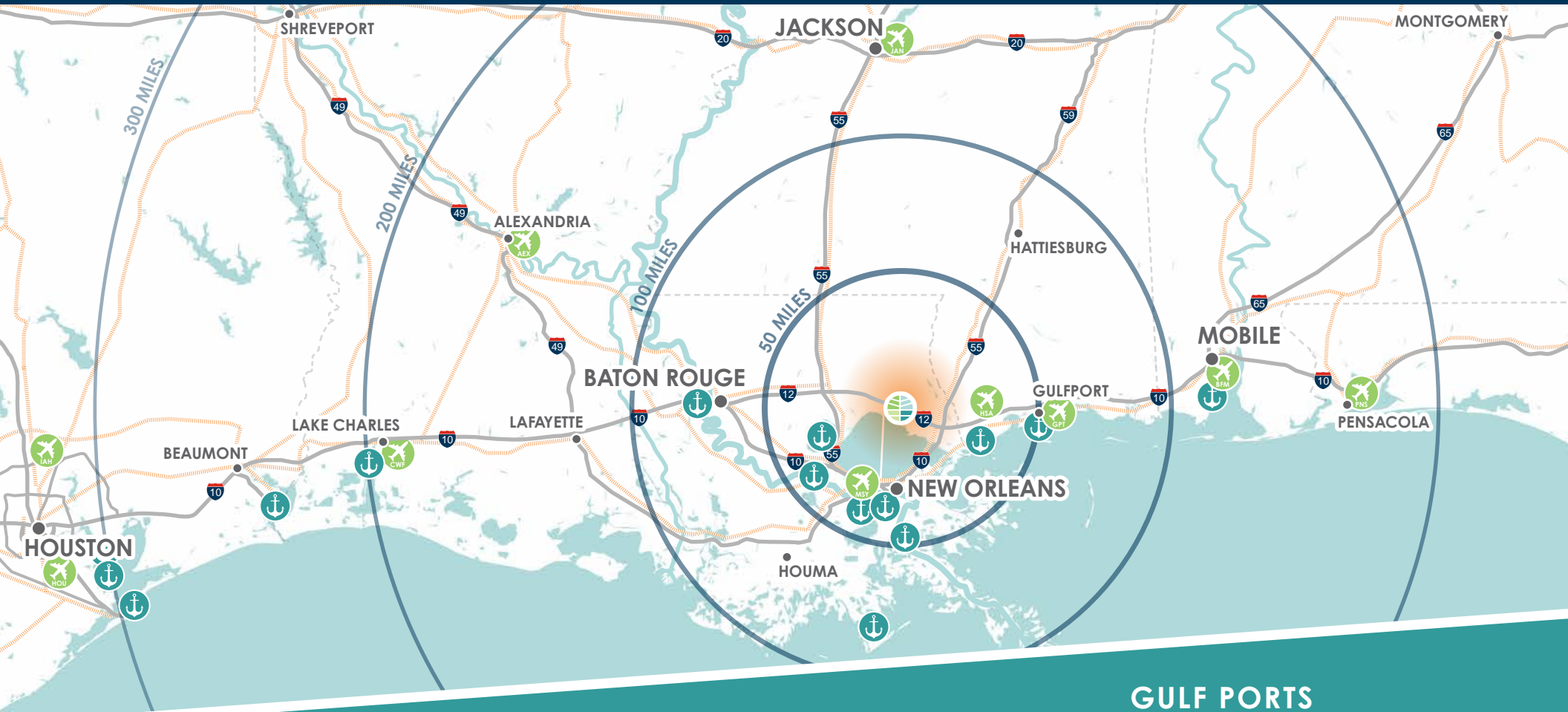
Louisiana's Global Gateway for Business

With nearly 1,000 acres located in St. Tammany Parish—less than 50 miles north of New Orleans in one of Louisiana's fastest growing parishes - Gulf South Commerce Park is ideally suited for investment. Developed by Crosby Development Company, through a public/private partnership with St. Tammany Corporation, the site offers a gateway to a large network of ports and shipping facilities and is strategically positioned for unparalleled connectivity, infrastructure and talent.

Located on the northshore of Lake Pontchartrain on Interstate 12 with convenient access to Interstates 10 and 55, Gulf South Commerce Park is Louisiana's most accessible site for large-scale logistics and distribution, advanced manufacturing, R&D, sustainable businesses, and health and science companies. The site's proximity to critical infrastructure, including the Port of New Orleans, provides a unique opportunity to tap into the region's logistics infrastructure, expertise and efficiencies for companies looking to grow.



Regional Connectivity



MAJOR CITIES

New Orleans, LA	30 Miles
Baton Rouge, LA	70 Miles
Mobile, AL	120 Miles
Jackson, MS	130 Miles
Houston, TX	320 Miles

CLASS I RAIL

NS	15 Miles
CN	25 Miles
CSXT	26 Miles
KCS	35 Miles
UP	35 Miles
BNSF/UP	35 Miles

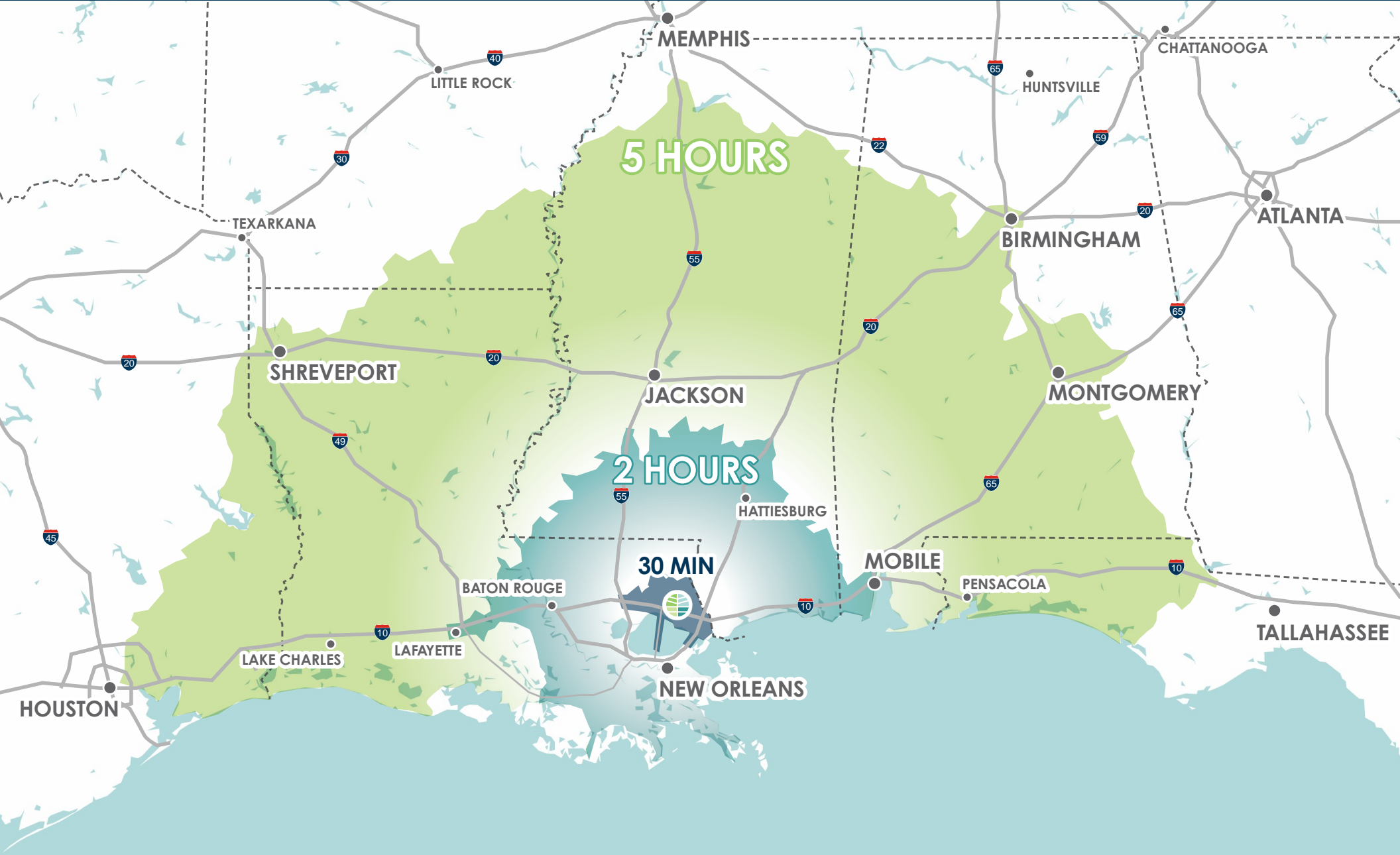
LOUISIANA RIVER PORTS

Port of New Orleans	30 Miles
Port of St. Bernard	30 Miles
Port of South Louisiana	40 Miles
Port of Plaquemine	40 Miles
Port of Baton Rouge	70 Miles
Louisiana Int. Terminal (Planned)	

GULF PORTS

Port of Bienville, MS	30 Miles
Port of Gulfport, MS	50 Miles
Port of Fourchon, LA	90 Miles
Port of Mobile	120 Miles
Port of Lake Charles	200 Miles
Port Author, TX	230 Miles
Port of Beaumont, TX	245 Miles

Interstate Connectivity



Shipping & Rail



PORT NOLA
THE PORT OF NEW ORLEANS



NOPB
NEW ORLEANS PUBLIC BELT

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.

GULF SOUTH COMMERCE PARK PROXIMITY

- 35 Miles to Louisiana International Terminal (LIT) *Coming Soon*
- 33 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

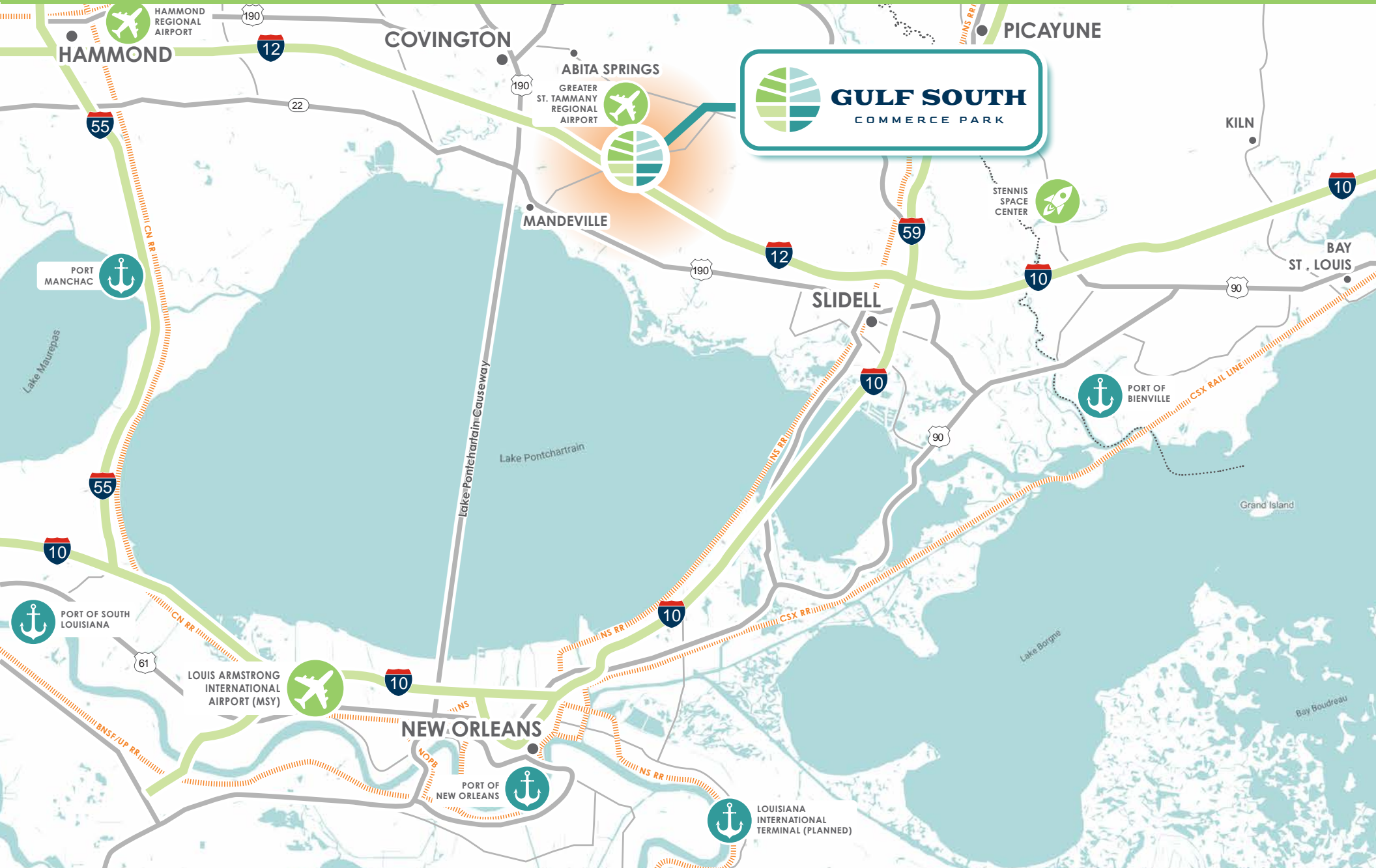
1 MILLION TEU Annual Capacity with 500+ TEUs moving weekly by barge

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



GULF SOUTH COMMERCE PARK

919 ACRES

Contiguous Vacant Land

TIMELINE OF AVAILABILITY

Phase 1 *Available Now*

Phase 2 *Planned 2025-2026*

Phase 3 *Future Expansion*

BUILD-TO-SUIT AVAILABLE

For Sale or Lease

Single- or Multi-Tenant Spaces

CORE UTILITIES

In place and can be expanded as needed:
Electricity, Natural Gas, Telecom & Water/Sewer

ZONING

AML (*Advanced Manufacturing & Logistics*)
Tailored specifically for research & development, advanced manufacturing, and logistics industries accommodating up to 1,000,000 SF building footprints

Available Sites

(Phase 1)



* Parcel sizes are subject to change.



Available Sites

(Phase 1)

PAD-READY SITES IMMEDIATE AVAILABILITY

Parcel 1-A 12.55 Acres*
Parcel 1-B 8.55 Acres*
Parcel 1-C 20.75 Acres*

SHOVEL-READY SITE IMMEDIATE AVAILABILITY

Parcel 1-D 33.50 Acres*

SUMMER 2024 SITES

Parcel 2-A 26.0 Acres* *PENDING*
Parcel 2-B 16.2 Acres*
Parcel 2-C 39.5 Acres*

PADS

Building pads have been constructed to within $\pm 12''$ of final grade for a warehouse-type building with elevated loading docks. Existing pads are 201,500 SF (1-A) and 105,600 SF (1-B).

BUILDING SIZES

Up to 1,000,000 SF

BUILDING TYPES

Per tenant requirements

ZONING

AML
(Advanced Manufacturing & Logistics)

UTILITIES

Water/Sewer/ATT Fiber/Gas are to the site
6" Sanitary (anticipated)
2" Water Service (anticipated)

* Parcel sizes are subject to change.



REPRESENTATIONAL PHOTO

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

Payment-in-Lieu-of-Taxes (PILOT) Program

- Structured to offer reduced tax burden for companies that create high-impact investments
- Potential program participation for up to 10 years dependent on total capital investment and full-time jobs created
- Project must undergo an economic impact analysis

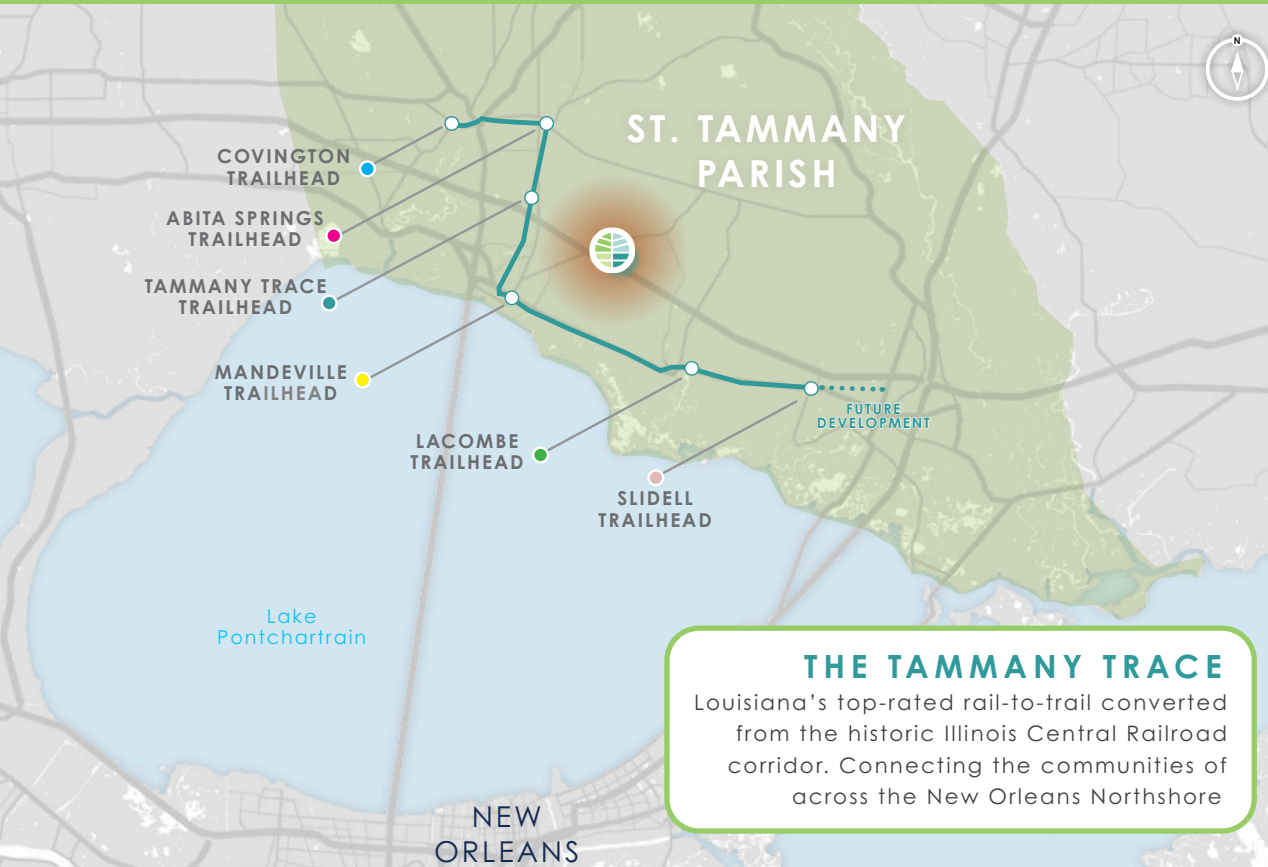
Statutory State Incentives

- 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



THE TAMMANY TRACE

Louisiana's top-rated rail-to-trail converted from the historic Illinois Central Railroad corridor. Connecting the communities of across the New Orleans Northshore

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!

OUTDOOR RECREATION



SPORTSMAN'S PARADISE



NEW ORLEANS CULTURE



WORLD-RENOWNED CUISINE



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 **FASTEST-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, gourmards, 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*

ST. TAMMANY PARISH EDUCATION

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

MAJOR AREA EMPLOYERS



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

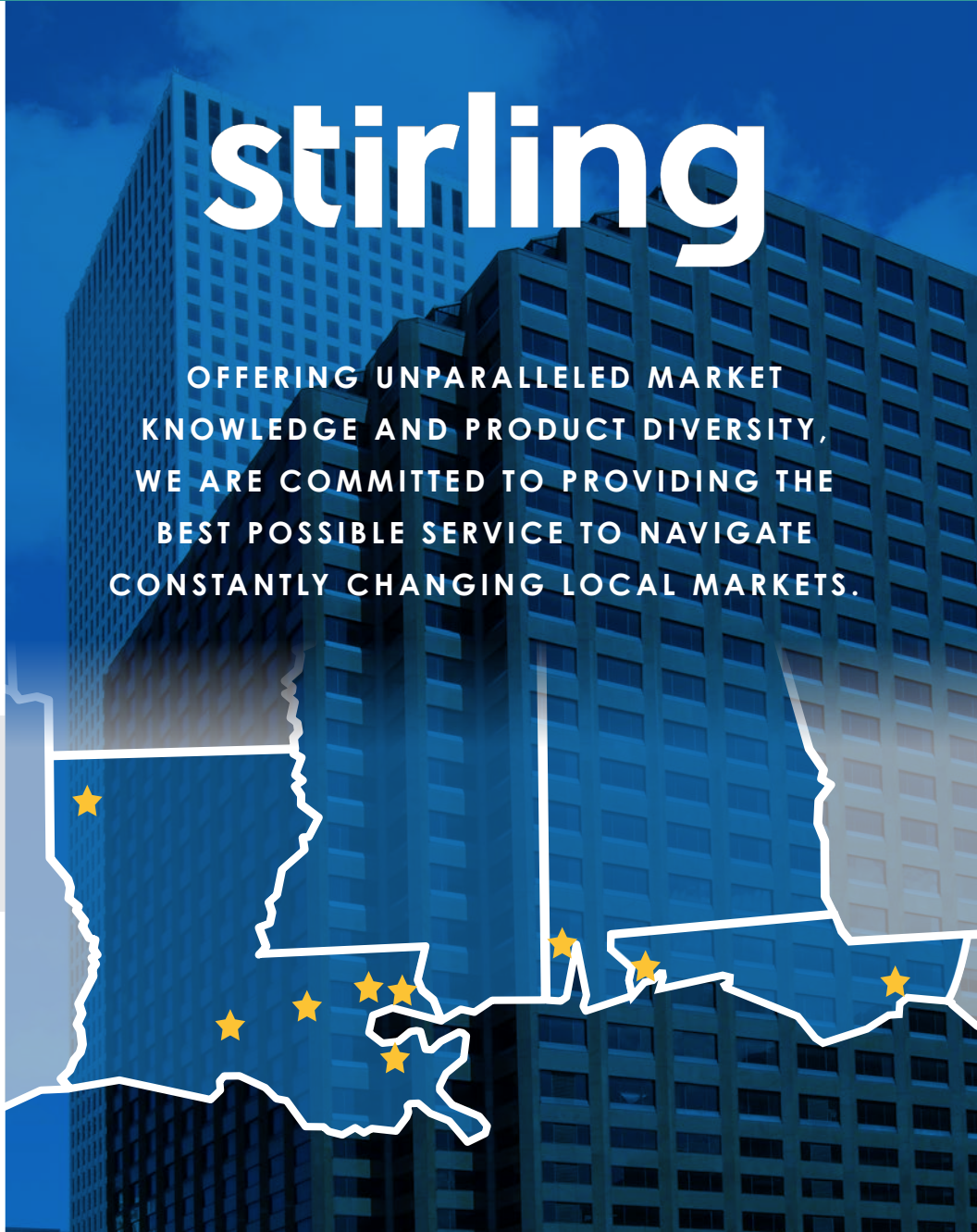
185

Agents &
Employees



stirling

OFFERING UNPARALLELED MARKET
KNOWLEDGE AND PRODUCT DIVERSITY,
WE ARE COMMITTED TO PROVIDING THE
BEST POSSIBLE SERVICE TO NAVIGATE
CONSTANTLY CHANGING LOCAL MARKETS.



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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.



GULF SOUTH

COMMERCE PARK

Interstate 12 at Highway 1088, Mandeville, LA

GulfSouthCommercePark.com

stirling



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