



# NORTHSHORE DEVELOPMENT SITE FOR SALE

## SLIDELL, LA



### LOCATION

This property is located at the Oak Harbor Exit just off Interstate 10 in St Tammany Parish, Louisiana.

### SITE

127+/- Acre development site includes the lagoon and lake access point. This site was developed as a Planned Unit Development (PUD). Part of this offering includes 9.75+/- Acres of residential property. The property includes a fee simple interest in part of Lakeshore Marina Drive. Property fronting the lagoon is bulk-headed. All utilities to site.

### DATA

Other local businesses uses include: banks, car dealerships, multifamily housing, event center, self storage, retail, restaurants & medical.

### POTENTIAL PERMITTED USES

Hospitality, shopping center, vehicle & watercraft sales, theme park/entertainment venue, watercraft related club, recreational area, condominium development, multi-family.

### WATER BOTTOMS

The 127 +/- acres includes 67+/- acres of water bottoms (lagoon & the cut).

### EXCLUSIONS & RESTRICTIONS

The Blind Tiger restaurant is not a part of this offering. This site may not be used in any gaming related manner. This site is offered as a single offering and will not be parceled-out.

### ASKING PRICE

\$13.5 Million

Max J. Derbes, Inc.  
REALTORS ■

CONTACT  
BERT DUVIC, CCIM, SIOR

OFFICE 504.733.4555  
bertd@maxderbes.com

Max J. Derbes, Inc.  
5440 Mounes Street, Ste 100  
New Orleans, LA 70123





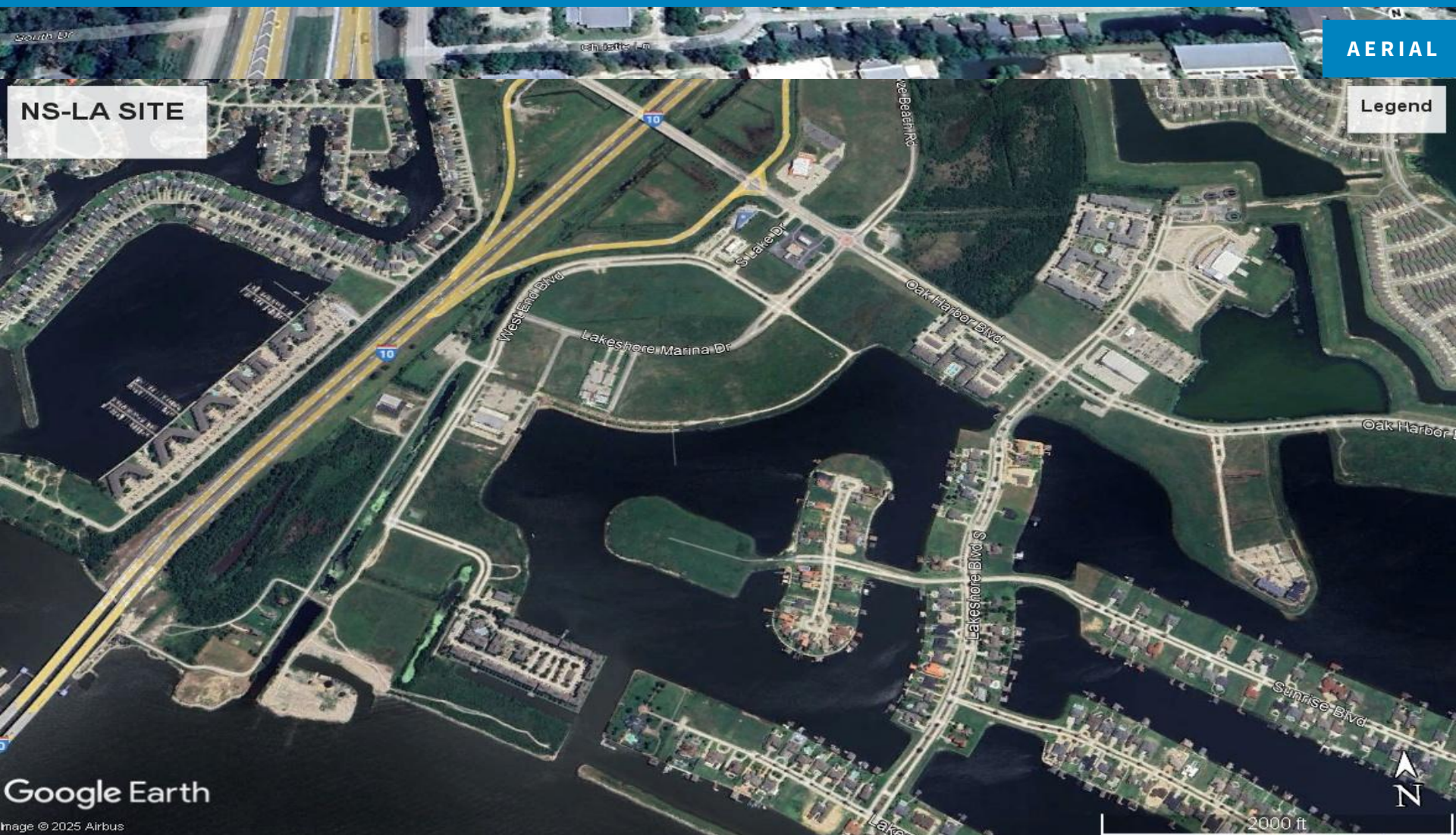
KEY POINTS

- Direct access via Torres Cut to Lake Pontchartrain from the Torres Lagoon.
- Ownership of most of the Torres Lagoon and all of Torres Cut.
- All water bottoms (lagoon and cut) encompass 67 acres.
- Ownership of a portion of Lakeshore Marina Drive.
- A PUD established for Smart-Growth in the Slidell area.
- Abutting property for sale to increase development footprint.
- Immediate access to I-10 with I-59 & I-12 within 6.4 miles.
- Traffic counts on nearby I-10 in 2024 were 85,000+ vehicles per day.
- Close proximity to New Orleans.
- 9.5 acres of residential lots included.
- For a copy of the PUD and restrictions, contact Agent.
- Additional 12.6 Ac. for sale abutting the Subject can be assembled.





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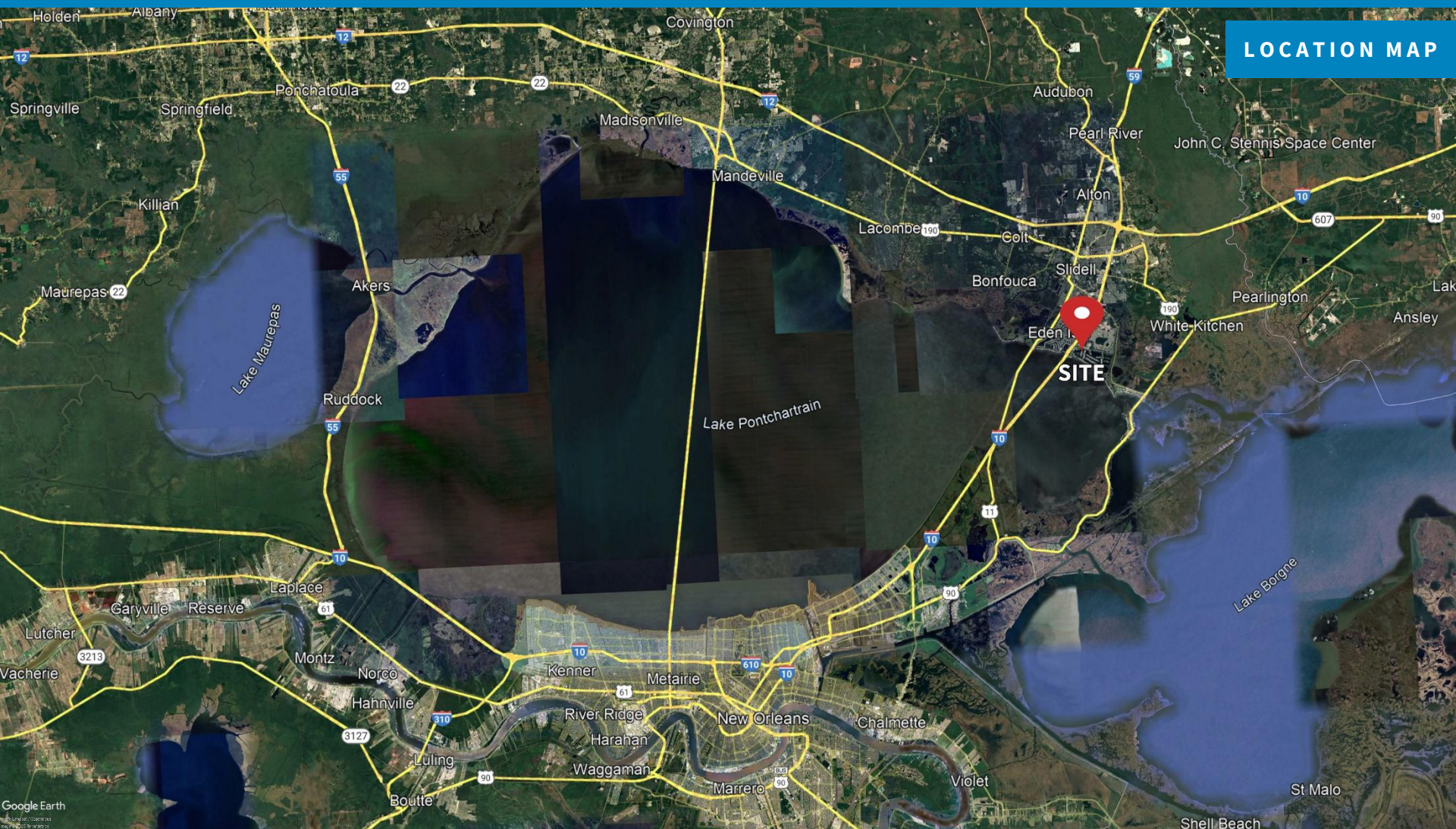
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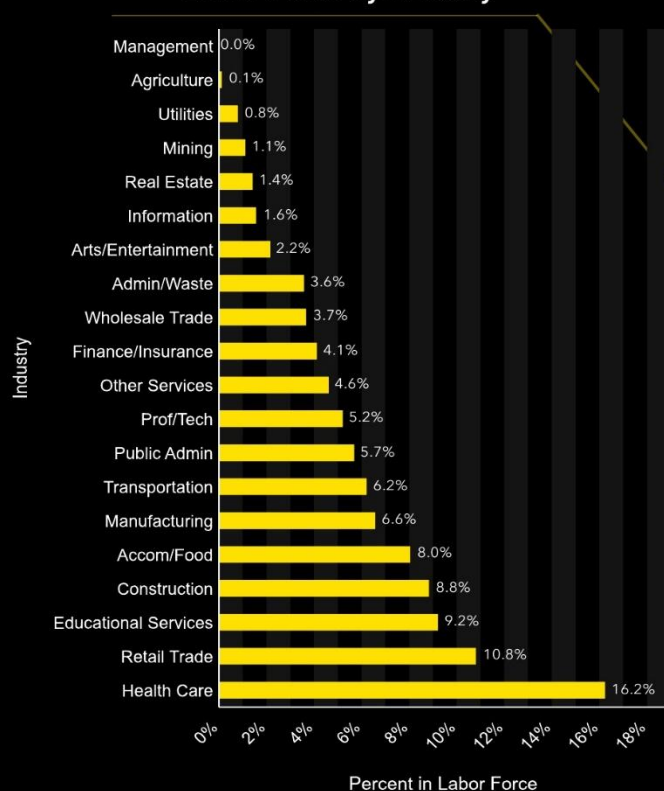


## Economic Development Profile

Oak Harbor Blvd  
Drive time of 15 minutes

### DEMOGRAPHICS

#### Labor Force by Industry



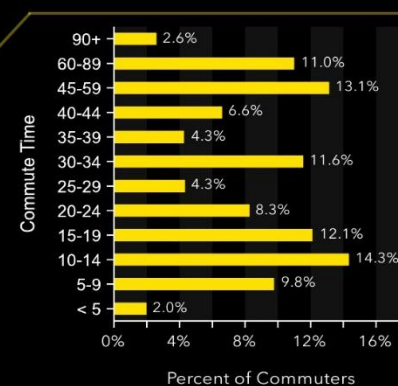
#### Employment

### Workforce Overview

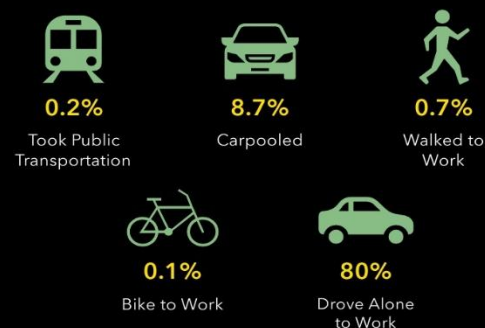
#### Businesses



#### Commute Time: Minutes



#### Transportation to Work



Source: This infographic contains data provided by Esri (2024), Esri-Data Axle (2024), ACS (2018-2022), Esri-U.S. BLS (2024), AGS (2024).

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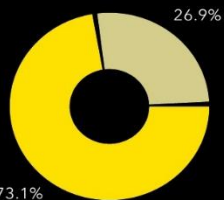






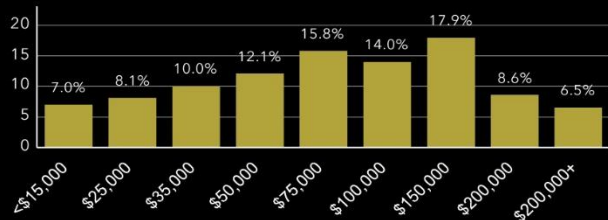
DEMOGRAPHICS

Home Ownership

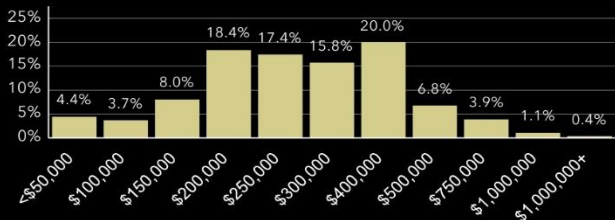


● Owner Occupied HUs ● Renter Occupied HUs

Household Income

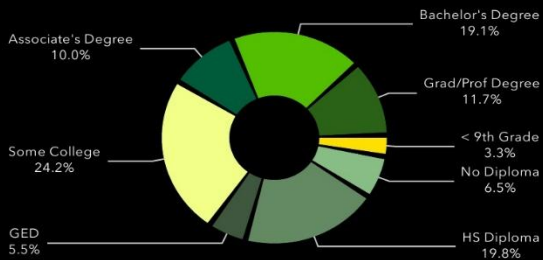


Home Value






Community Overview

Educational Attainment



Tapestry segments

|   |   |                               |   |
|---|---|-------------------------------|---|
|    | <b>1D</b><br><b>Savvy Suburbanites</b><br>3,960 households        | <b>11.7%</b><br>of Households | ▼ |
|   | <b>4C</b><br><b>Middleburg</b><br>3,370 households                | <b>10.0%</b><br>of Households | ▼ |
|  | <b>5A</b><br><b>Comfortable Empty Nesters</b><br>2,652 households | <b>7.8%</b><br>of Households  | ▼ |

Key Facts

36,348

Total Housing Units

113

Housing Affordability Index

4,082

Households Below the Poverty Level

40.5

Median Age

\$56,846

Median Disposable Income

86,574

Total Population

77

Wealth Index

64

Diversity Index

124

Total Crime Index

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