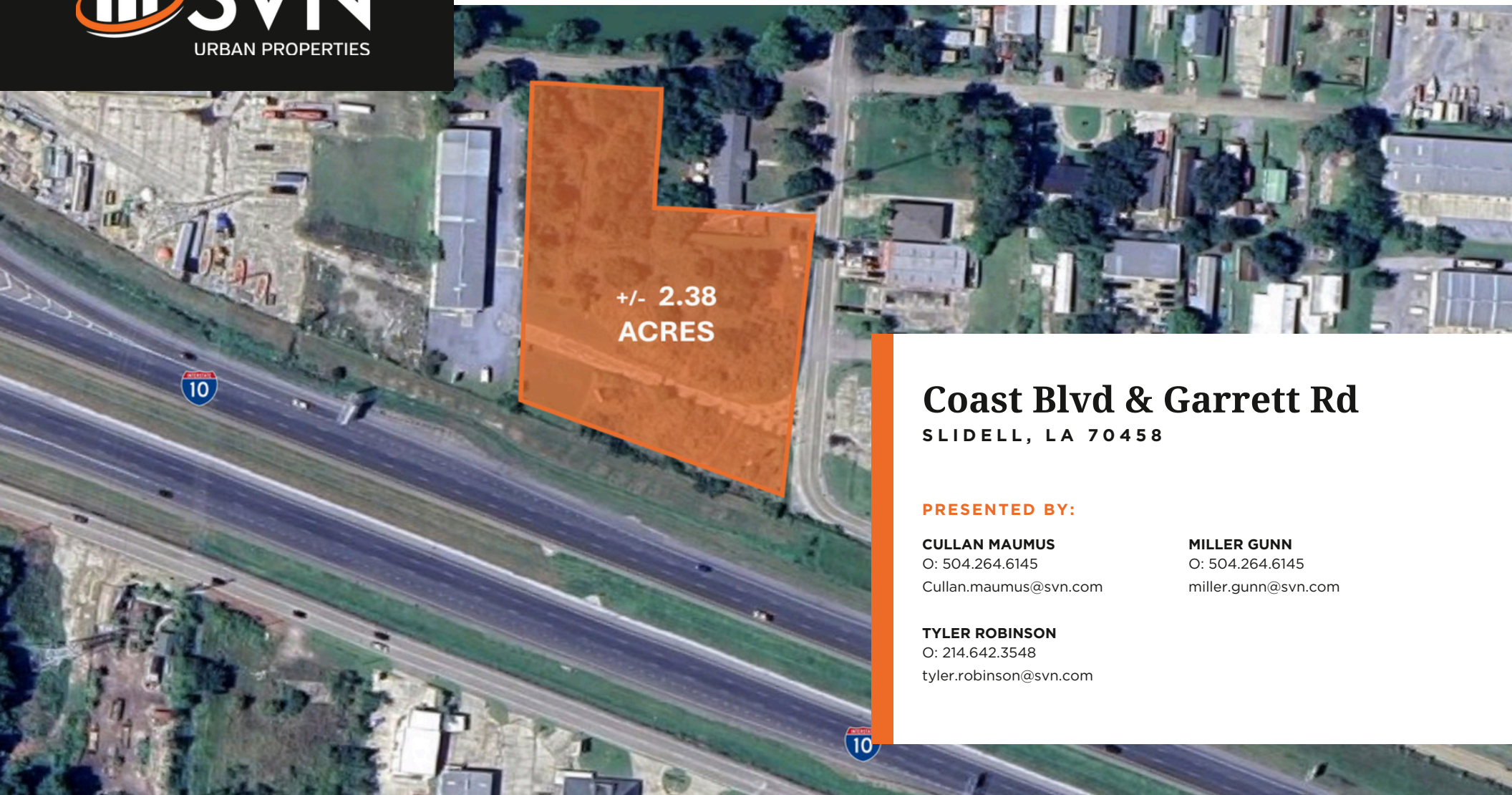




**AVAILABLE - FOR SALE OR LEASE**



**+/- 2.38  
ACRES**

## **Coast Blvd & Garrett Rd**

**SLIDELL, LA 70458**

**PRESENTED BY:**

**CULLAN MAUMUS**

O: 504.264.6145

Cullan.maumus@svn.com

**MILLER GUNN**

O: 504.264.6145

miller.gunn@svn.com

**TYLER ROBINSON**

O: 214.642.3548

tyler.robinson@svn.com

## TABLE OF CONTENTS

Meet the Team	<b>3</b>
Property Summary	<b>4</b>
Area Highlights	<b>5</b>
Regional Map	<b>6</b>
Previous Plans	<b>7</b>
Additional Photos	<b>8</b>
Aerial Retail Map	<b>9</b>
Demographics Map & Report	<b>10</b>
The SVN Brand	<b>11</b>
Disclaimer	<b>12</b>

## MEET THE TEAM



**CULLAN MAUMUS**

Senior Advisor

**Direct:** 504.264.6145 **Cell:** 504.376.4926  
Cullan.maumus@svn.com



**MILLER GUNN**

Advisor

**Direct:** 504.264.6145  
miller.gunn@svn.com



**TYLER ROBINSON**

Managing Director

**Direct:** 214.642.3548 **Cell:** 214.642.3548  
tyler.robinson@svn.com

## PROPERTY SUMMARY

### COAST BLVD & GARRETT RD

SLIDELL, LA 70458

#### OFFERING SUMMARY

**ZONING:**

HC-2 Highway  
Commercial District

**PRICE:**

Contact Broker for Details

**Coast Blvd and Garrett Rd** is a 2.38± acre commercial land opportunity located at the in Slidell, Louisiana. The property benefits from exceptional visibility from Interstate 10, with frontage along the I-10 corridor providing strong exposure to daily commuter and regional traffic, ~85k cars per day.

The site is well positioned for a variety of highway-oriented commercial and service uses, with previous development plans being fully entitled including a storm water plan. It is also supported by surrounding retail, service, and institutional development. Its size and configuration offer flexibility for single-tenant or multi-tenant commercial development, with excellent access and visibility in a growing Northshore market.

The property is located within the HC-2 Highway Commercial District, which is intended to accommodate moderately scaled retail, office, restaurant, medical, and service uses serving a broad portion of the parish. Compatible uses may include retail establishments, restaurants (including drive-thru), financial institutions, medical or professional offices, automotive-oriented services, convenience retail, self-storage, warehousing, fitness or personal service uses, and other similar commercial concepts, subject to parish review and development standards.

With direct Interstate exposure, strong surrounding demand drivers, and flexible commercial zoning, this site presents an excellent opportunity for developers, investors, and owner-users seeking a highly visible Northshore location.

Sale or ground lease considered. Pricing available upon request.  
For additional information, please contact Cullan Maumus (504) 376-4926.

## PROPERTY SUMMARY

## AREA HIGHLIGHTS

### **Strategic Gulf Coast Location**

- Located at the convergence of Interstate 10, Interstate 12, and Interstate 55, one of the most important transportation corridors in the Gulf South
- Provides direct connectivity to New Orleans, Baton Rouge, Mississippi Gulf Coast, and the broader Southeast logistics network
- Strong daily commuter and regional traffic supporting highway-oriented retail and service uses

### **Major Retail & Commercial Destinations**

- Fremaux Town Center – Slidell’s primary regional retail destination featuring national tenants including Walmart, Dick’s Sporting Goods, Kohl’s, and numerous restaurants and service retailers
- Growing retail and service corridor serving the Northshore and Mississippi Gulf Coast markets

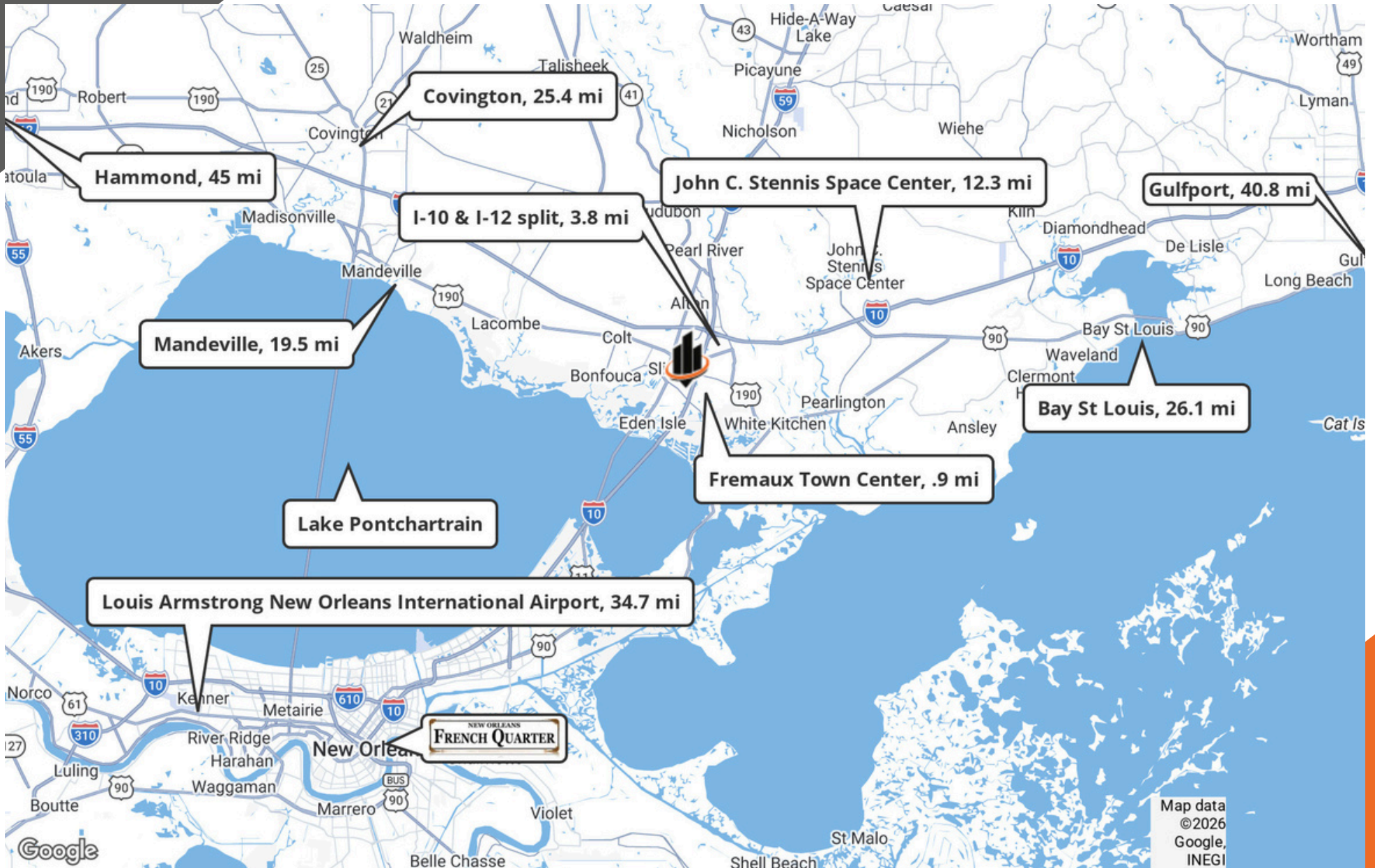
### **Major Employment & Economic Anchors**

- NASA Stennis Space Center – Major regional employment hub for aerospace, engineering, and government contractors
- Amazon Fulfillment Center – Large regional logistics facility supporting hundreds of jobs and distribution throughout the Gulf South
- Proximity to New Orleans’ medical, tourism, and energy sectors

### **Population Growth & Northshore Migration**

- The Northshore has experienced significant population growth since Hurricane Katrina, driven by migration from the Southshore and New Orleans metro
- Nearby residential growth includes communities such as Lakeshore Estates and other expanding subdivisions
- Strong Demand Fundamentals
- Growing residential base supporting retail, dining, healthcare, and service demand
- Limited highly visible interstate commercial sites remaining along the corridor

# REGIONAL MAP



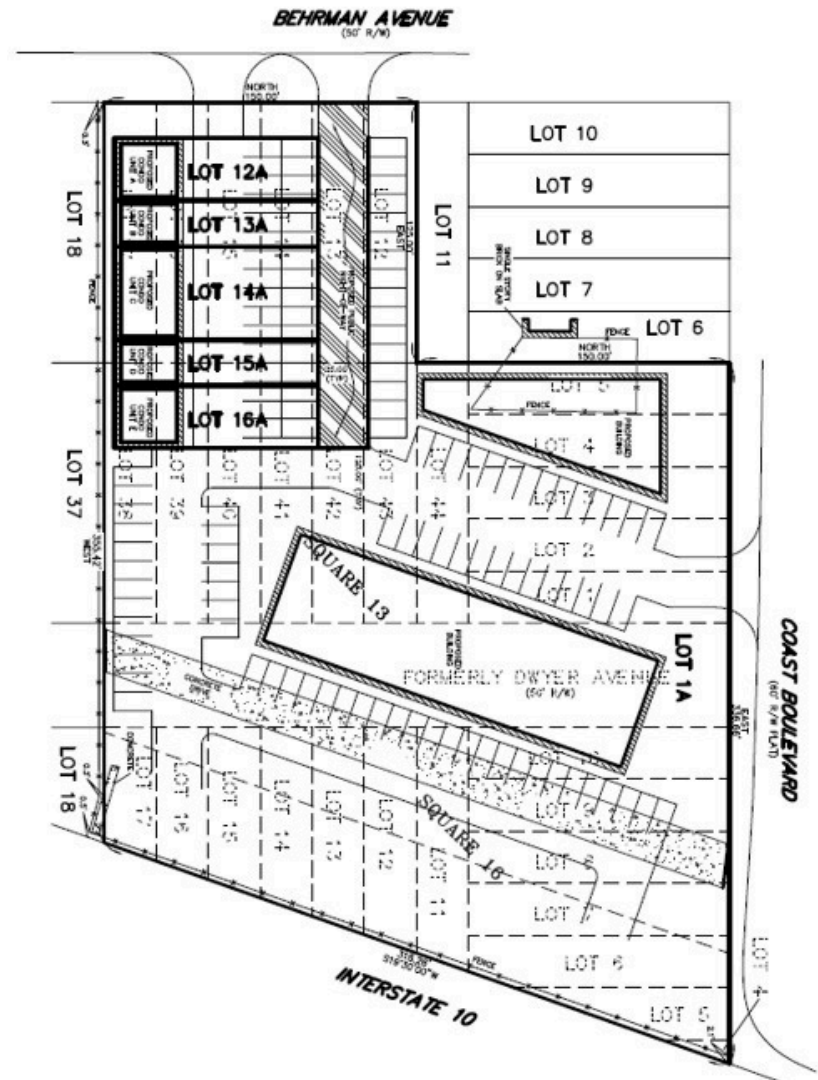
## PREVIOUS PLANS

The property was previously planned as a fully entitled development “**Century Park**”, a Class A mixed-use Business/Retail Center. The original vision called for a thoughtfully designed, three-phase development combining professional office and high-visibility retail space in a landscaped, park-like setting.

Phase I consisted of a two-story, ±10,000-square-foot professional office building positioned along the lake frontage on Behrman Avenue. Phase II was planned as a larger corporate office building fronting Coast Boulevard, including structured parking beneath to maximize site efficiency. Phase III was designed as deluxe retail space along the I-10 service road, capitalizing on strong interstate visibility and commuter traffic.

The development was designed as Class A product throughout, featuring professional landscaping, ample parking, modern communications infrastructure, and construction. The site’s elevation—approximately eleven feet above sea level—with favorable drainage characteristics further enhanced its appeal. Plans also included lakeshore enhancements and a fountain feature to reinforce the “park” identity. The core fundamentals of the site remain unchanged: a highly visible interstate-adjacent corner, multiple access points, lake frontage, and a scale suitable for phased development. This prior concept demonstrates the site’s capacity to support Class A office, corporate, medical, retail, or mixed-use development, providing a strong foundation for future repositioning in today’s market.

Previously approved plans and engineering are available for buyer/tenant. Site received a clean Phase I environmental assessment.



# ADDITIONAL PHOTOS



# NEARBY ATTRACTIONS

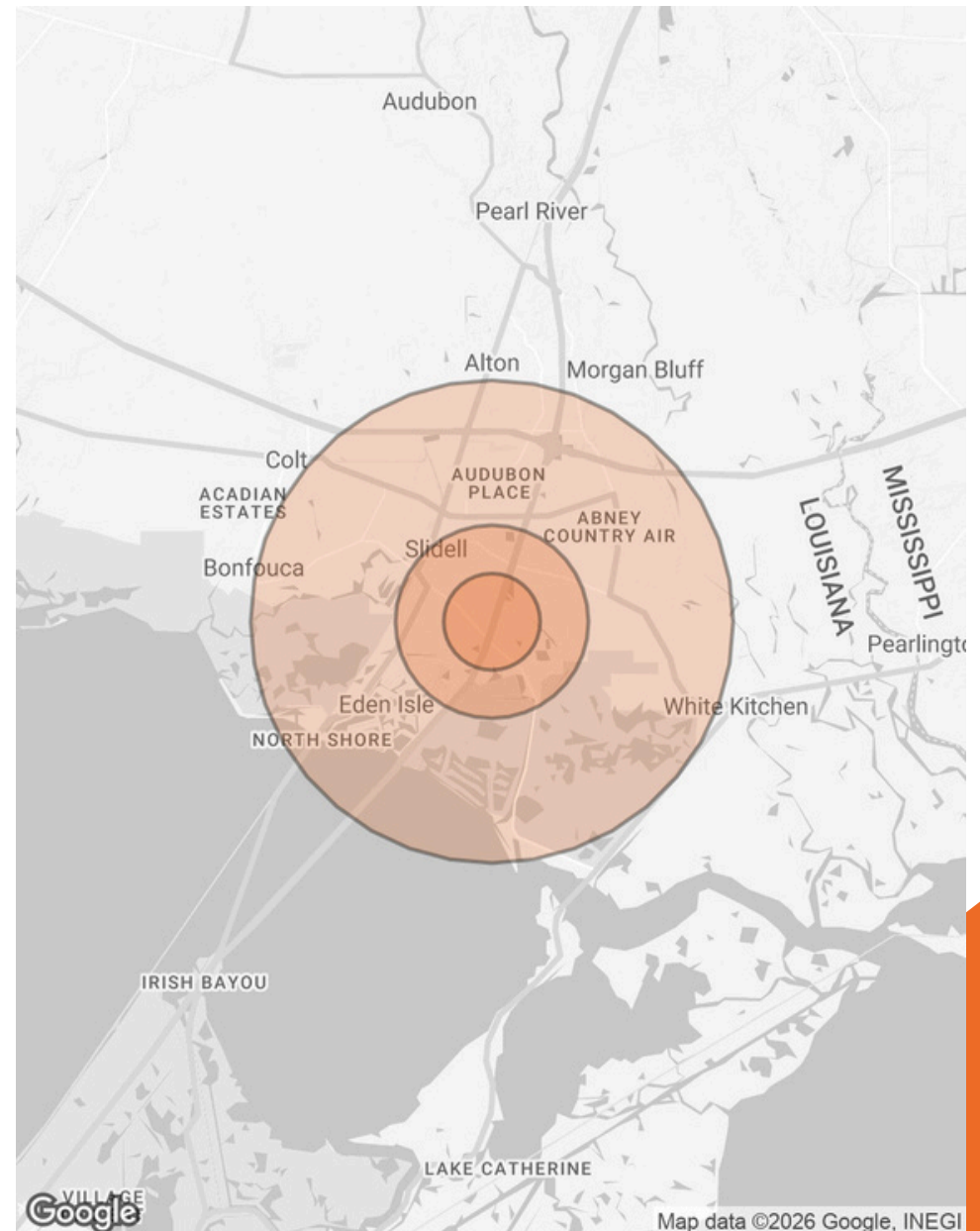


# DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	2 MILES	5 MILES
TOTAL POPULATION	5,317	20,590	78,286
AVERAGE AGE	33.1	35.1	39.5
AVERAGE AGE (MALE)	32.1	35.3	38.2
AVERAGE AGE (FEMALE)	37.4	35.9	40.8

HOUSEHOLDS & INCOME	1 MILE	2 MILES	5 MILES
TOTAL HOUSEHOLDS	2,315	8,128	29,950
# OF PERSONS PER HH	2.3	2.5	2.6
AVERAGE HH INCOME	\$68,370	\$81,341	\$97,109
AVERAGE HOUSE VALUE	\$199,655	\$221,135	\$251,544

*2023 American Community Survey (ACS)*



## THE SVN BRAND

Founded in 1987

A **globally recognized** brand

Local **independent ownership** combined with a **global support** network

**225+ Offices** across the globe (and expanding)

**Accelerated growth** through the **collective strength** of our network

**Proactive promotion** of properties and **fee sharing** with the entire commercial real estate industry

Robust **global platform**

Advancing commercial real estate through **cooperation, collaboration and organized competition**

A franchise business model that supports **entrepreneurial growth and autonomy**

Over **2,000 Advisors** and sta

**7+7** Core Services & Specialty Practice Areas

**More offices in the US** than any other CRE company

Comprehensive **training & support**

Commitment to working together to creat **amazing value** with our clients, colleagues and our communities

## DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



# Collective Strength, Accelerated Growth

1582 MAGAZINE STREET  
NEW ORLEANS, LA 70130



[URBANPROPERTIES.COM](http://URBANPROPERTIES.COM)