



PROPERTY ONE

FOR SALE

DEVELOPMENT READY LAND

W. End Blvd., Slidell, LA

Presented by:

MATT TAYLOR

504.681.3428

LA #6690

matt.taylor@propertyone.com

LEON AUDIBERT, III

504.681.3430

LA #0912122856

leon@propertyone.com

HAYDEN INGRAM

504.681.3414

LA #995711243

Hayden@propertyone.com

DEVELOPMENT READY LAND

W. End Blvd., Slidell, LA



OFFERING SUMMARY

Sale Price: \$2,310,422.4

Lot Size: 6.63 Acres

Price / Acre: \$348,480

PROPERTY OVERVIEW

6.63 acres of commercial property with beautiful lake views & access to Interstate 10. This development-ready tract boasts a prime location that is ideal for any Multifamily or Assisted Living development.

The site is fully cleared and elevated offering unobstructed views of Lake Ponchartrain.

LOCATION OVERVIEW

This development-ready tract is located in the city of Slidell and Parish of St. Tammany, it is situated on Eden Isle's Northbound I-10 Exit. The location provides excellent visibility to the lake, easy access, and drivability to all surrounding cities.

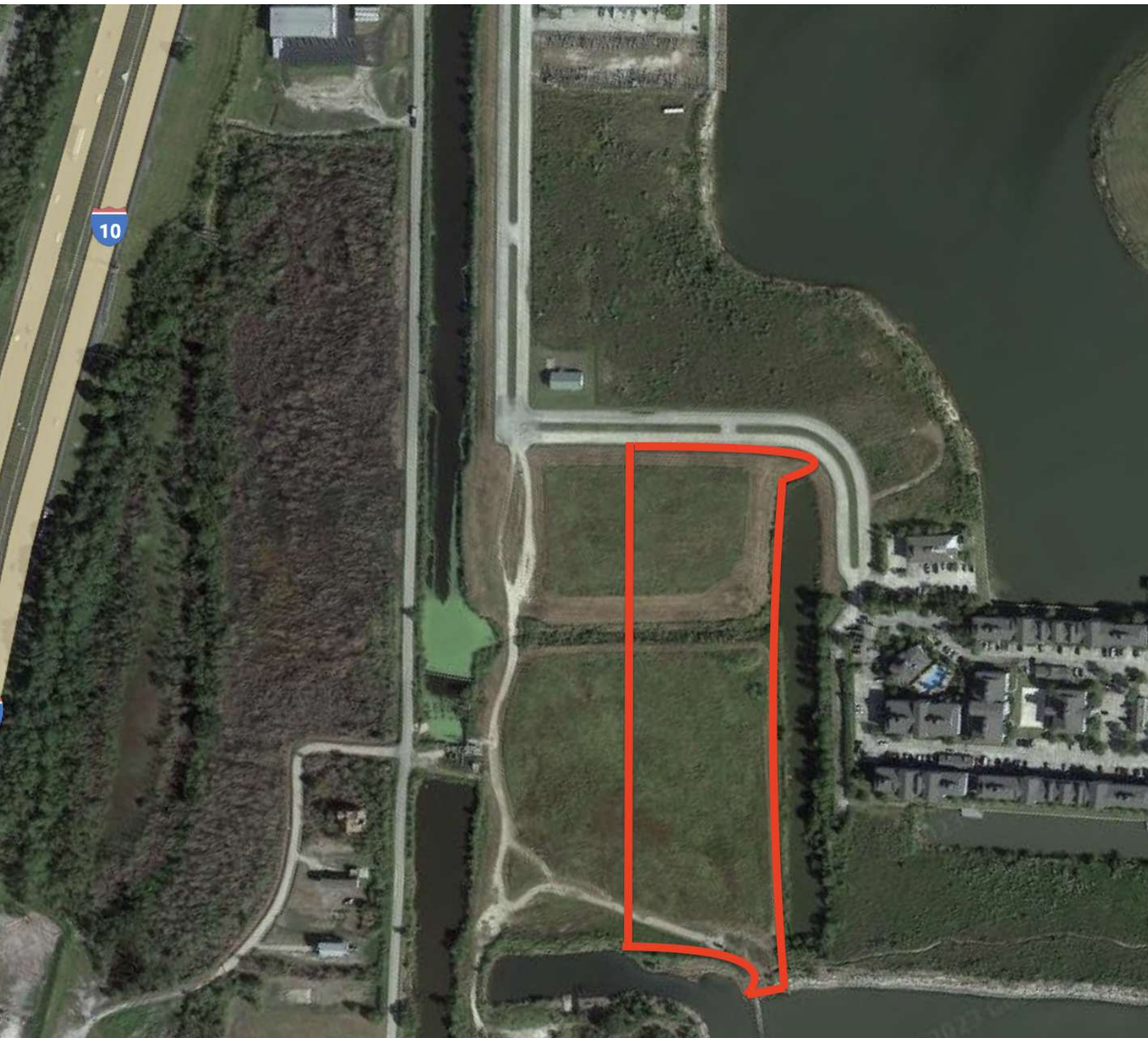


PROPERTY ONE

MATT TAYLOR • 504.681.3428 LEON AUDIBERT, III • 504.681.3430 HAYDEN INGRAM • 504.681.3414

DEVELOPMENT READY LAND

W. End Blvd., Slidell, LA



PROPERTY ONE

MATT TAYLOR • 504.681.3428 LEON AUDIBERT, III • 504.681.3430 HAYDEN INGRAM • 504.681.3414

08/08/2025

DEVELOPMENT READY LAND

W. End Blvd., Slidell, LA



| POPULATION | 0.25 MILES | 0.5 MILES | 1 MILE |
|----------------------|------------|-----------|-----------|
| Total Population | 193 | 1,235 | 4,440 |
| Average Age | 43.9 | 40.1 | 43.5 |
| Average Age (Male) | 50.4 | 44.6 | 46.1 |
| Average Age (Female) | 40.2 | 36.8 | 41.5 |
| HOUSEHOLDS & INCOME | 0.25 MILES | 0.5 MILES | 1 MILE |
| Total Households | 134 | 708 | 2,364 |
| # of Persons per HH | 1.4 | 1.7 | 1.9 |
| Average HH Income | \$77,569 | \$80,593 | \$84,088 |
| Average House Value | \$247,419 | \$260,440 | \$268,485 |

2020 American Community Survey (ACS)



PROPERTY ONE

MATT TAYLOR • 504.681.3428 LEON AUDIBERT, III • 504.681.3430 HAYDEN INGRAM • 504.681.3414



Customer Information Form

What Customers Need to Know When Working with Real Estate Brokers or Licensees

This document describes the various types of agency relationships that can exist in real estate transactions.

AGENCY means a relationship in which a real estate broker or licensee represents a client by the client's consent, whether expressed or implied, in an immovable property transaction. An agency relationship is formed when a real estate licensee works for you in your best interest and represents you. Agency relationships can be formed with buyers/sellers and lessors/lessees.

DESIGNATED AGENCY means the agency relationship that shall be presumed to exist when a licensee engaged in any real estate transaction, except as otherwise provided in LA R.S. 9:3891, is working with a client, unless there is a written agreement providing for a different relationship.

- The law presumes that the real estate licensee you work with is your designated agent, unless you have a written agreement otherwise.
- No other licensees in the office work for you, unless disclosed and approved by you.
- You should confine your discussions of buying/selling to your designated agent or agents only.

DUAL AGENCY means an agency relationship in which a licensee is working with both buyer and seller or both landlord and tenant in the same transaction. Such a relationship shall not constitute dual agency if the licensee is the seller of property that he/she owns or if the property is owned by a real estate business of which the licensee is the sole proprietor and agent. A dual agency relationship shall not be construed to exist in a circumstance in which the licensee is working with both landlord and tenant as to a lease that does not exceed a term of three years and the licensee is the landlord. Dual agency is allowed only when informed consent is presumed to have been given by any client who signed the dual agency disclosure form prescribed by the Louisiana Real Estate Commission. Specific duties owed to both buyer/seller and lessor/lessee are:

- To treat all clients honestly.
- To provide factual information about the property.
- To disclose all latent material defects in the property that are known to them.
- To help the buyer compare financing options.
- To provide information about comparable properties that have sold, so that both clients may make educated buying/selling decisions.

- To disclose financial qualifications to the buyer/lessee to the seller/lessor.
- To explain real estate terms.
- To help buyers/lessees arrange for property inspections
- To explain closing costs and procedures.

CONFIDENTIAL INFORMATION means information obtained by a licensee from a client during the term of a brokerage agreement that was made confidential by the written request or written instruction of the client or is information the disclosure of which could materially harm the position of the client, unless at any time any of the following occur:

- The client permits the disclosure by word or conduct.
- The disclosure is required by law or would reveal serious defect.
- The information became public from a source other than the licensee.

By signing below, you acknowledge that you have read and understand this form and that you are authorized to sign this form in the capacity in which you have signed.

Buyer/Lessee:

By: _____

Title: _____

Date: _____

Licensee: _____

Date: _____

Seller/Lessor:

By: _____

Title: _____

Date: _____

Licensee: _____

Date: _____



PROPERTY ONE

FOR MORE INFORMATION, PLEASE CONTACT:

Presented by:

MATT TAYLOR

504.681.3428

LA #6690

matt.taylor@propertyone.com

LEON AUDIBERT, III

504.681.3430

LA #0912122856

leon@propertyone.com

HAYDEN INGRAM

504.681.3414

LA #995711243

Hayden@propertyone.com

3500 N Causeway Blvd., Suite 600 | Metairie, LA 70002 | 504.681.3400 | propertyone.com

The information contained herein, while not guaranteed, is obtained from sources we believe to be reliable. It is subject to error, omission prior sale, change or withdrawal without notice.

Property One is licensed in LA, AL, GA and MS.