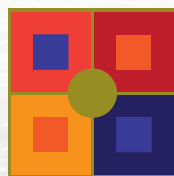


F R E M A U X



PARK



Top Labor Market in Louisiana

Close Proximity to Ports, Rail Lines & Transportation Hubs

Planned Development with Numerous Amenities

Leasing & Development

stirling

Up to 45-Acre Industrial Land Parcels · Interstate 10 at Fremaux Avenue, Slidell, LA

Louisiana's Global Gateway for Business

Fremaux Park is a planned, 280-acre development in Slidell, Louisiana, with Interstate 10 visibility and access. The Park includes parcels for a variety of uses including multi-family, hotel, office, medical, and industrial. The entire park is zoned C-4 and the wetlands have been mitigated. With all necessary infrastructure and utilities in place, Fremaux Park stands as the first choice for seamless development and operational readiness in St. Tammany Parish and the Greater New Orleans region.

Fremaux Park boasts a plethora of on-site amenities, setting it apart from other locations. Adjacent to The Park is Fremaux Town Center, a sprawling open-air shopping center spanning over 640,000 square feet. It offers a diverse array of retail and service tenants like Dillard's, Kohl's, Dick's Sporting Goods, Gensis Health Club, Best Buy and many more. The shopping center also features a variety of delicious dining options with BJ's Restaurant & Brewhouse, Cheddar's Scratch Kitchen, LongHorn Steakhouse, El Patron Mexican Grill and Panera Bread to name a few. Within Fremaux Park are two multi-family residential developments: The Mason at Fremaux Park boasting 278 units and The Retreat at Fremaux Town Center with 296 units. Springhill Suites by Marriott is on-site to cater to short-term stays.

The industrial sector at Fremaux Park presently hosts an Amazon Distribution Center and Horsburgh & Scott. Future development will consist of light manufacturing and distribution facilities, offering adaptable parcels ranging from 1 to 87 acres to accommodate various occupants. Flexible building designs aim to cater to a broad spectrum of potential tenants, fostering the growth and integration of businesses within the Park. Moreover, the proximity to amenities such as Fremaux Town Center, hotels, and apartment complexes enhances the Park's appeal for workforce development and retention. Future structures will utilize the highest quality Class A materials and finishes and prioritize environmental sustainability. Additionally, they will be equipped with cutting-edge technology, featuring high-speed, dedicated fiber suitable for the most demanding corporate technological needs.

A map of Louisiana is shown in the background. A callout box with a gold border points to a specific location in the state. The box contains the text 'FREMAUX PARK' and two decorative square icons with a grid pattern.

FREMAUX
PARK

stirling

FREMAUX
PARK



FREMAUX
PARK

AVAILABLE PARCELS

SALE PRICE

Parcel 4 ± 10 Acres \$7.95 PSF

Parcel 5 ± 35 Acres \$7.00 PSF

Max Contiguous ± 45 Acres

BUILD-TO-SUIT AVAILABLE

For Sale or Lease

Single- or Multi-Tenant Spaces

INFRASTRUCTURE

In place and can be expanded as needed:

Electricity, Natural Gas, Telecom & Water/Sewer.

No impact fees or wetlands mitigation required.

ZONING

C4 - Highway Commercial

Allows for Light Manufacturing and Warehousing

LED CERTIFIED



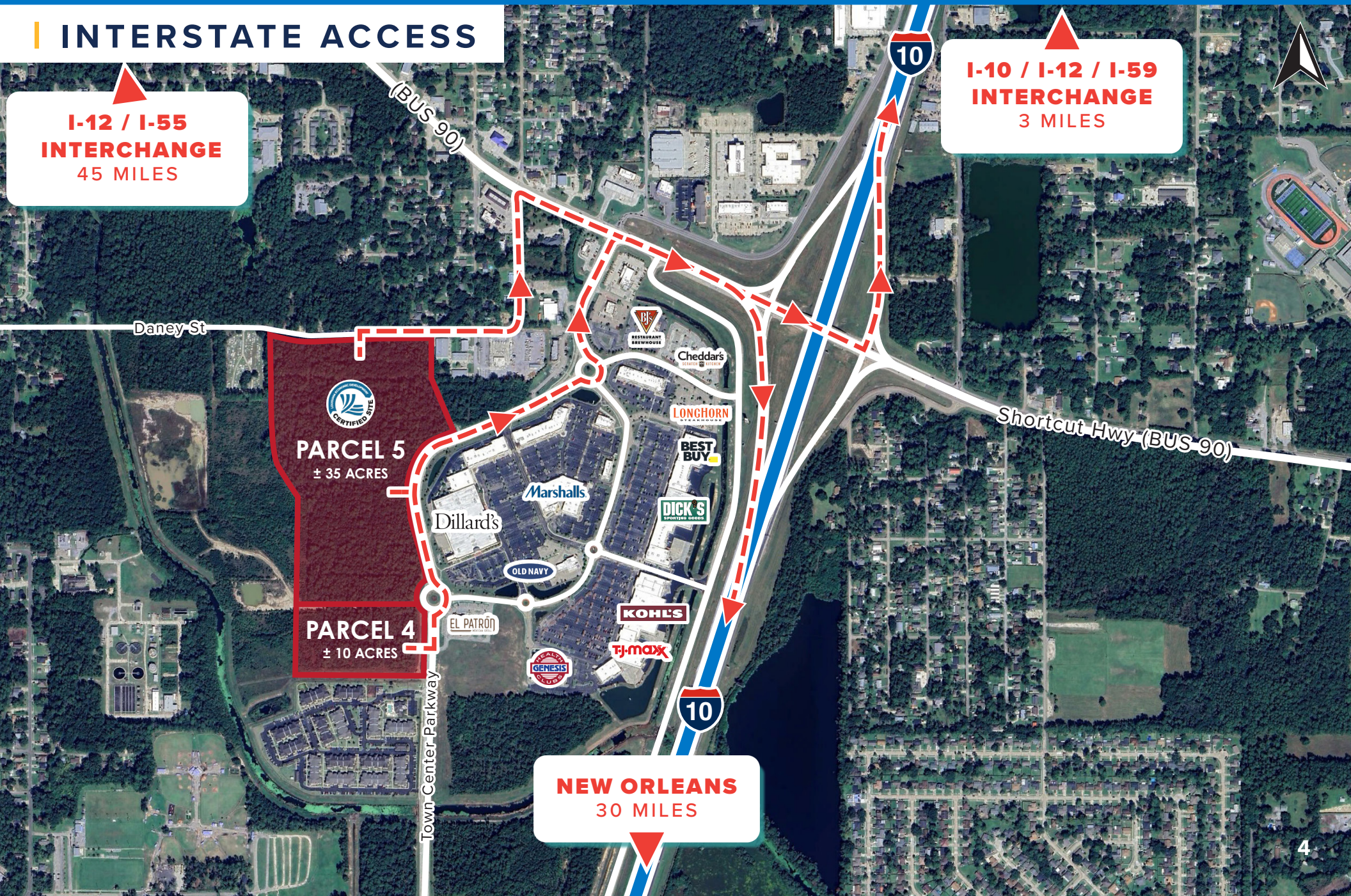
Up to 35 acres (Parcel 5) are certified development-ready by Louisiana Economic Development and an independent firm after a rigorous review process.

INTERSTATE ACCESS

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

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

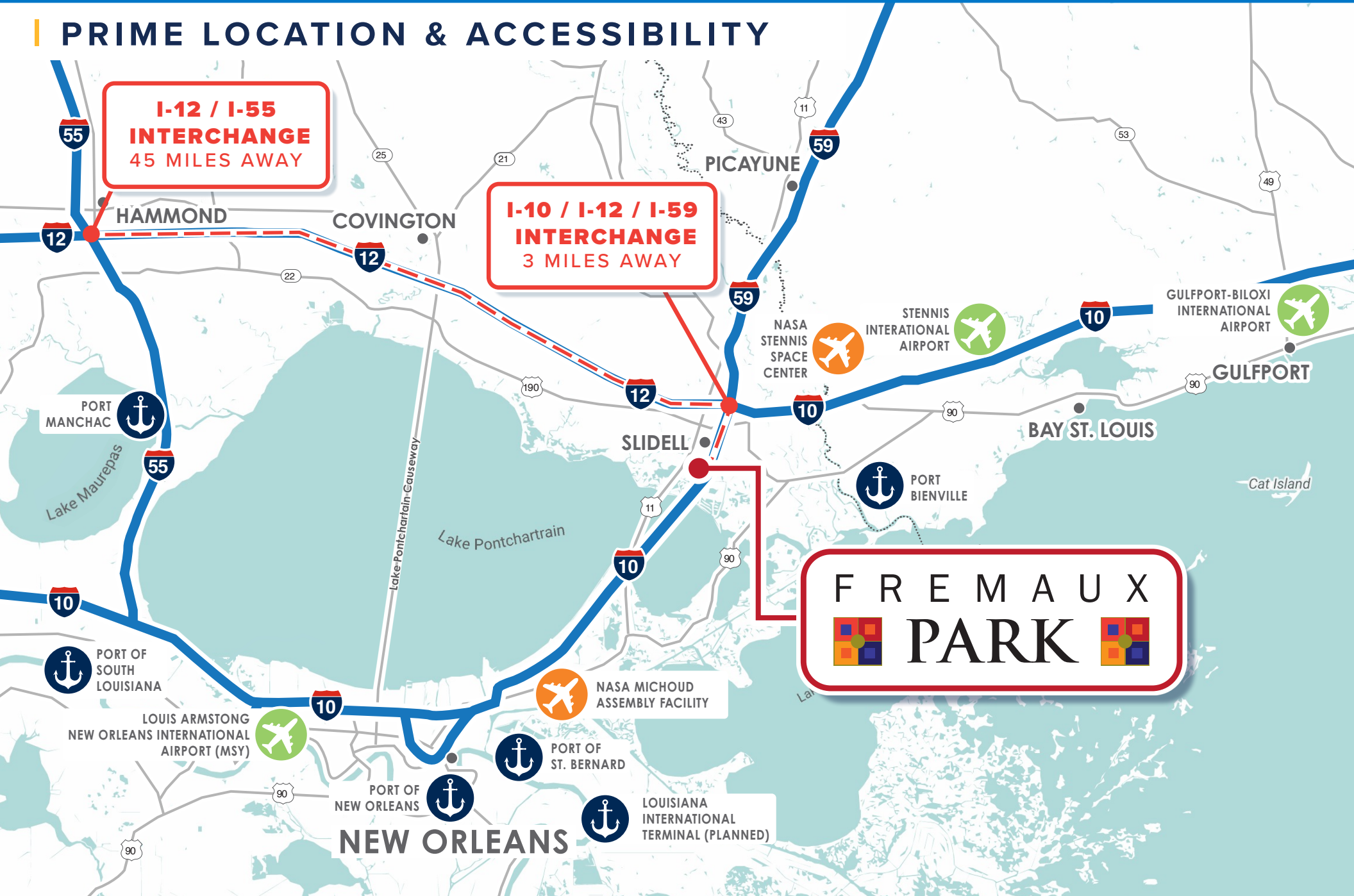
NEW ORLEANS
30 MILES



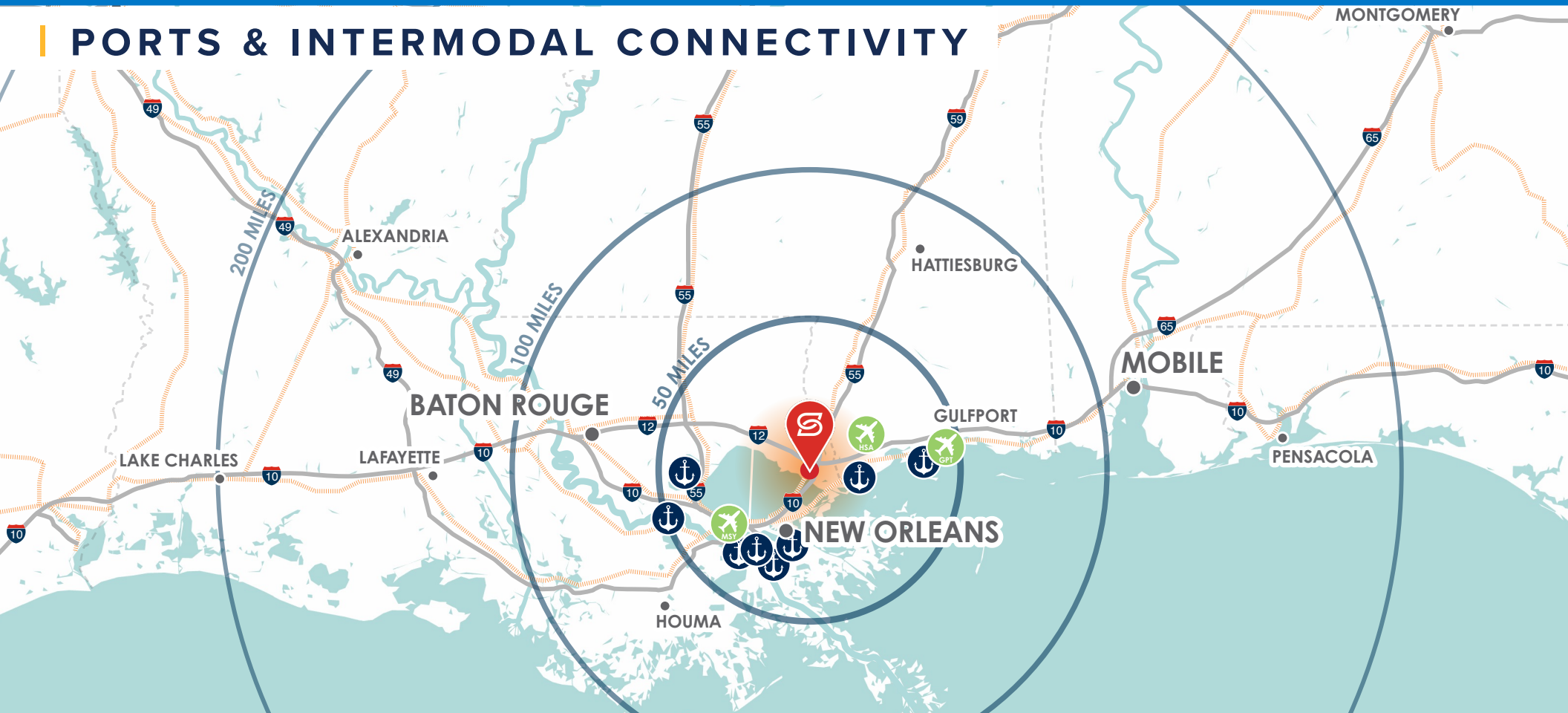
SURROUNDING TENANTS



PRIME LOCATION & ACCESSIBILITY



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

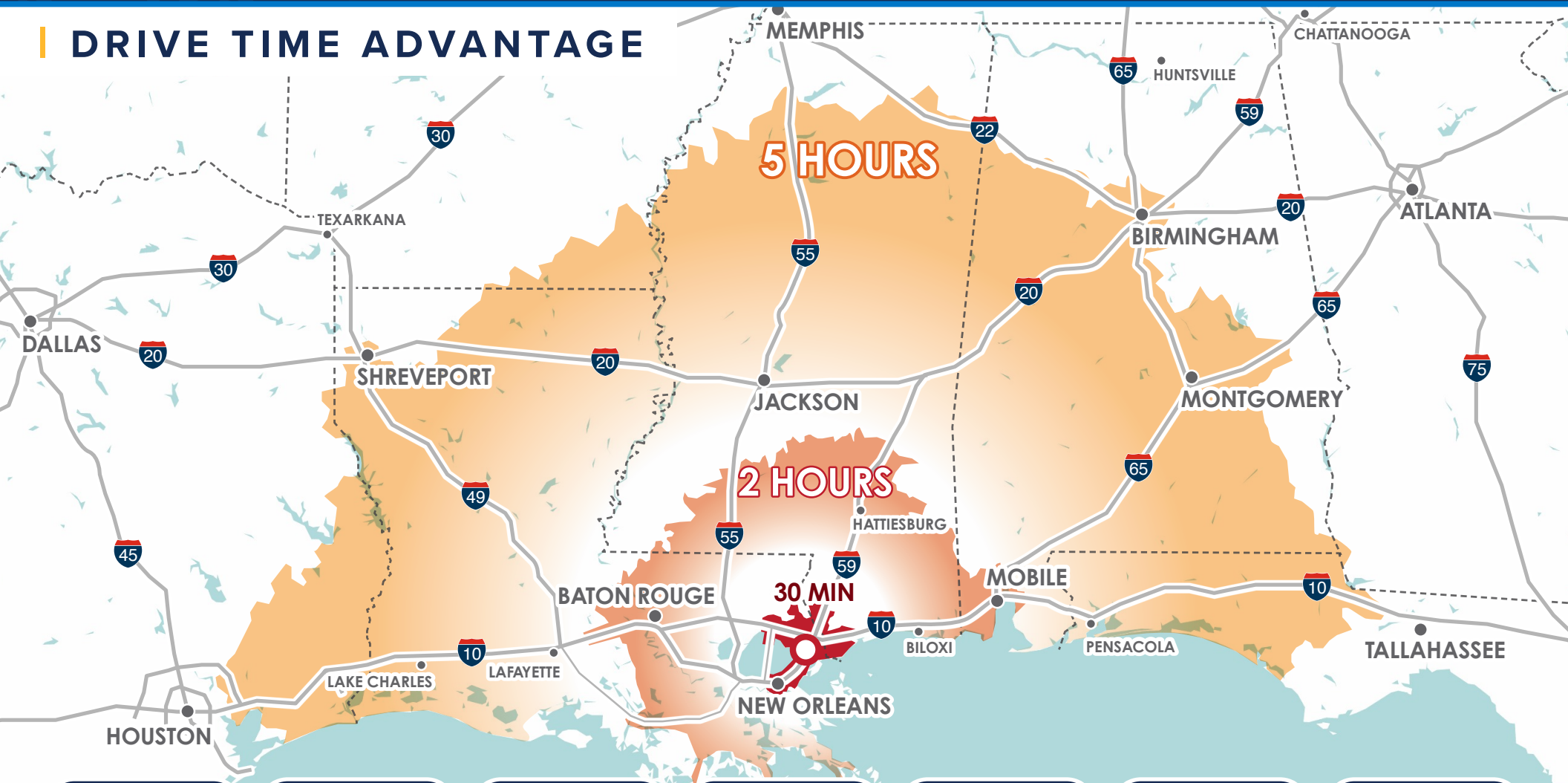
LOUISIANA RIVER PORTS

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

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

GATEWAY FOR BUSINESS

Positioned at the crossroads of I-10, I-12, and I-59, Fremaux Park 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



PORT NOLA
THE PORT OF NEW ORLEANS



NOPB
NEW ORLEANS PUBLIC BELT

The Port of New Orleans is a diverse deepwater port uniquely located on the Mississippi River near the Gulf of Mexico. This naturally strategic location allows unparalleled access to 30-plus major inland hubs such as Dallas, Memphis, Chicago and Canada via 14,500 miles of waterways, railroads and interstates.

New Orleans is the **ONLY** deepwater port served by six (6) Class I railroads. The New Orleans Public Belt Railroad (NOPB) is a Class III switching railroad with direct connections to BNSF, Canadian National (CN), CSX, Canadian Pacific Kansas City (CPKC), Norfolk Southern (NS), and Union Pacific (UP). These railroads comprise a 132,000+ mile network of track.



**PLANNED PHASED
OPENING 2028-2031**

The new 400-acre Louisiana International Terminal (LIT) in Violet, LA, will eliminate air-draft restrictions that limit the size of vessels that currently call at the Port of New Orleans. LIT will serve vessels of all sizes, dramatically increasing Louisiana's import and export capacity while also fostering growth.

LIT is the biggest public economic development project in Louisiana at **\$1.8 BILLION**. LIT will be built through a public-private partnership between the Port of New Orleans (Port NOLA) and two private terminal operators. It will include 3,600 feet of berth space, and at full buildout, will have a capacity of 2 million TEUs.

FREMAUX PARK PROXIMITY

- 26 Miles to Louisiana International Terminal (LIT) *Coming Soon*
- 29 Miles to the Port of New Orleans Wharfs

\$100 MILLION annual revenue with its 4 lines of business: cargo, rail, industrial real estate and cruises

1 MILLION TEU Annual Capacity with 500+ TEUs moving weekly by barge

PREMIUM FACILITIES include 15 berths, 20 million SF of cargo-handling area, 9 ship-to-shore gantry cranes, 3.1+ million SF of covered storage, and 140,000+ SF dockside cold storage

2 ON-DOCK INTERMODAL RAIL SERVICES

(CN & CPKC) connecting Port NOLA to the U.S. and Canada

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

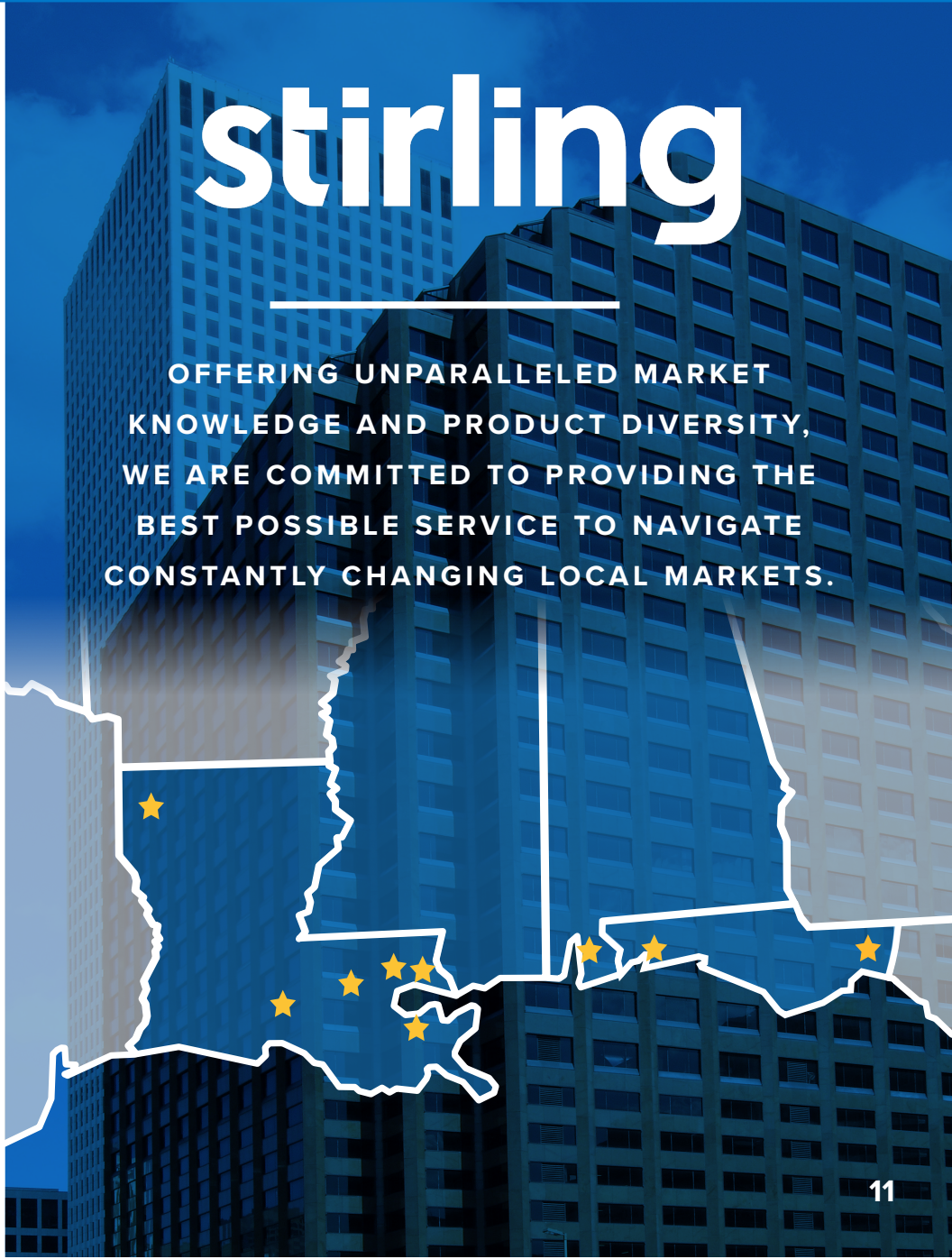
Office
Locations

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.



DISCLAIMER

The information provided in this Offering Memorandum has been derived from sources deemed reliable. However, it is subject to errors, omissions, price change and/or withdrawal, and no warranty is made as to the accuracy. Further, no warranties or representation shall be made by Stirling or its agents, representatives or affiliates regarding oral statements that have been made in the discussion of the property. This presentation prepared by Stirling was sent to the recipient under the assumption that s/he is a buying principal. Any potential purchaser is advised that s/he should either have the abstract covering the real estate which is the subject of the contract examined by an attorney of his/her selection or be furnished a policy of title insurance.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Stirling Properties, LLC or any of the affiliates thereof, or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or cause of action relating to this solicitation process or the marketing or sale of the Property.

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.

CONFIDENTIALITY

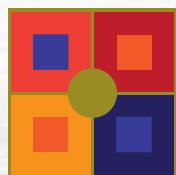
This Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser/lessee of the Property. It is not to be used for any other purchase or made available to any other person without the written consent of Seller or Stirling Properties, LLC.

By acknowledging your receipt of the Offering Memorandum for the Property, you agree:

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.

F R E M A U X



PARK



Up to 45-Acre Industrial Land Parcels • Interstate 10 at Fremaux Avenue, Slidell, LA

stirling

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