

10.2025

OFFERING MEMORANDUM



Fremeaux Industrial Center

56704 Dwyer St
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 56704 Dwyer St
Slidell LA 70458

FINANCIAL SUMMARY

PRICE \$450,000

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	7,587	46,903	86,383
2025 Median HH Income	\$50,241	\$70,575	\$73,677
2025 Average HH Income	\$66,498	\$95,407	\$98,951

Investment Highlights

- 4,500 SF warehouse/industrial facility with exceptional visibility and strategic location in the Slidell industrial corridor. The size and layout support a variety of uses from manufacturing to distribution. The warehouse features multiple roll-up doors and a generous clear height, allowing for efficient movement of vehicles, equipment, and inventory.
- For sale at \$450,000 or lease at \$12/SF Modified Gross, offering both owner-user and investor flexibility. This dual-option approach broadens potential market interest and use cases.
- Direct access to I-10 and regional routes, enhancing transportation efficiency for logistics operations. The site supports fast delivery and regional reach throughout the Gulf Coast and Northshore markets.
- Well-maintained metal building in a growing industrial zone, reducing near-term occupancy risk. Owner-users benefit from low setup costs and stable condition.



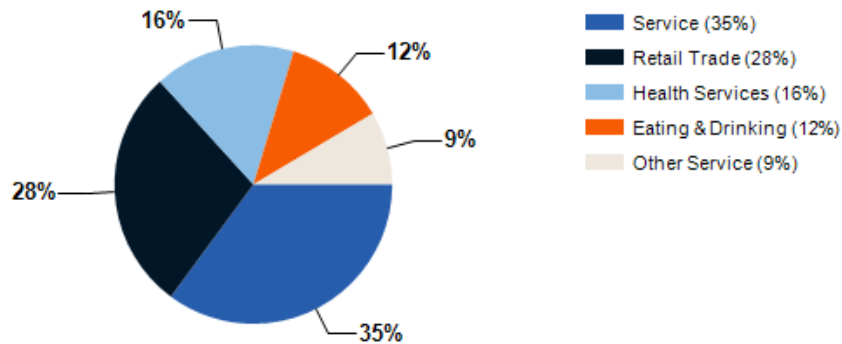
- Ample parking and yard space, supporting operations with trucks, equipment, and inventory. The exterior capacity complements the interior space for full-cycle industrial requirements. An additional lot next door is available for lease, offering expanded laydown or storage space for tenants requiring extra capacity. This flexibility enhances operational efficiency and accommodates growing business needs.



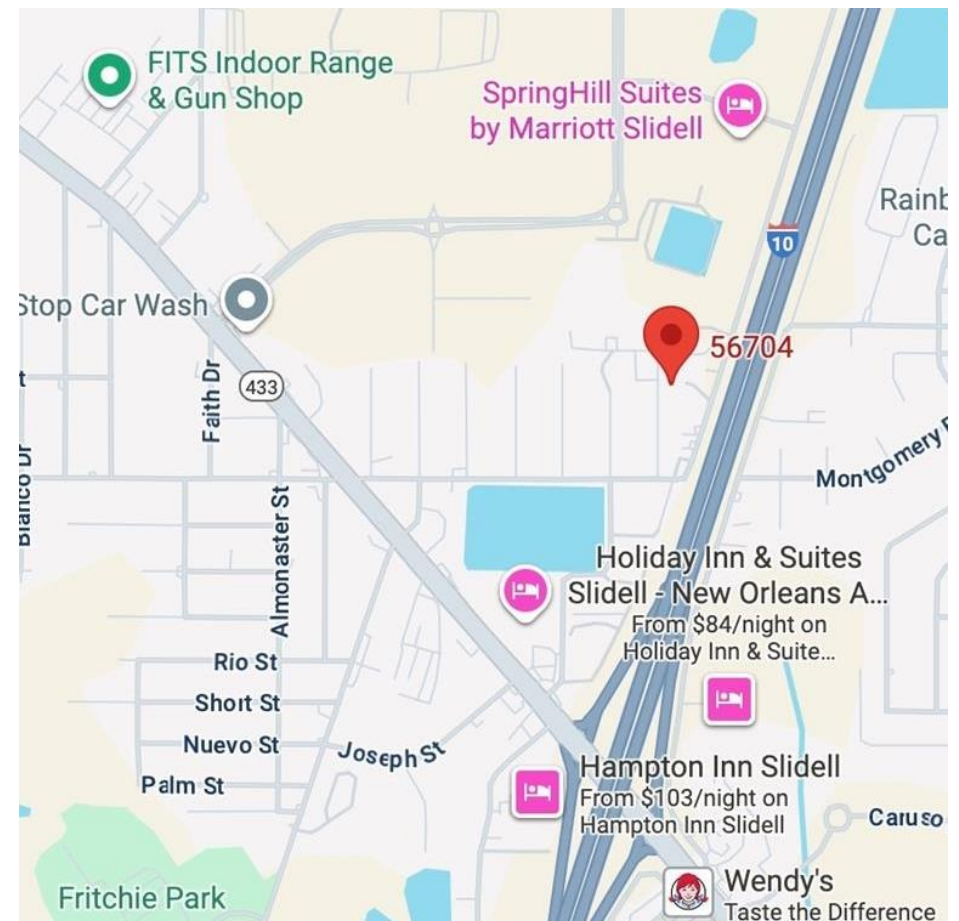
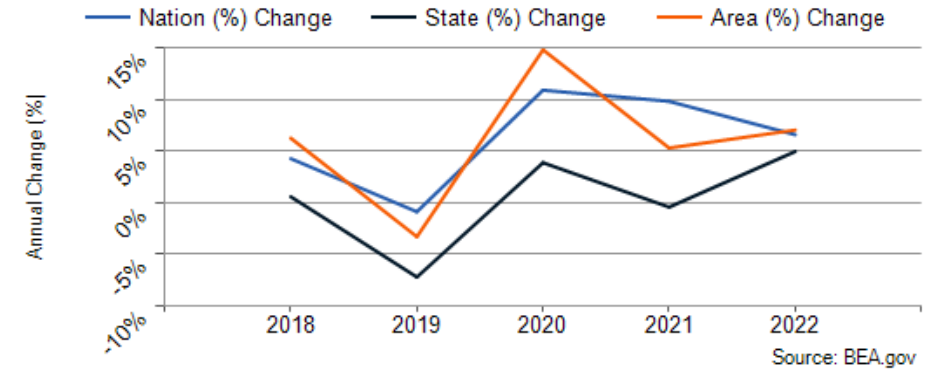
Location Summary

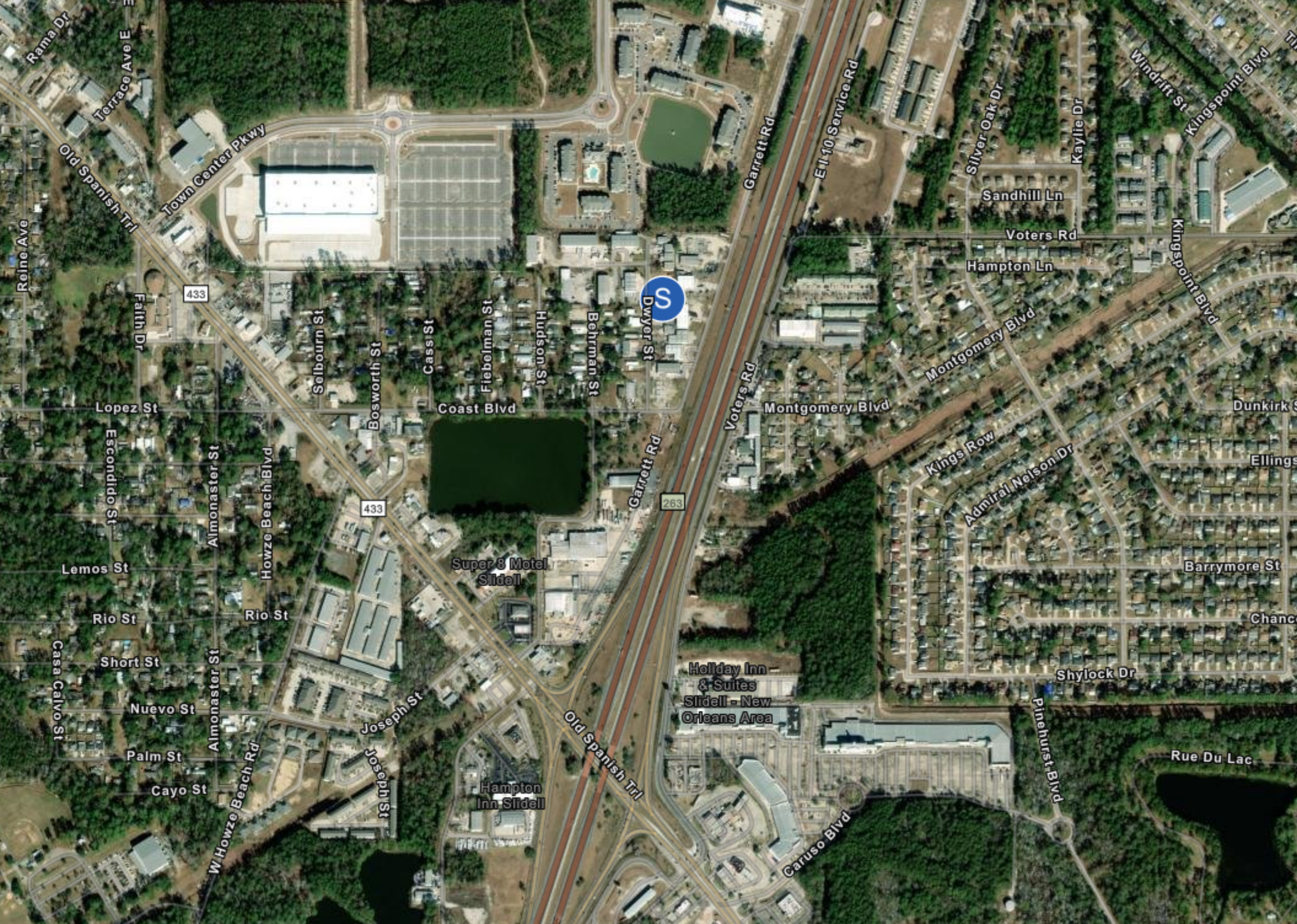
- Strategically positioned in Slidell's industrial corridor, just minutes from the Fremaux exit of I-10. This enables seamless access to New Orleans, the Mississippi Gulf Coast, and the Northshore.
- Excellent visibility and accessibility from I-10, increasing brand exposure and ease of operations. Clients, vendors, and employees alike benefit from clear ingress and egress.
- Surrounded by industrial, service-contractor, and logistics businesses, creating a sound ecosystem for operations that rely on supply-chain and support infrastructure.
- Local amenities nearby, including gas stations, lunch spots, and retail services, deliver added convenience for staff and visitors. The area supports both functional operations and employee comfort.
- Growing industrial submarket in St. Tammany Parish, with continued demand for well-positioned warehouse and flex-use properties. This trend supports long-term value and occupancy stability.

Major Industries by Employee Count



St. Tammany Parish GDP Trend



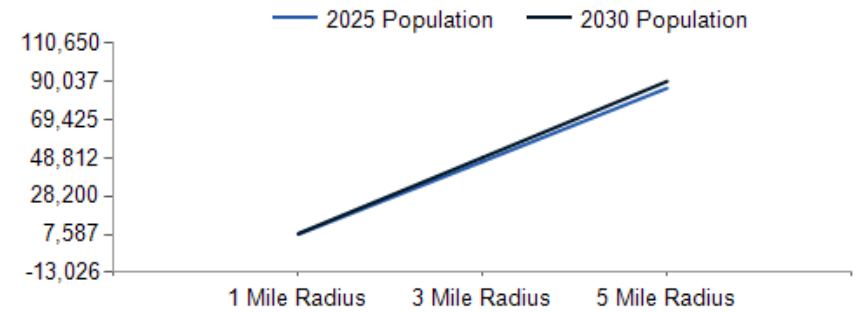




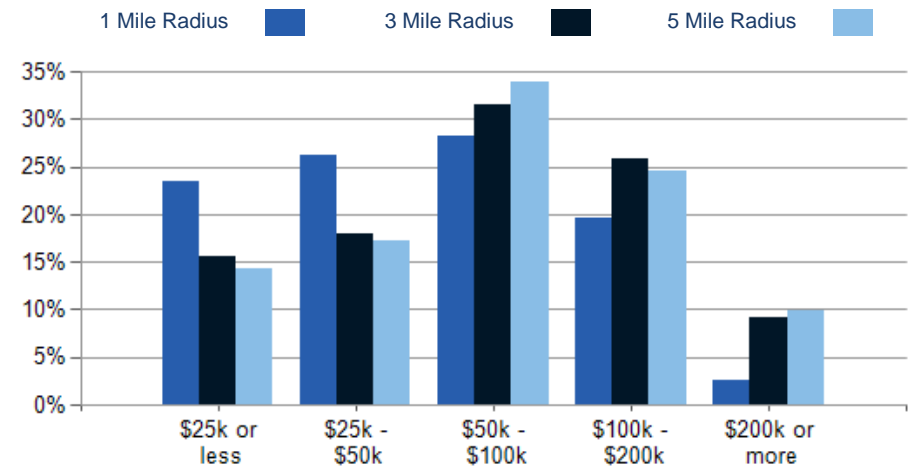


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	5,749	33,585	67,504
2010 Population	6,239	38,124	74,268
2025 Population	7,587	46,903	86,383
2030 Population	8,022	49,023	90,037
2025 African American	3,703	16,708	24,401
2025 American Indian	46	304	547
2025 Asian	173	1,327	2,127
2025 Hispanic	606	3,567	7,188
2025 Other Race	283	1,162	2,419
2025 White	2,797	23,576	49,448
2025 Multiracial	581	3,808	7,403
2025-2030: Population: Growth Rate	5.60%	4.45%	4.15%

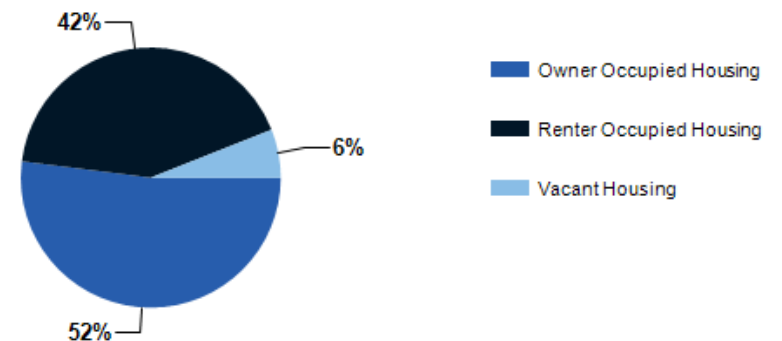
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	446	1,860	2,926
\$15,000-\$24,999	298	1,033	2,024
\$25,000-\$34,999	487	1,568	2,484
\$35,000-\$49,999	347	1,751	3,483
\$50,000-\$74,999	571	3,538	6,622
\$75,000-\$99,999	325	2,298	5,114
\$100,000-\$149,999	468	2,947	5,125
\$150,000-\$199,999	152	1,863	3,355
\$200,000 or greater	81	1,685	3,388
Median HH Income	\$50,241	\$70,575	\$73,677
Average HH Income	\$66,498	\$95,407	\$98,951



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius

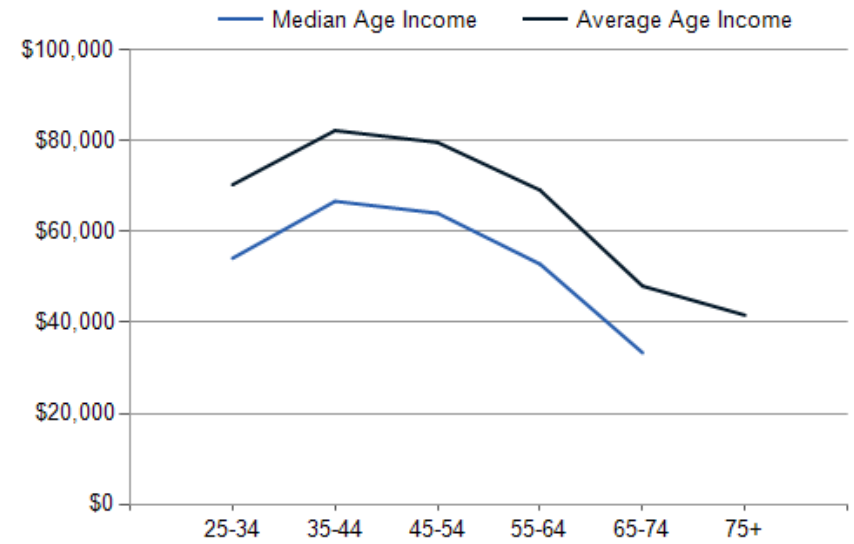
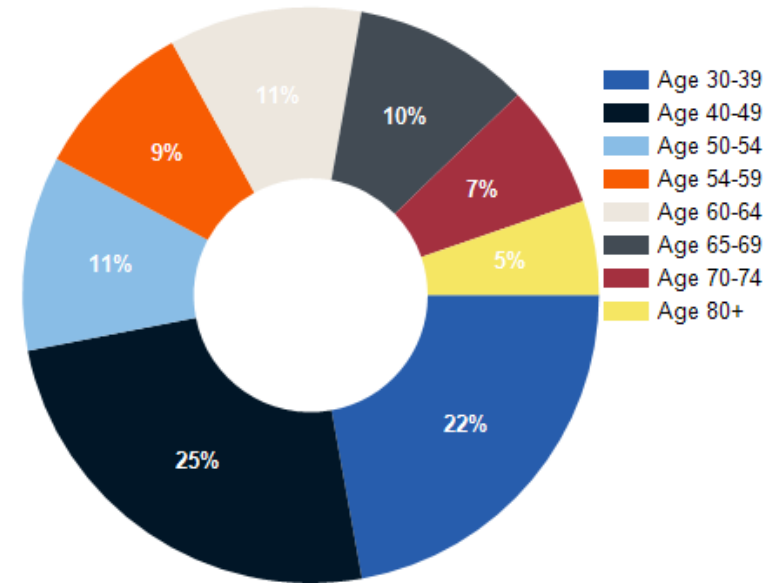


Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	487	2,825	5,129
2025 Population Age 35-39	487	3,157	5,611
2025 Population Age 40-44	555	3,374	6,081
2025 Population Age 45-49	533	3,020	5,517
2025 Population Age 50-54	481	2,925	5,295
2025 Population Age 55-59	403	2,688	5,235
2025 Population Age 60-64	475	2,851	5,484
2025 Population Age 65-69	437	2,698	5,282
2025 Population Age 70-74	305	2,259	4,505
2025 Population Age 75-79	233	1,686	3,367
2025 Population Age 80-84	117	968	1,966
2025 Population Age 85+	141	795	1,531
2025 Population Age 18+	5,995	36,345	67,732
2025 Median Age	39	40	41
2030 Median Age	40	41	42

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$54,168	\$72,946	\$75,480
Average Household Income 25-34	\$70,356	\$94,636	\$98,125
Median Household Income 35-44	\$66,711	\$90,902	\$89,720
Average Household Income 35-44	\$82,286	\$114,924	\$118,090
Median Household Income 45-54	\$64,084	\$93,473	\$92,619
Average Household Income 45-54	\$79,676	\$115,414	\$119,101
Median Household Income 55-64	\$52,880	\$75,820	\$80,676
Average Household Income 55-64	\$69,168	\$102,019	\$108,450
Median Household Income 65-74	\$33,341	\$57,137	\$60,236
Average Household Income 65-74	\$48,039	\$78,775	\$82,615
Average Household Income 75+	\$41,612	\$61,847	\$64,390

Population By Age



Fremeaux Industrial Center

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Exclusively Marketed by:



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www.cordelleustis.com