

An aerial photograph of a large industrial park. The central feature is a massive white-roofed warehouse with a long, rectangular footprint. To its left is another large white-roofed building, and to its right is a large paved parking lot filled with numerous vehicles. The park is surrounded by dense green trees and forested areas. In the foreground, a multi-lane highway runs diagonally. The overall scene depicts a well-developed industrial zone.

stirling

ST. JOE BUSINESS PARK

LAND

LA HIGHWAY 11 AT INTERSTATE 59 | PEARL RIVER, LA

EXECUTIVE SUMMARY

EXCEPTIONAL INDUSTRIAL DEVELOPMENT OPPORTUNITY

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.



| EXECUTIVE SUMMARY

AMENITIES

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.

LOCATION INFORMATION

ADDRESS LA Highway 11 at Interstate 59

PARISH St. Tammany

SITE AREA +/- 178.52 Acres

MARKET New Orleans

SUB-MARKET Northshore

ROAD TYPE: Paced, 2-lane state Hwy/ 4-lane Interstate



| 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

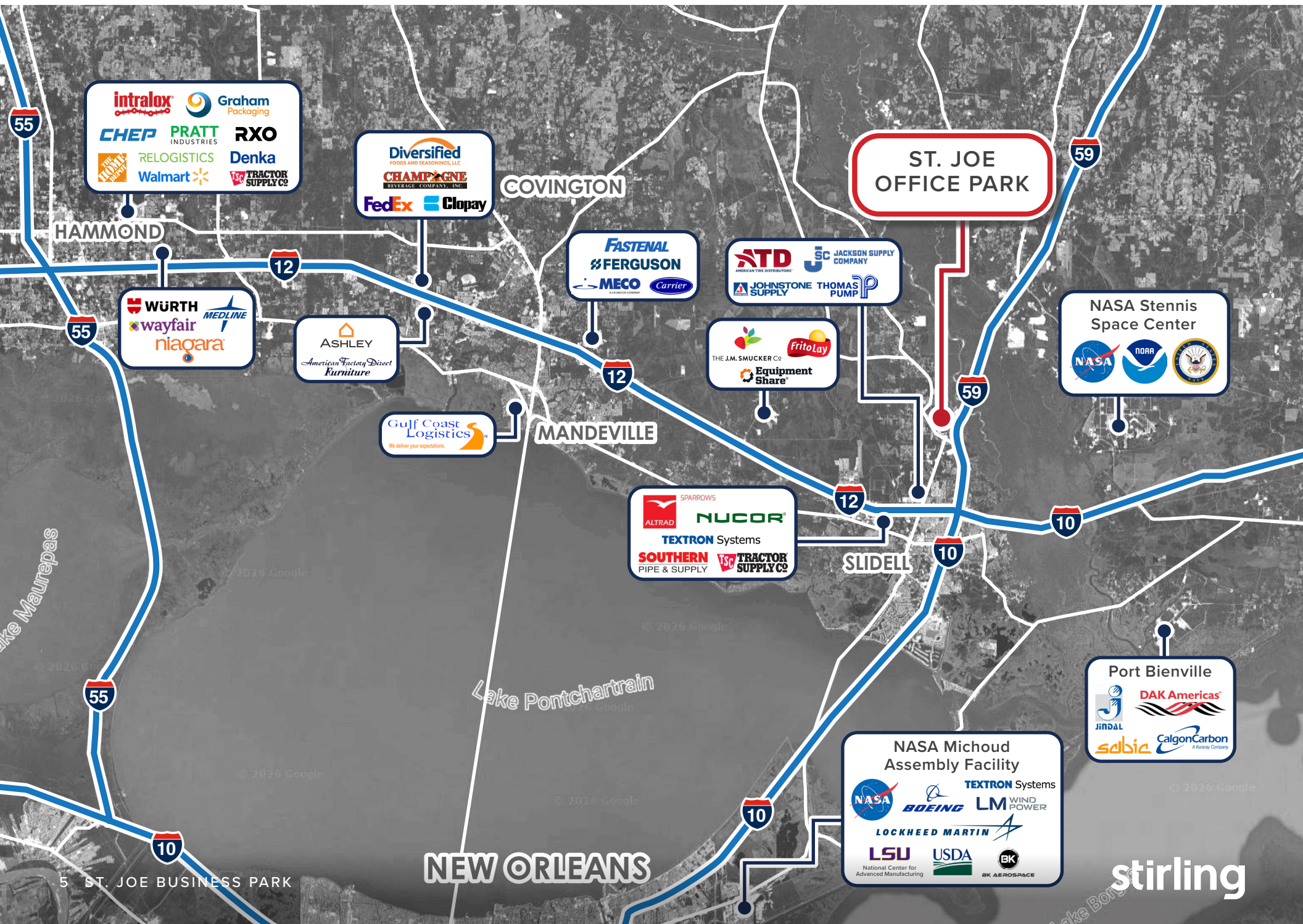
MEMPHIS

5.7 HR
393 MILES

ATLANTA

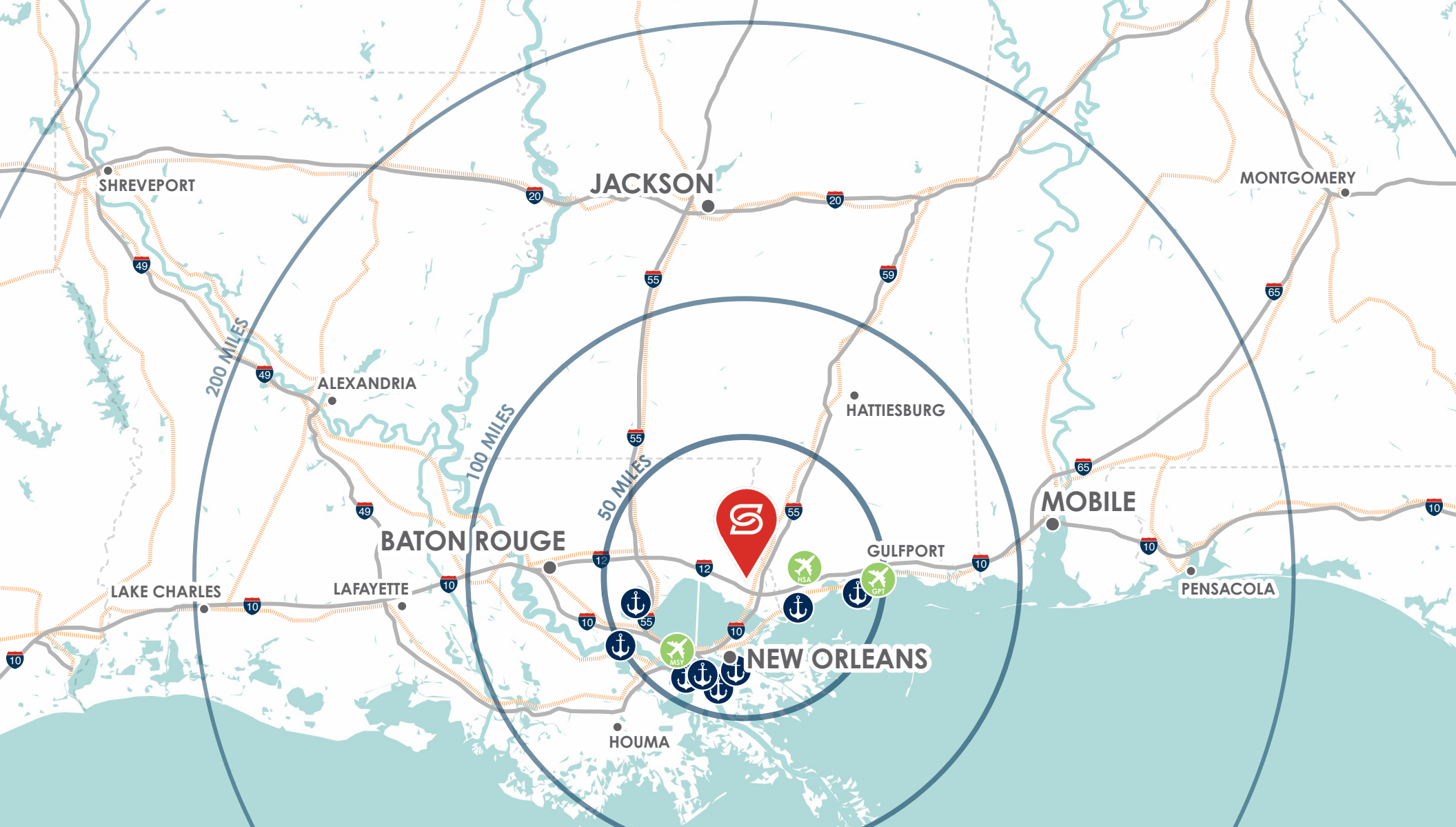
6.5 HR
440 MILES

| SURROUNDING TENANTS



PRIME LOCATION & ACCESSIBILITY





CLASS I RAIL

NS	13.4 Miles
CSX	31.7 Miles
CPKC	40.9 Miles
UP	50.4 Miles
BNSF/UP	47.3 Miles
CN	45.0 Miles

LOUISIANA RIVER PORTS

Port of St. Bernard	35.4 Miles
LA Int. Terminal (Planned)	39.7 Miles
Port of New Orleans	39.9 Miles
Port of Plaquemine	47.4 Miles
Port Manchac	64.5 Miles
Port of South Louisiana	68.2 Miles

MISSISSIPPI GULF PORTS

Port of Bienville	25.8 Miles
Port of Gulfport	49.1 Miles

| GATEWAY FOR BUSINESS

Located at the intersection of LA Highway 11 and I-59 in Pearl River, St. Joe's Office Park offers convenient access to the Northshore, Greater New Orleans, and the broader Gulf South. The strategic location provides direct connectivity to I-59 and nearby I-10 and I-12, creating efficient access to New Orleans, Slidell, the Mississippi Gulf Coast, and surrounding markets.

Situated in St. Tammany Parish, the property benefits from a growing population, strong workforce, and established regional employment base. For tenants, St. Joe's Office Park combines accessibility with a growing business environment, providing an ideal setting for companies seeking convenient regional connectivity and long-term growth.

WITHIN 1-HOUR DRIVE OF ST. JOE OFFICE 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.



U.S. Foreign Trade Zone

LED, 2026



Foreign Direct Investment Per Capita *Financial Times, 2026*



in the US for Workforce Training

Business Facilities, 2025



Tech Talent Pipeline

LED, 2023



Largest State Exporter of Goods

Louisiana State Trade, 2025



Business Environment in the US

WalletHub, 2026



State for Doing Business

Area Development, 2025

| COMPANY OVERVIEW

ABOUT STIRLING INVESTMENT ADVISORS

Evolution in the commercial real estate industry is creating rapid change, increasing the need for professional real estate guidance for investors and property owners. This new landscape is impacting real estate values—presenting both problems and opportunities in the market.

Stirling Investment Advisors have the depth and breadth of experience to help solve problems and maximize the potential of your investment assets. With a core focus on the Gulf South market, our team brings a myriad of services to the table along with an in-depth understanding of real estate cycles and complexities. We will assess the risk and rewards of any investment and guide our clients through difficult decisions.

Stirling Investment Advisors represent a wide range of client types, including private owners, institutional investors, banks, loan services and private equity firms, totaling more than \$1.7 billion in commercial volume in the last five years.

SERVICES



Retail, Multifamily,
Office, Medical,
Industrial,
Hospitality



Single Asset/
Portfolio
Dispositions



Net Lease
Investments



1031 Tax Deferred
Exchanges



Capital Markets
Debt Placement



Financial &
Investment
Analysis



Market
Research



Valuation
Services

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OFFERING UNPARALLELED MARKET
KNOWLEDGE AND PRODUCT DIVERSITY,
STIRLING IS COMMITTED TO PROVIDING
THE BEST POSSIBLE SERVICE TO NAVIGATE
CONSTANTLY CHANGING LOCAL MARKETS.

| COMPANY OVERVIEW

ABOUT THE TEAM



STEVE LEGENDRE, CCIM
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Steve Legendre, CCIM serves on Stirling's Commercial Brokerage Division as Regional Vice President and Baton Rouge Market Leader. Since 1995, Steve has focused on helping clients with the acquisition, disposition and site selection related to Industrial and Office Properties, Land, and Real Estate Investments across Louisiana and the Gulf South. As a consistent Top Producer, Legendre has built a strong reputation in the industry based on his track record of successful transactions, professionalism and ethical conduct. Legendre is committed to understanding and meeting the specific needs of his clients, offering personalized advice and solutions tailored to their investment goals and requirements. Legendre fulfills a "Player/Coach" role as Market Leader for Stirling's Baton Rouge Brokerage Office. Using expert knowledge, networking skills, negotiation expertise and persistence and drive, Legendre maintains his existing long-term relationships while continuing to cultivate new opportunities for the Stirling team through his focused value-add approach to the business.



TOM TANNER
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Tom Tanner joined Stirling's Commercial Brokerage Division in May of 2019. He began his career in real estate in 1976 building and selling houses in the New Orleans area. After selling several hundred homes, he moved into commercial and industrial development where he worked for a national developer of private golf course communities, office and retail centers, and industrial parks.

In the early 90s, he headed up the efforts of a large regional bank to manage and dispose of its over \$750 million portfolio of real estate owned. In five years, he disposed of over 2500 properties of every size and type, gaining a keen practical insight for all types of real estate. Tom then started a small commercial brokerage and residential development firm in Baton Rouge. In 2004, he was part of a group that purchased Louisiana Downs racetrack in Bossier City and then sold the property to Harrahs Entertainment. For the last several years Tom owned and operated a private dining club in downtown Baton Rouge on top of the Chase Tower.



TRAVIS THORNTON, CCIM
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Travis Thornton is a commercial real estate broker, business leader, and community advocate with more than a decade of experience helping businesses, investors, and developers achieve their goals across Louisiana. Specializing in industrial and investment properties, he is known for his strategic approach, market knowledge, and commitment to building lasting relationships.

Before entering commercial real estate, Travis served for fifteen years with the Baton Rouge Fire Department, including eight years as a Hazmat Officer. His experience as a first responder shaped his leadership style and instilled a strong commitment to service, teamwork, and integrity.

In addition to his real estate career, Travis serves as Chairman of the St. George Chamber of Commerce and on the St. George Planning and Zoning Commission. He is passionate about strengthening the local business community, supporting economic development, and creating opportunities for long term growth.



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