

LAND FOR SALE  
FEBRUARY 2024

# ST. JOE BUSINESS PARK

LA HIGHWAY 11 AT  
INTERSTATE 59  
PEARL RIVER, LA

**stirling**



### PROPERTY DESCRIPTION

Exceptional Industrial Development Opportunity at St. Joe Business Park, Pearl River, LA

Stirling is pleased to be the exclusive listing broker for St. Joe Business Park, located within the city limits of Pearl River, LA. This fully entitled, shovel ready site encompasses up to 178.52 +/- acres, available in two separate tracts, with the flexibility to be subdivided to meet specific needs. The property benefits from a strategic location where major interstates I-10, I-12, and I-59 converge, providing unparalleled distribution access across the region.

**Proximity to Louisiana International Terminal:** Located just 38 miles north of the forthcoming Louisiana International Terminal (LIT) in Saint Bernard Parish, this site benefits from close access to a state-of-the-art maritime gateway designed to accommodate vessels of all sizes and enhance cargo movement along the Mississippi River. The LIT's commitment to sustainability, including shore power facilities that significantly reduce ship-related emissions, intends to reflect the forward-thinking infrastructure surrounding this development opportunity.

**Established Business Environment:** St. Joe Business Park is already home to major distribution centers like Rooms To Go, Associated Wholesale Grocers, and 84 Lumber, creating a synergistic logistics ecosystem.

This property represents a rare opportunity to invest in a strategically located, development-ready industrial site in the heart of St. Tammany Parish, just 12 miles north of Slidell, LA, and within easy reach of New Orleans and the soon to be developed Louisiana International Terminal. Whether you're looking to establish a regional distribution hub or a specialized industrial facility, this site offers the infrastructure, location, economic incentives and flexibility to support a wide array of industrial operations.



### LOCATION DESCRIPTION

St. Joe Business Park, strategically situated in St. Tammany Parish near Slidell, LA, represents a prime logistics site with unparalleled connectivity and accessibility. Adjacent to major transportation arteries, including Interstate 59, Highway 11, and just 3 miles north of Interstate 12, this business park offers an exceptional location for businesses looking to reduce transit times, lower shipping costs, and improve overall logistics efficiency and market reach.

St. Joe's proximity to 4 Interstate Highways ensures seamless transportation links both regionally and nationally, making it an ideal hub for distribution, manufacturing, and other commercial enterprises. The location near Slidell, a vibrant community within St. Tammany Parish, further enhances the value proposition of St. Joe Business Park, providing businesses and their employees access to a wide range of amenities, services, and recreational activities.

## Sale Price

**\$6.75 / SF**

## LOCATION INFORMATION

Building Name	St. Joe Business Park
Street Address	LA Highway 11 at Interstate 59
City, State, Zip	Pearl River, LA 70452
County	Saint Tammany
Market	New Orleans
Sub-market	Northshore
Township	8 South
Range	14 East
Section	12

## PROPERTY INFORMATION

Property Type	Land
Property Subtype	Industrial
Zoning	M-2 Heavy Industrial
Lot Size	184 Acres

**Shovel-Ready Site:** The site is fully entitled and ready for immediate development, with all necessary utilities including power, water, sewer, and gas readily available. A retention system for drainage is already in place, ensuring full utilization of the land.

**Rail Access:** Enhanced logistical capabilities are provided by Norfolk Southern rail service, making this site ideal for a regional distribution center or heavy industrial use.

**No Wetlands or Permit Requirement:** The 88-acre tract north of Pearl Parkway is notably free from wetlands, eliminating the need for an Army Corp. 404 permit and facilitating a smoother development process. Although not part of the Certified Site program, St. Joe benefits from all criteria associated with this program.

**Flood Zone X Location:** Positioned in Flood Zone X, the property is outside the 100-year flood zone, minimizing flood risk and insurance costs.

**Strategic Industrial Zoning:** Zoned M-2 for Heavy Industrial Use, the site aligns with a broad range of industrial activities and is part of a development-friendly community that supports economic growth.

**Flexible Ownership Options:** The owner is open to selling, leasing, or building to suit, offering versatile solutions to meet diverse investor or occupant needs.

## Amenities



## BENEFITS OF PROXIMITY TO LOUISIANA INTERNATIONAL TERMINAL (LIT)

**Reduced Transportation Costs:** Proximity to LIT minimizes the distance goods must travel from the point of entry to the distribution center, leading to lower transportation costs. This is particularly beneficial for imported goods, as it reduces the need for long-haul trucking from distant ports.

**Faster Turnaround Times:** Being close to LIT will facilitate quicker unloading, processing, and distribution of goods. This speedy turnaround can be crucial for time-sensitive products, improving the overall responsiveness of the supply chain.

**Enhanced Supply Chain Efficiency:** The close proximity to LIT will simplify logistical operations, allowing for more streamlined and integrated supply chain management. This can lead to better inventory management, reduced lead times, and more predictable delivery schedules.

**Access to Global Markets:** A distribution center near LIT is inherently connected to global trade routes, facilitating easier access to international markets. This can be a significant advantage for businesses looking to export products or source materials from overseas.

**Reduced Carbon Footprint:** Shorter transportation distances from LIT to St. Joe can lead to lower carbon emissions, contributing to sustainability goals. This is increasingly important in a world where businesses are expected to demonstrate environmental responsibility.

**Availability of Port Services and Infrastructure:** LIT will offer various services, including customs clearance, warehousing, and transloading facilities, which can be leveraged by nearby distribution centers located in St. Joe to streamline operations further.

**Enhanced Flexibility in Shipping Options:** Proximity to LIT provides businesses with a variety of shipping options and routes, allowing for more flexibility in logistics planning and the ability to adjust to disruptions in the supply chain.

This layout was inspired by public feedback. It will remain a work in progress throughout the federal permitting process.



Source: portnola.com



LIT Proximity



Proposed Route to LIT

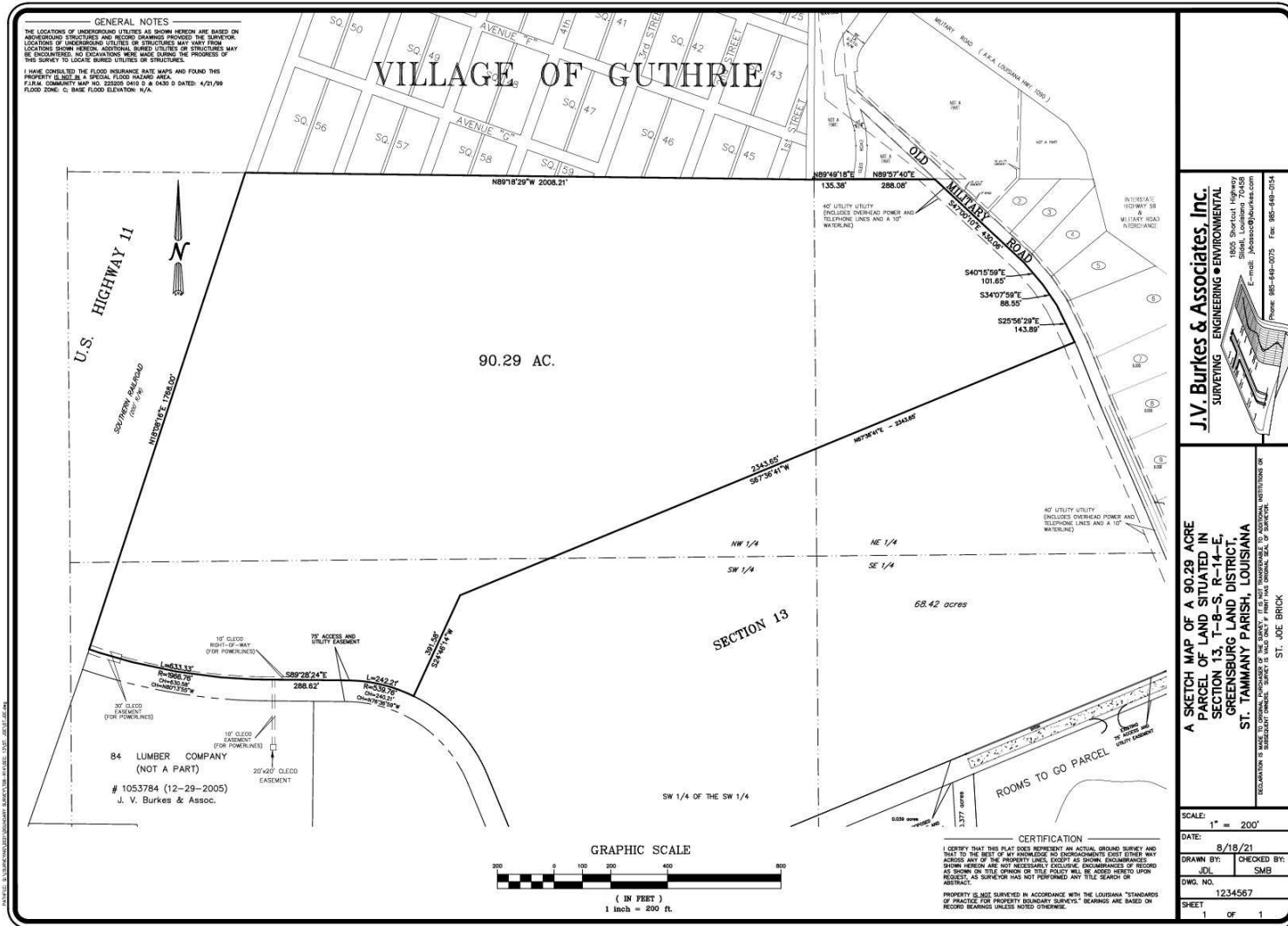
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90 Acre North Tract



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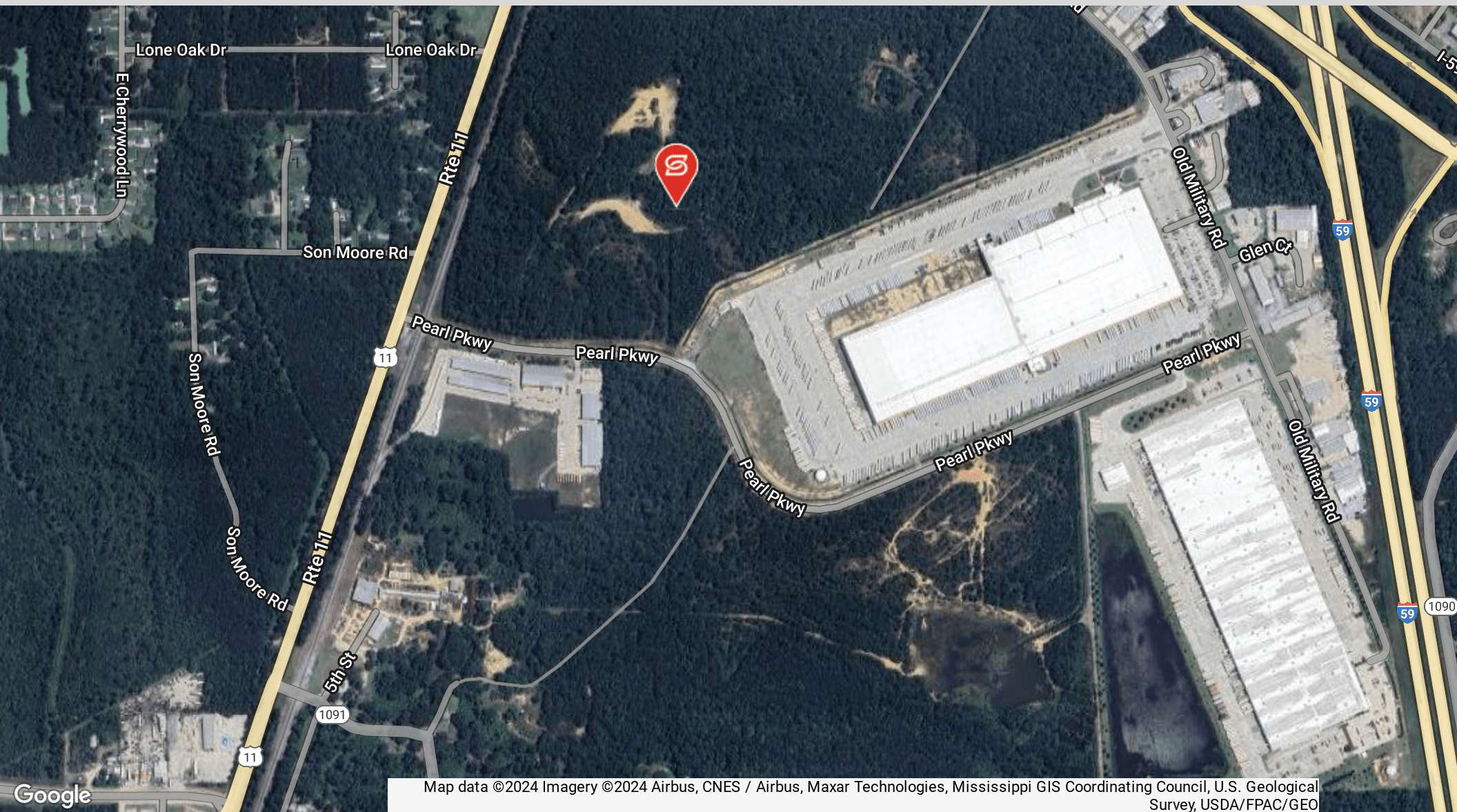
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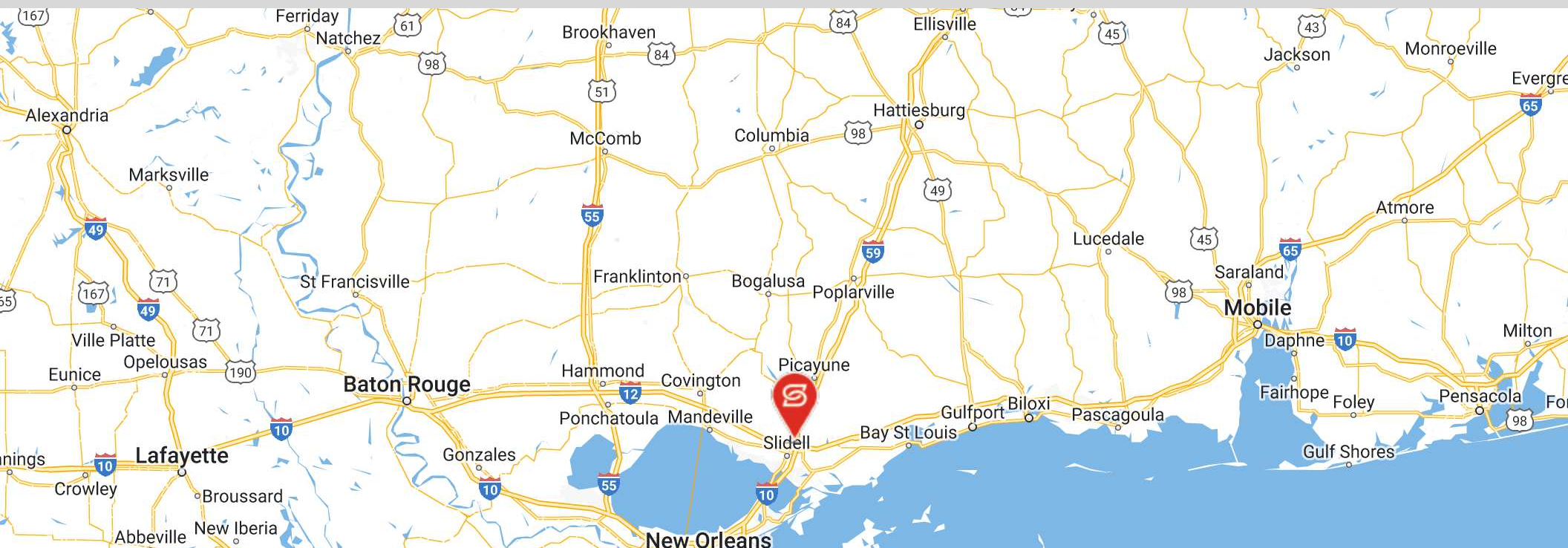
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### LOCATION OVERVIEW

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Map data  
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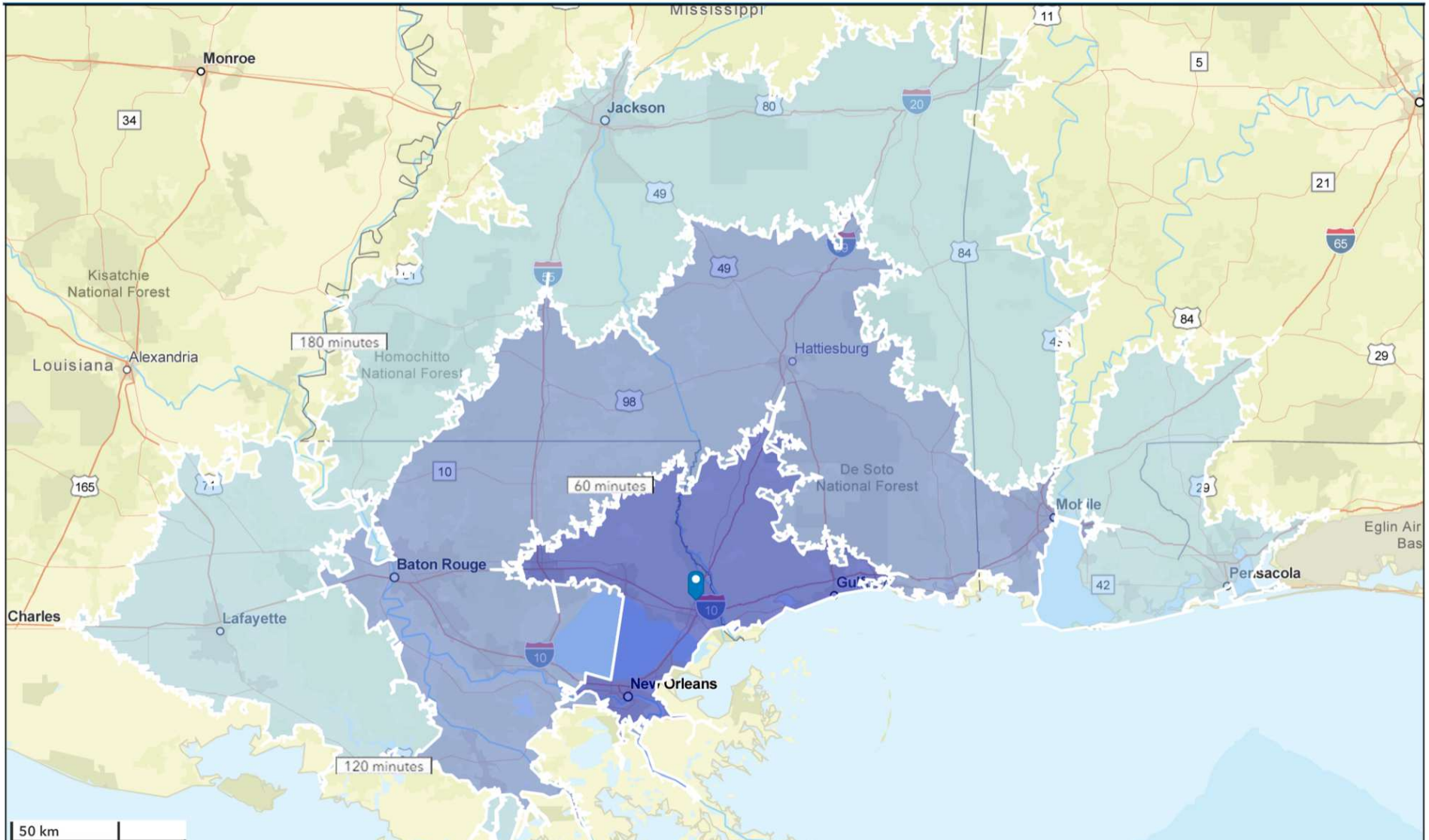
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50 km

1, 2, 3 Hour Drive Time

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### COMPANY OVERVIEW

Stirling is one of the most comprehensive full-service commercial real estate companies in the country. With more than four decades of experience, we specialize in Advisory Services, Commercial Brokerage, Asset & Property Management, Development & Redevelopment and Investments over a wide array of property types, including retail, office, industrial, healthcare and multi-family sectors. 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. Our capable team is equipped with in-depth knowledge of the industry, as well as sophisticated market insight and the latest in technology to identify opportunities for our clients in the evolving commercial real estate landscape.

**21.6 M**

Square Feet  
of Managed  
Properties

**\$2.19 B**

Commercial  
Volume in the  
Last 5 Years

**\$2.8 B**

Acquisition  
Volume up to  
2022

**3,706**

Transactions  
in the  
Last 5 years

**47+**

Years in  
Business

**8**

Office  
Locations

**154**

Agents &  
Employees

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