

# RIVERMARK

## CROSSING

### AT FREMAUX PARK

Scan for Video



**Top Labor Market** in Louisiana

**Close Proximity** to Ports, Rail Lines & Transportation Hubs

**Now Pre-Leasing** Spec Industrial Buildings Up to ±610,000 SF

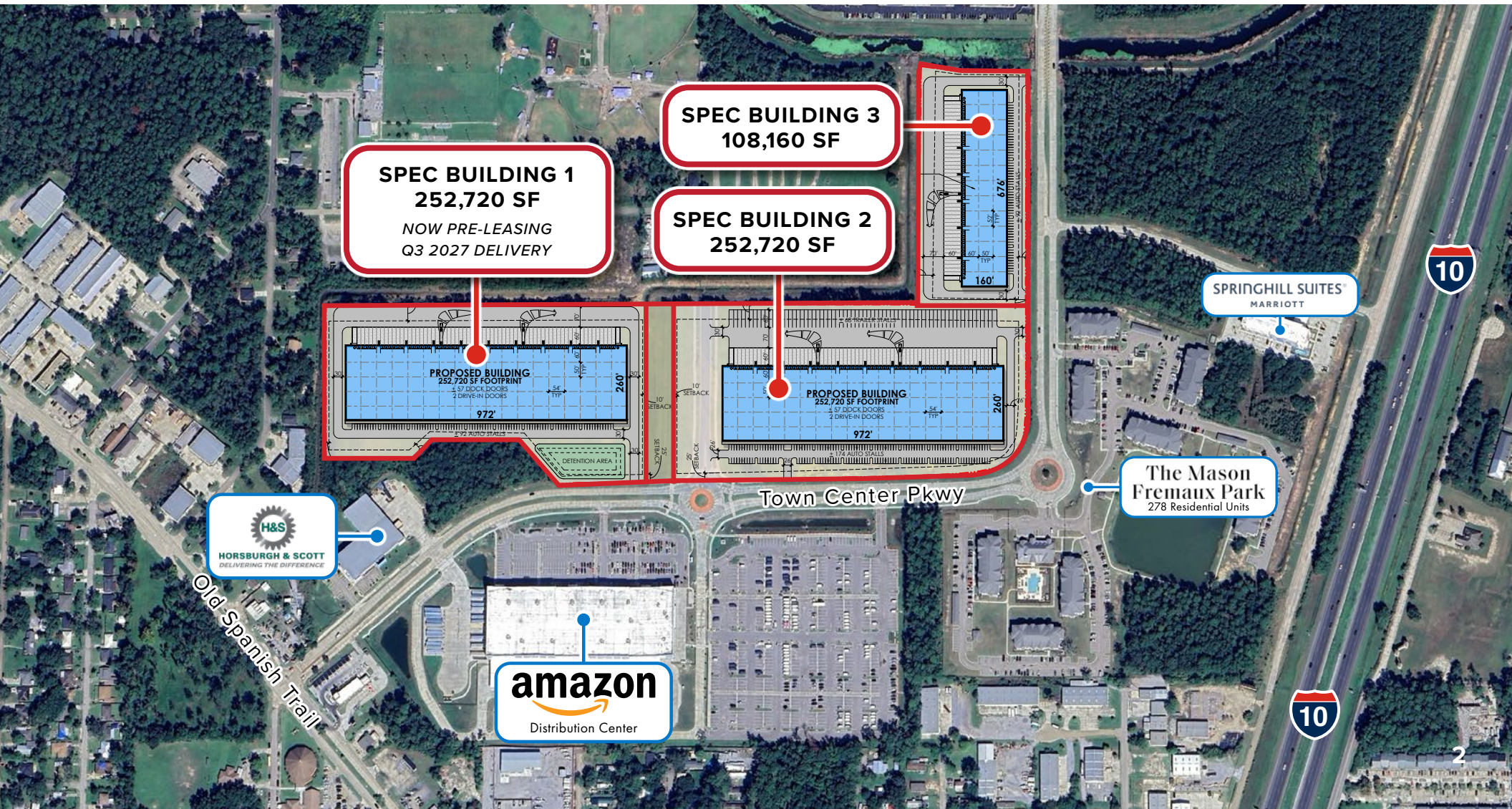
**stirling**



1501 Town Center Parkway, Slidell, LA · New Orleans MSA & US Gulf Coast

## AVAILABLE BUILDINGS

- UP TO ±610,000 SF OF SPEC INDUSTRIAL BUILDINGS
- BUILDINGS CAN BE DELIVERED IN ANY ORDER OR SIMULTANEOUSLY
- WILL BUILD TO SUIT





## PROPERTY OVERVIEW

Rivermark Crossing offers industrial and logistics development sites within Fremaux Park, a master-planned, multi-use development in Slidell, Louisiana, with direct access to Interstate 10. Fremaux Park is home to an Amazon Distribution Center, Horsburgh & Scott Gear Manufacturer, two residential complexes and a hotel. It sits adjacent to Fremaux Town Center, a power center featuring a wide array of retail and restaurants. With seamless access to the logistics corridors serving the New Orleans MSA, Rivermark Crossing stands as the premier location for operational readiness in St. Tammany Parish and the Greater New Orleans region.

### FOREIGN-TRADE ZONE

- Located within the Port NOLA's Foreign-Trade Zone 2  
Enables businesses to defer, reduce, or eliminate U.S. Customs duties on imported goods.

### ZONING

- C4 - Highway Commercial  
Allows for Light Manufacturing and Warehousing

### AMENITIES OF FREMAUX PARK

- On-site access to 574 luxury residential units (Retreat at Fremaux Town Center and The Mason Fremaux Park) for employee housing options
- On-site hotel - Springhill Suites by Marriott
- Adjacent to Fremaux Town Center: 640,000 SF of retail, banking, a fitness center, and other services. The shopping center includes a variety of sit-down and fast casual restaurant options.

## BUILDING 1

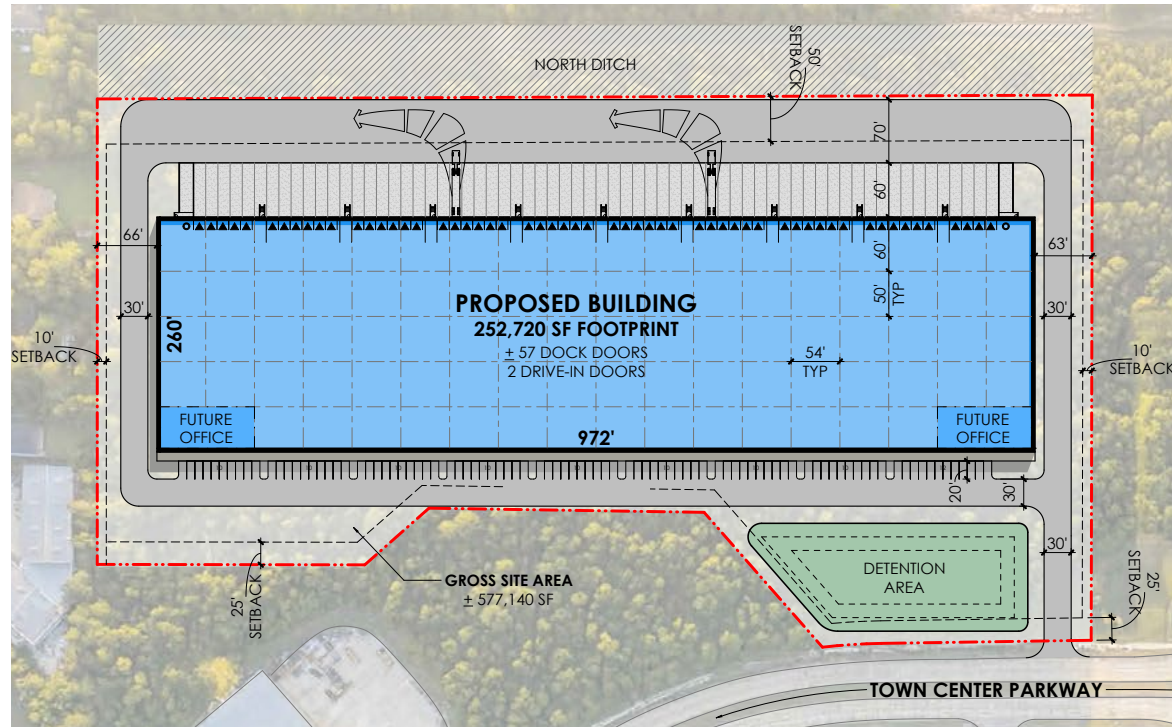
NOW PRE-LEASING! DELIVERY Q3 2027

### SPECIFICATIONS

|                  |                                       |
|------------------|---------------------------------------|
| ADDRESS          | 1501 Town Center Parkway, Slidell, LA |
| PARISH           | St. Tammany                           |
| BUILDING SIZE    | 252,720 SF                            |
| SITE AREA        | 13.1 Acres                            |
| ZONING           | C-4 Highway Commercial                |
| DIMENSIONS       | 260' x 972'                           |
| CLEAR HEIGHT     | 36'                                   |
| COLUMN SPACING   | 54' W x 50' D                         |
| SPEED BAY        | 60'                                   |
| TRUCK COURT      | 130'                                  |
| AUTO PARKING     | ± 150 Stalls                          |
| DOCK DOORS       | 57+                                   |
| LIGHTING         | LED                                   |
| SPRINKLER SYSTEM | ESFR                                  |

### UTILITIES

|                |                                                |
|----------------|------------------------------------------------|
| ELECTRIC       | Single and 3-phase                             |
| GAS            | 4" Gas Main                                    |
| COMMUNICATIONS | AT&T & Charter                                 |
| WATER / SEWER  | Existing on Site<br>Supplied by 10" Water Line |



INTERSTATE ACCESS

**I-12 / I-55  
INTERCHANGE**  
45 MILES

**RIVERMARK  
CROSSING  
AT FREMAUX PARK**  
**SPEC BUILDINGS  
FOR LEASE**

**I-10 / I-12 / I-59  
INTERCHANGE**  
5 MILES

**NEW ORLEANS**  
30 MILES

Old Spanish Trail

Old Spanish Trail

## PRIME LOCATION & ACCESSIBILITY



SURROUNDING TENANTS



NEW ORLEANS

## DRIVE TIME ADVANTAGE



**NEW  
ORLEANS**

30 MIN  
30 MILES

**BILOXI**

1 HR  
63 MILES

**BATON  
ROUGE**

1.5 HR  
96 MILES

**MOBILE**

2 HR  
116 MILES

**HOUSTON**

5.5 HR  
363 MILES

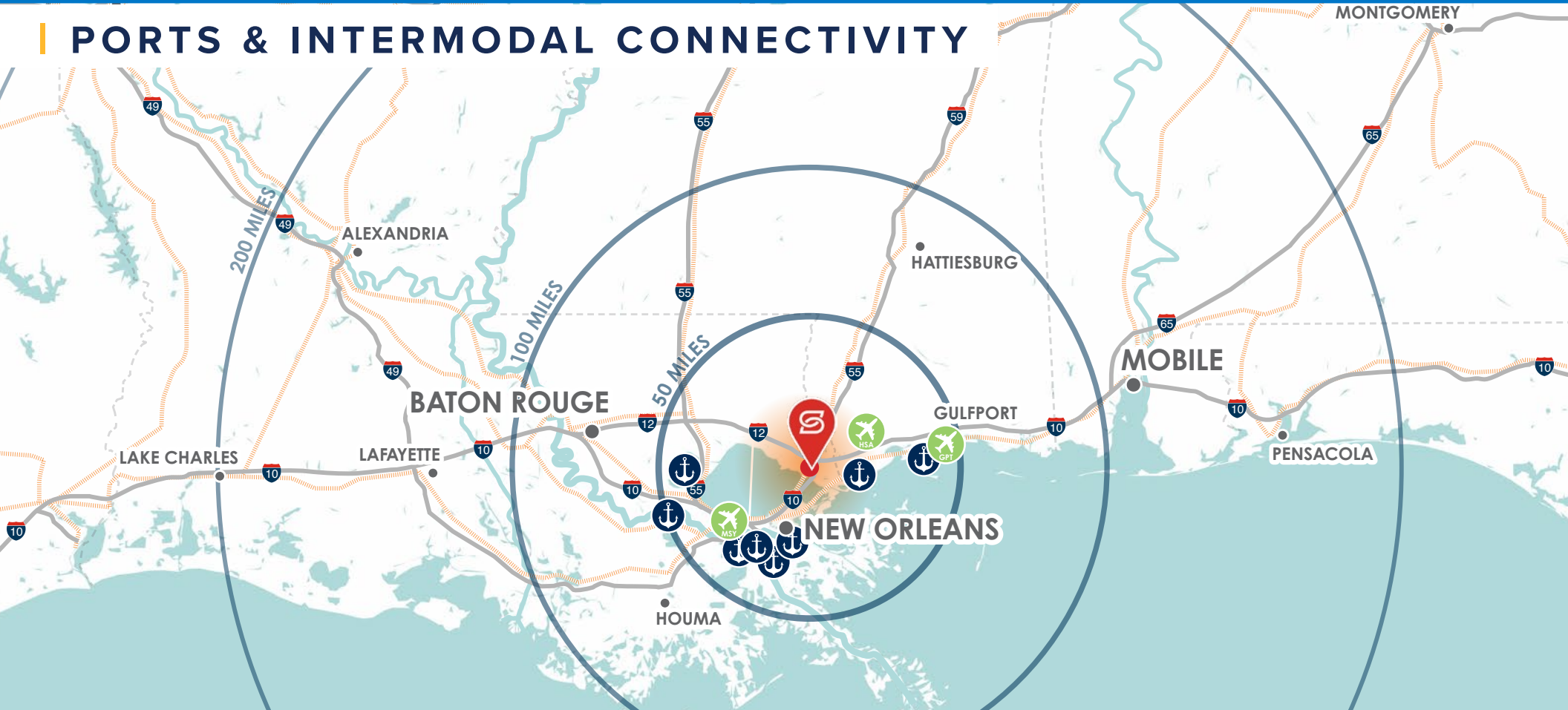
**MEMPHIS**

5.7 HR  
393 MILES

**ATLANTA**

6.5 HR  
440 MILES

## PORTS & INTERMODAL CONNECTIVITY



### 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 Manchac               | 38 Miles |
| Port of South Louisiana    | 50 Miles |

### MISSISSIPPI GULF PORTS

|                   |          |
|-------------------|----------|
| Port of Bienville | 11 Miles |
| Port of Gulfport  | 40 Miles |

## I GATEWAY FOR BUSINESS

Positioned at the crossroads of I-10, I-12, and I-59, Rivermark Crossing puts the entire Gulf Coast logistics corridor within reach, from the Port of New Orleans and the greater New Orleans market to Houston, Mobile, and beyond. The location pairs this connectivity with St. Tammany Parish's greatest asset: a highly educated, growing workforce supported by strong universities, community colleges, and a diverse regional employment base. For tenants, the result is one-day reach across the Gulf South, deep access to talent, and a business climate built for growth.

### WITHIN 1-HOUR DRIVE OF FREMAUX PARK



**1.25 Million**  
Population



**\$102,000**  
Avg. Household  
Income



**44%**  
Adult Population with  
Assoc. Degree or Higher

### INCENTIVES FOR BUSINESS COMPETITIVENESS

- **Louisiana Industrial Tax Exemption Program (ITEP):** Qualifying manufacturers can secure an 80% property tax abatement for up to 10 years.
- **Payment-in-Lieu-of-Taxes (PILOT) Program:** Structured to offer competitive reduced tax burden for companies that create high-impact investments.
- **Statutory & Discretionary State Incentives:** Quality Jobs, Enterprise Zone, Research & Development Programs and more. LED FastStart provides customized employee recruitment, screening, and training for eligible companies - at no cost.

**#1**

**U.S. Foreign Trade Zone**

*LED, 2026*

**#1**

**Foreign Direct Investment  
Per Capita** *Financial Times, 2026*

**#2**

**in the US for Workforce Training**

*Business Facilities, 2025*

**#3**

**Tech Talent Pipeline**

*LED, 2023*

**#4**

**Largest State Exporter of Goods**

*Louisiana State Trade, 2025*

**#8**

**Business Environment in the US**

*WalletHub, 2026*

**#9**

**State for Doing Business**

*Area Development, 2025*

## COMPANY OVERVIEW

Stirling is one of the most comprehensive full-service commercial real estate companies in the country. With over five decades of experience, we specialize in Commercial Advisory Services, Asset & Property Management, Development & Redevelopment, and Investment Sales over a wide array of property types, including retail, office, industrial, healthcare, multifamily, and hospitality. 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.

**\$3.1B**

Advisor Transaction  
Volume 5 Yrs

**21M**

Managed  
SF

**\$2.5B**

Development  
Volume

**51+**

Years in  
Business

**9**

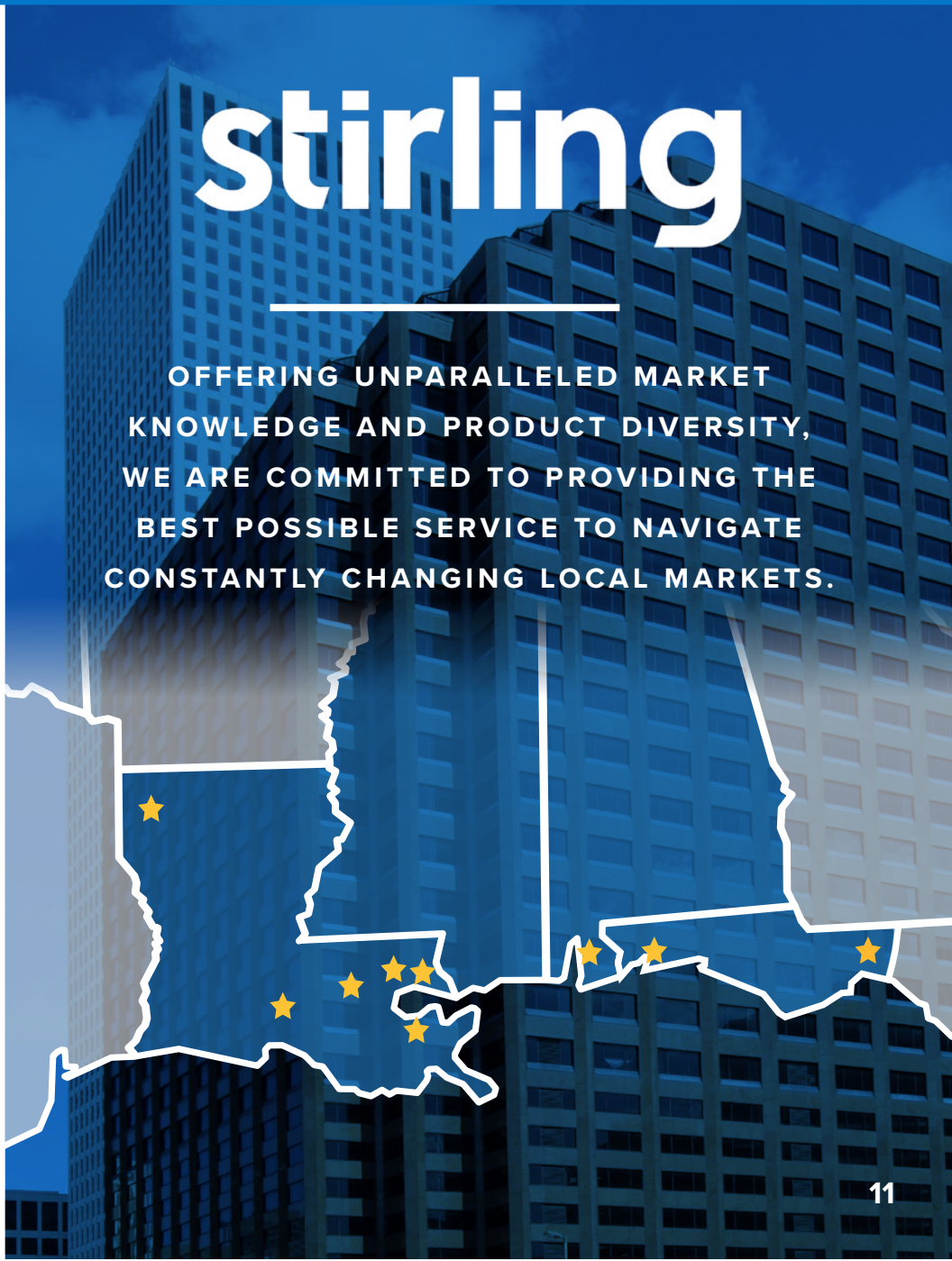
Office  
Locations

**185+**

Team  
Members

# 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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Stirling Properties, LLC (aka Stirling Properties of Louisiana, LLC) is a licensed real estate firm in LA, MS, AL, GA, FL, TX, AR & KY. Headquartered at 16675 E. Brewster Road, #100, Covington, LA 70433.

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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.

# RIVERMARK

## — CROSSING —

### AT FREMAUX PARK

1501 Town Center Parkway, Slidell, LA · New Orleans MSA & US Gulf Coast

**stirling**

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