

8.1.25

OFFERING MEMORANDUM



Slidell Office/Warehouse

4632 Ponchartrain Blvd
Slidell LA 70458

Brent Cordell

KPG Realty- Cordell Eustis Group
Cordell Eustis Group
(985) 373-6417
brent@cordelleustis.com
995690890

Jessica Keating

KPG Realty
Commercial Broker
(985) 789-4315
jessica.cordelleustis@gmail.com
995707926



OFFERING SUMMARY

ADDRESS

**4632 Ponchartrain Blvd
Slidell LA 70458**

FINANCIAL SUMMARY

PRICE

\$850,000

Investment Highlights

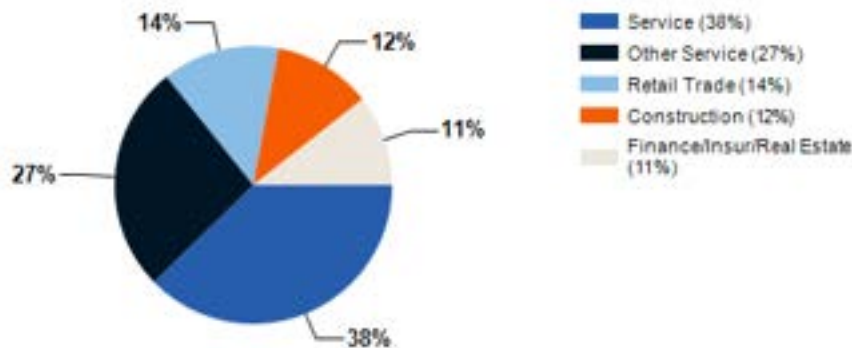
- 13,320 SF across two versatile buildings offering a functional mix of office and warehouse space on a 1-acre site.
- 230-foot concrete bulkhead with boat lift provides rare waterfront access directly to Lake Pontchartrain—ideal for marine-based businesses.
- Priced at \$850,000, this property is well-suited for owner-users in construction, logistics, or marine services, as well as investors seeking a flexible, income-producing asset.
- Ample parking and functional layout support a variety of operational needs with room to grow or reconfigure.



Location Summary

- Located on Pontchartrain Dr in Slidell, just 1 mile from I-12 and approximately 6 miles from I-10, allowing for easy access to major transportation corridors.
- Situated in a commercial corridor with mixed-use development, offering strong potential for business visibility and long-term growth.
- Waterfront location offers unique advantages for marine logistics, equipment storage, and water-based operations.
- Proximity to both Slidell's residential areas and regional infrastructure hubs makes this an ideal base for local or regional operations.

Major Industries by Employee Count

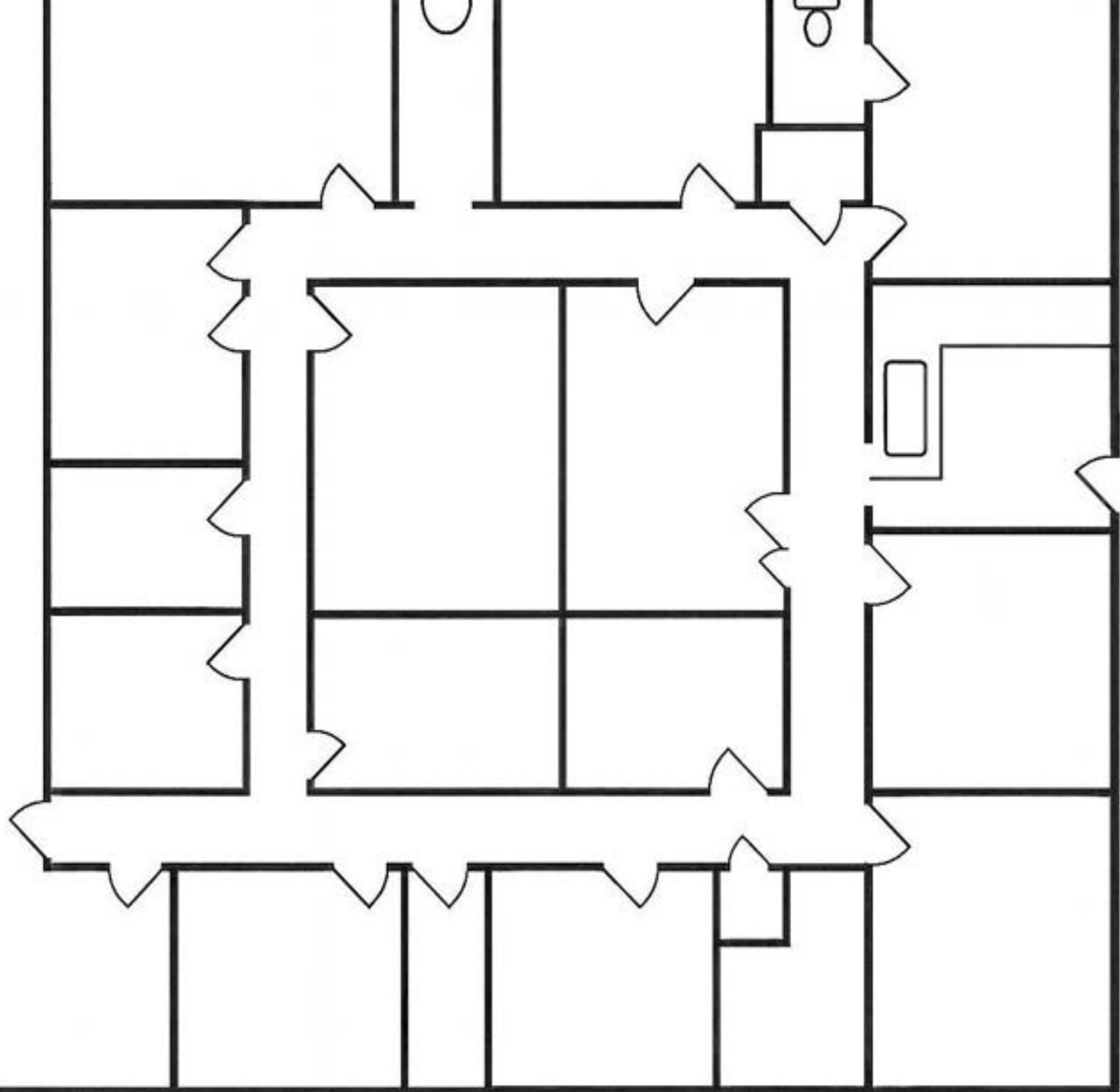


Largest Employers

St. Tammany Parish Public Schools	5,800
St. Tammany Health System	1,520
Slidell Memorial Hospital	1,096
Ochsner Health System	985
Chevron USA	600
Rotolo Consultants (RCI)	548
Gilsbar	454
Textron Marine & Land Systems	450

St. Tammany Parish GDP Trend





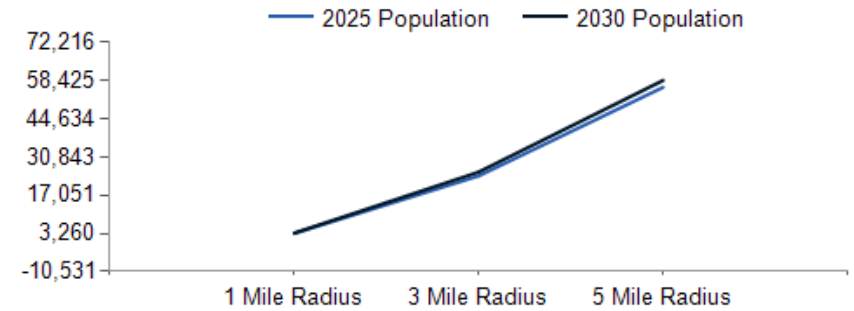




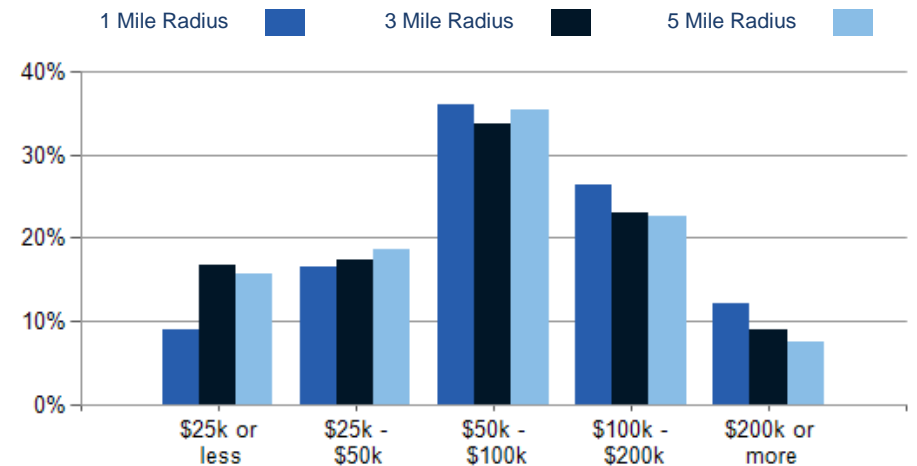


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	2,844	16,109	41,804
2010 Population	3,082	17,751	46,140
2025 Population	3,260	24,006	55,924
2030 Population	3,382	25,393	58,425
2025 African American	336	7,663	19,302
2025 American Indian	17	150	400
2025 Asian	169	710	1,370
2025 Hispanic	198	1,733	4,451
2025 Other Race	39	462	1,505
2025 White	2,467	12,982	28,631
2025 Multiracial	232	2,028	4,687
2025-2030: Population: Growth Rate	3.70%	5.65%	4.40%

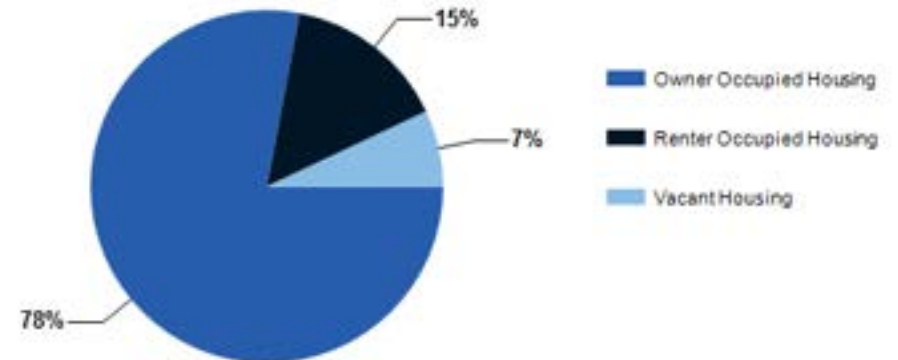
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	82	1,230	2,285
\$15,000-\$24,999	57	501	1,323
\$25,000-\$34,999	122	679	1,905
\$35,000-\$49,999	131	1,107	2,370
\$50,000-\$74,999	307	2,088	4,726
\$75,000-\$99,999	245	1,380	3,342
\$100,000-\$149,999	200	1,340	3,399
\$150,000-\$199,999	205	1,036	1,781
\$200,000 or greater	185	919	1,707
Median HH Income	\$80,511	\$68,738	\$67,268
Average HH Income	\$114,918	\$93,508	\$89,086



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius



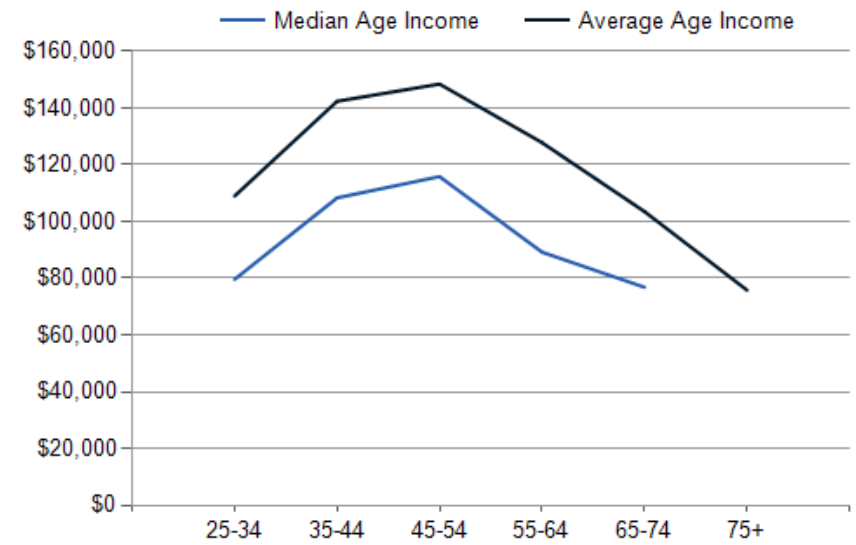
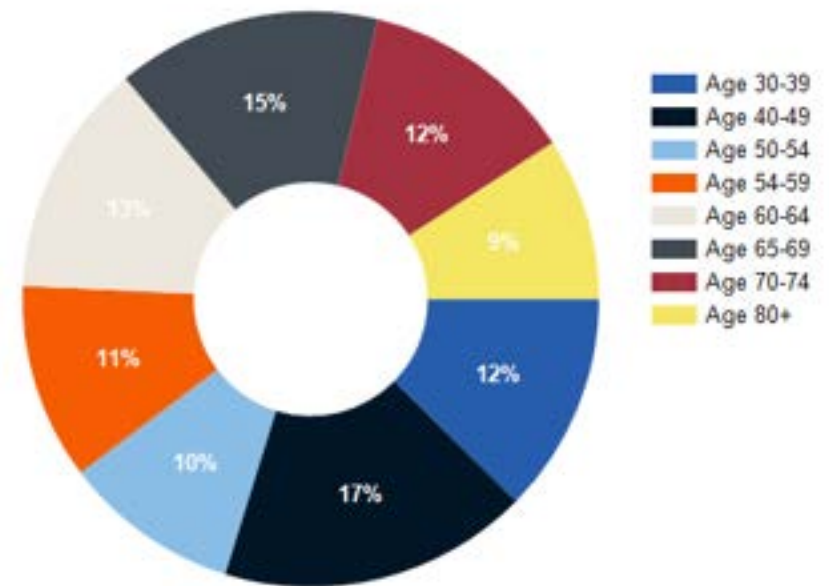
Source: esri



2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	127	1,435	3,508
2025 Population Age 35-39	148	1,497	3,727
2025 Population Age 40-44	198	1,741	3,945
2025 Population Age 45-49	189	1,502	3,523
2025 Population Age 50-54	220	1,557	3,470
2025 Population Age 55-59	245	1,475	3,267
2025 Population Age 60-64	292	1,656	3,542
2025 Population Age 65-69	330	1,592	3,412
2025 Population Age 70-74	269	1,280	2,865
2025 Population Age 75-79	203	964	2,132
2025 Population Age 80-84	137	582	1,196
2025 Population Age 85+	82	409	916
2025 Population Age 18+	2,773	19,022	43,820
2025 Median Age	53	42	40
2030 Median Age	54	43	41

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$79,568	\$71,012	\$69,687
Average Household Income 25-34	\$108,957	\$93,275	\$89,046
Median Household Income 35-44	\$108,295	\$84,371	\$83,050
Average Household Income 35-44	\$142,330	\$110,494	\$106,732
Median Household Income 45-54	\$115,793	\$88,604	\$84,934
Average Household Income 45-54	\$148,394	\$115,268	\$106,762
Median Household Income 55-64	\$89,149	\$72,017	\$71,563
Average Household Income 55-64	\$127,762	\$101,548	\$95,847
Median Household Income 65-74	\$76,796	\$57,591	\$54,930
Average Household Income 65-74	\$103,470	\$78,262	\$73,614
Average Household Income 75+	\$75,781	\$62,270	\$59,910

Population By Age



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Exclusively Marketed by:



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