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FOR SALE
OFFERING MEMORANDUM
MARCH 2026

SLIDELL DEVELOPMENT OPPORTUNITY
MULTI-FAMILY & RETAIL LAND ASSEMBLY

GAUSE BLVD. | SLIDELL, LA

SLIDELL DEVELOPMENT OPPORTUNITY

GAUSE BLVD.
SLIDELL, LA

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DISCLAIMER/
CONFIDENTIALITY



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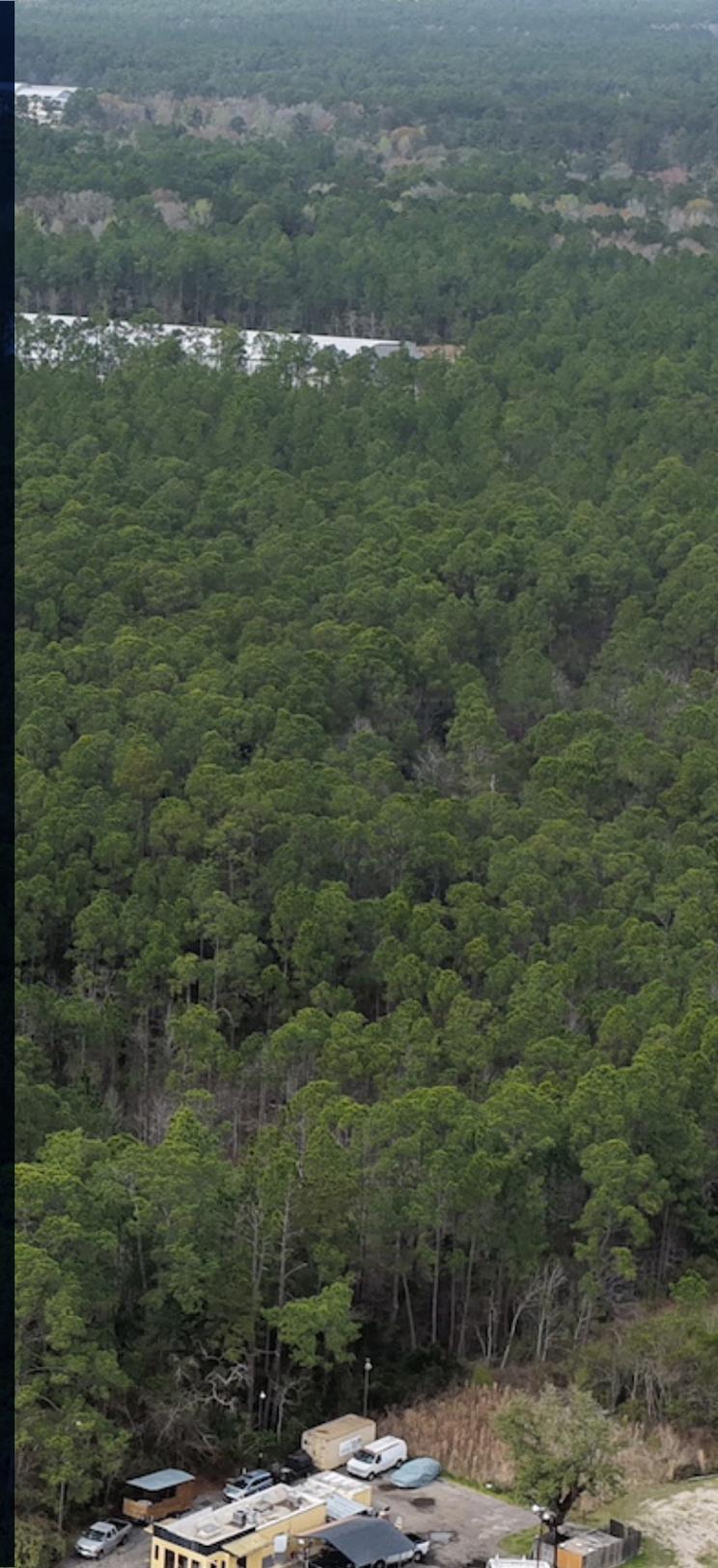
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EXECUTIVE SUMMARY

This 23.92± acre mixed-use opportunity within the City of Slidell consists of two assembled parcels totaling approximately 822.77 feet of frontage along Highway 190 (Gause Boulevard), one of the area's primary retail corridors. The site is offered together or in subdivided configurations, allowing flexibility for commercial, multifamily, or mixed-use development.

The 7.48± acre frontage parcel is zoned C-4 (High Intensity Commercial) and can be subdivided into smaller pad sites, while the 16.44± acre rear parcel is zoned A-8 High Density Urban, permitting up to approximately 460 multifamily units by right with a 75-foot height overlay. Both tracts are development-ready with completed annexation, zoning approvals, recorded subdivision, and full municipal utilities in place.

Located near Slidell Mall, Sam's Club, Academy Sports + Outdoors, and The Grand Theatre, and with convenient access to Interstates 10, 12, and 59, the property offers strong visibility, infrastructure readiness, and positioning within one of St. Tammany Parish's most established growth corridors.

UTILITIES

All major utilities are available and adequately sized for development:

- **Electric:** CLECO
- **Water:** City of Slidell
- **Sewer:** City of Slidell
- **Cable:** CableVision
- **Telecommunications:** AT&T

Water and sewer easements have been previously acquired, reducing development timeline and infrastructure risk.



All or Part	
Total Sale Price	\$4,500,000.00
Total Acreage	23.92 Acres
Daily Traffic	+/- 15,000 VPD
Frontage	822 Feet



EXECUTIVE SUMMARY

COMMERCIAL SITE

The front parcel offers direct highway frontage along Slidell's primary commercial corridor. Zoned C-4, the site supports a wide range of high-intensity commercial uses including retail, medical office, hospitality, restaurants, professional services, and mixed-use commercial concepts.

The commercial tract offers flexibility for single-user development, multi-tenant retail centers, or phased pad site execution.

Asking Price	\$1,000,000.00
Acerage	7.48 Acres
Zoning	C-4 (Highway Commercial)
Price/ Acre	\$133,689.84



MULTI-FAMILY SITE

The rear parcel consists of 16.44± acres zoned A-8 High Density Urban and is fully incorporated into the City of Slidell. The zoning permits approximately 460 multifamily units by right, positioning the site as one of the largest fully entitled high-density residential tracts within city limits.

The property is also incorporated into a Height Overlay District (Ordinance 3485), permitting vertical development up to 75 feet, allowing for enhanced density, structured parking concepts, or mid-rise product.

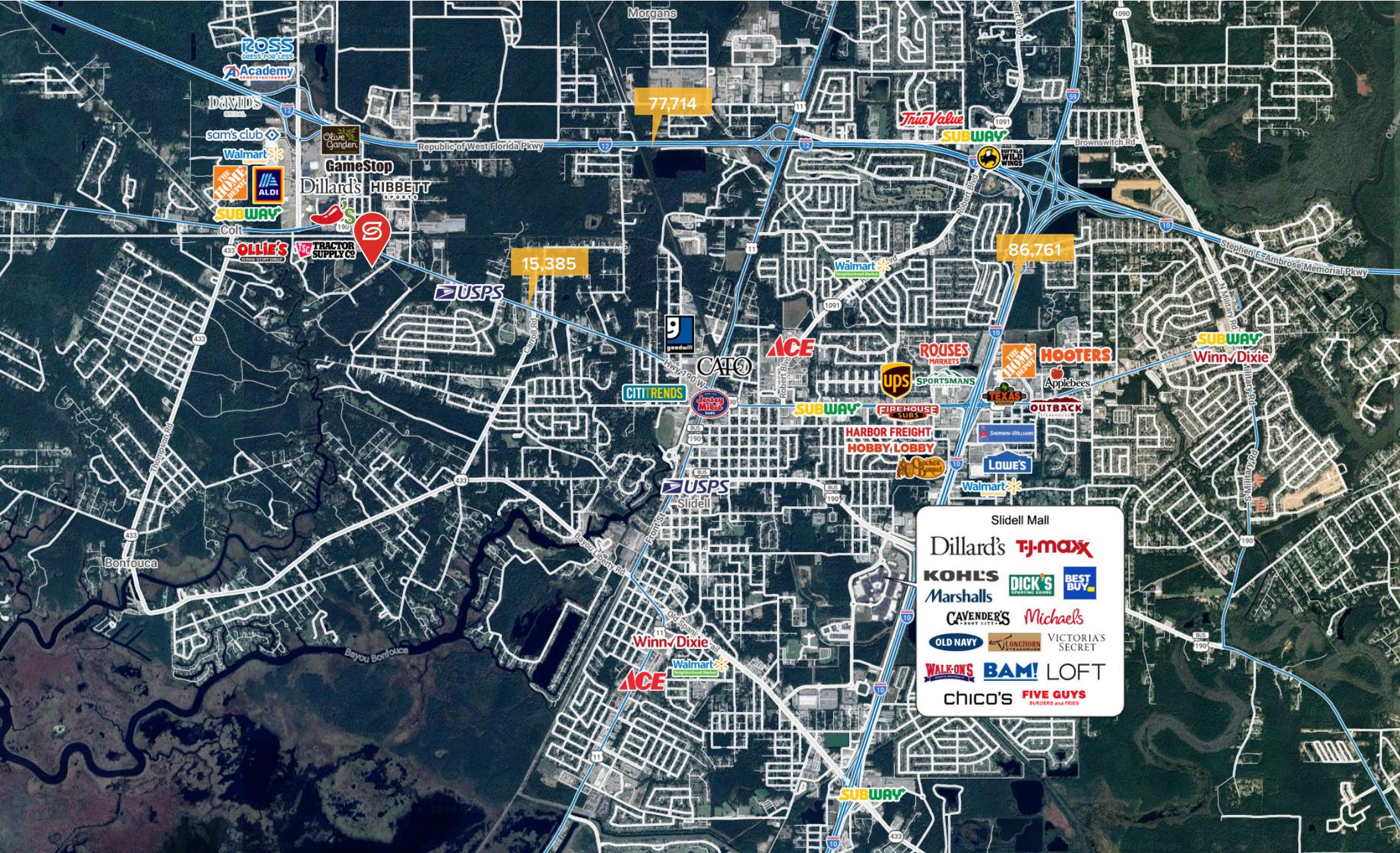
Due to the City's historically restrictive approach toward new multifamily zoning approvals—particularly within commercial corridors—this site represents a highly limited and valuable entitlement position within the Slidell market.

Asking Price	\$3,500,000.00
Acerage	16.44 Acres
Zoning	A-8 (High Density Urban)
Price/ Acre	\$212,895.38

**Height Overlay District (Ordinance 3485), permitting vertical development up to 75 feet*

| MULTI-FAMILY SITE PLAN





| AREA OVERVIEW

ECONOMIC HIGHLIGHTS

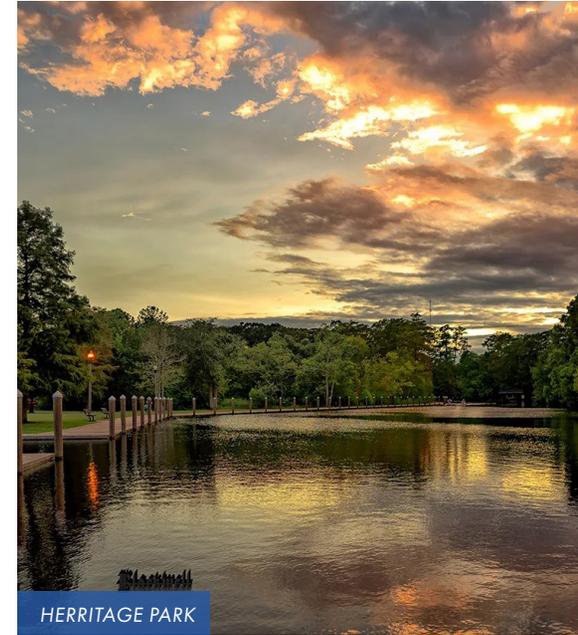
Situated in southeastern St. Tammany Parish, Slidell serves as a primary suburban node east of New Orleans and south of Lake Pontchartrain. The city benefits from multiple interstate access points via I-10, I-12, and I-59, with Interstate 10 providing direct connectivity to downtown New Orleans (approximately 30± miles).

The subject property is positioned along Gause Boulevard between Northshore Boulevard and Front Street — a corridor characterized by established retail, entertainment venues, medical services, and surrounding single-family residential neighborhoods.

Slidell continues to function as a strong bedroom community within the greater New Orleans MSA, supported by:

- Continued residential demand within St. Tammany Parish
- Above-state-average household incomes
- Strong public education systems
- Established healthcare infrastructure
- Ongoing suburban migration trends

SLIDELL, LA



AREA OVERVIEW

DEMOGRAPHICS

2025 DRIVE TIME DEMOGRAPHICS



POPULATION

5 MIN	15 MIN	30 MIN
11,244	81,385	178,608



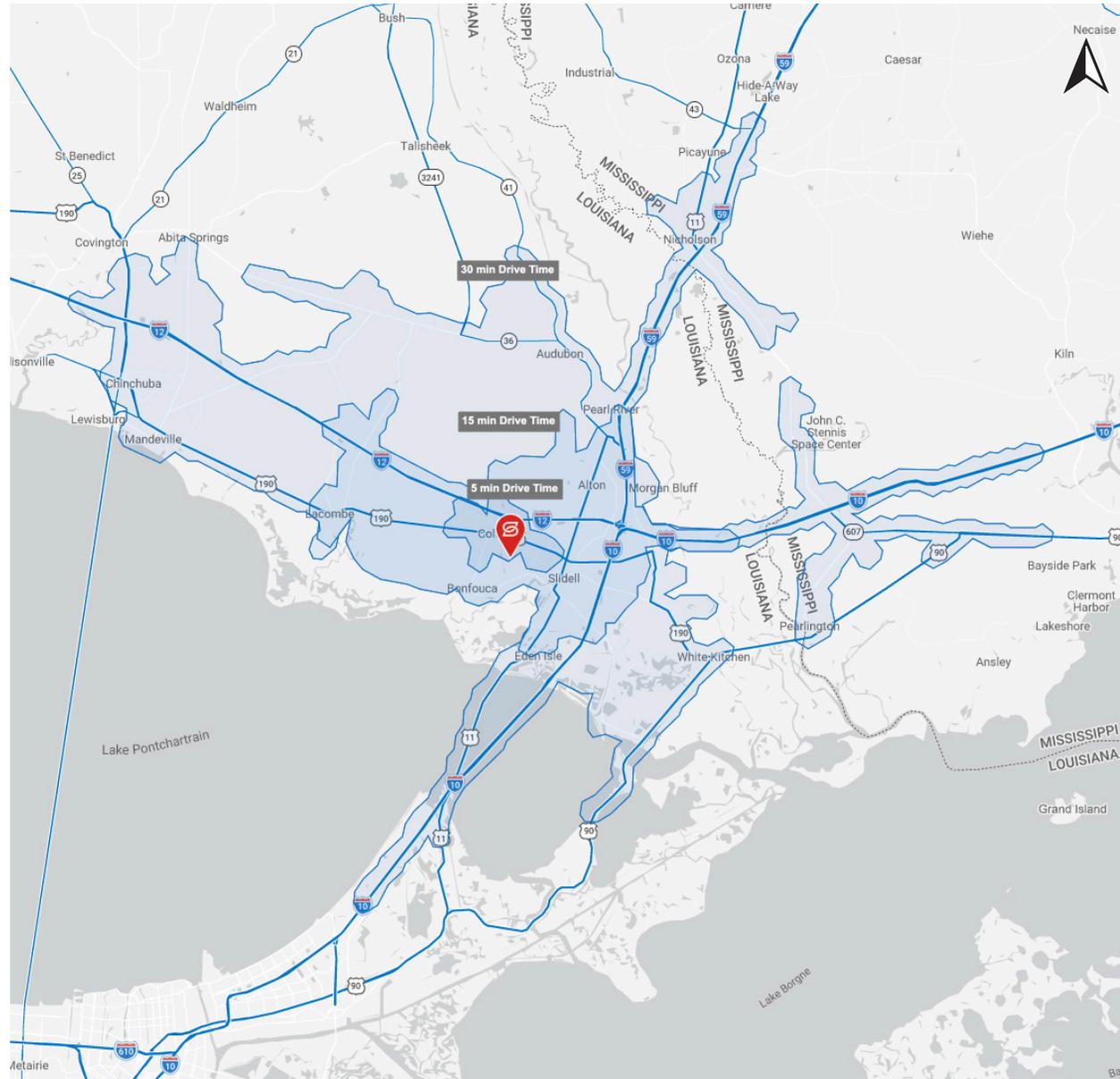
AVG. HH INCOME

5 MIN	15 MIN	30 MIN
\$81,701	\$92,101	\$106,000



HOUSEHOLDS

5 MIN	15 MIN	30 MIN
4,343	31,836	70,263



AREA OVERVIEW

DEMOGRAPHICS

2025 MILE RADIUS DEMOGRAPHICS



POPULATION

5 MILE	10 MILE	15 MILE
93,479	115,215	125,640



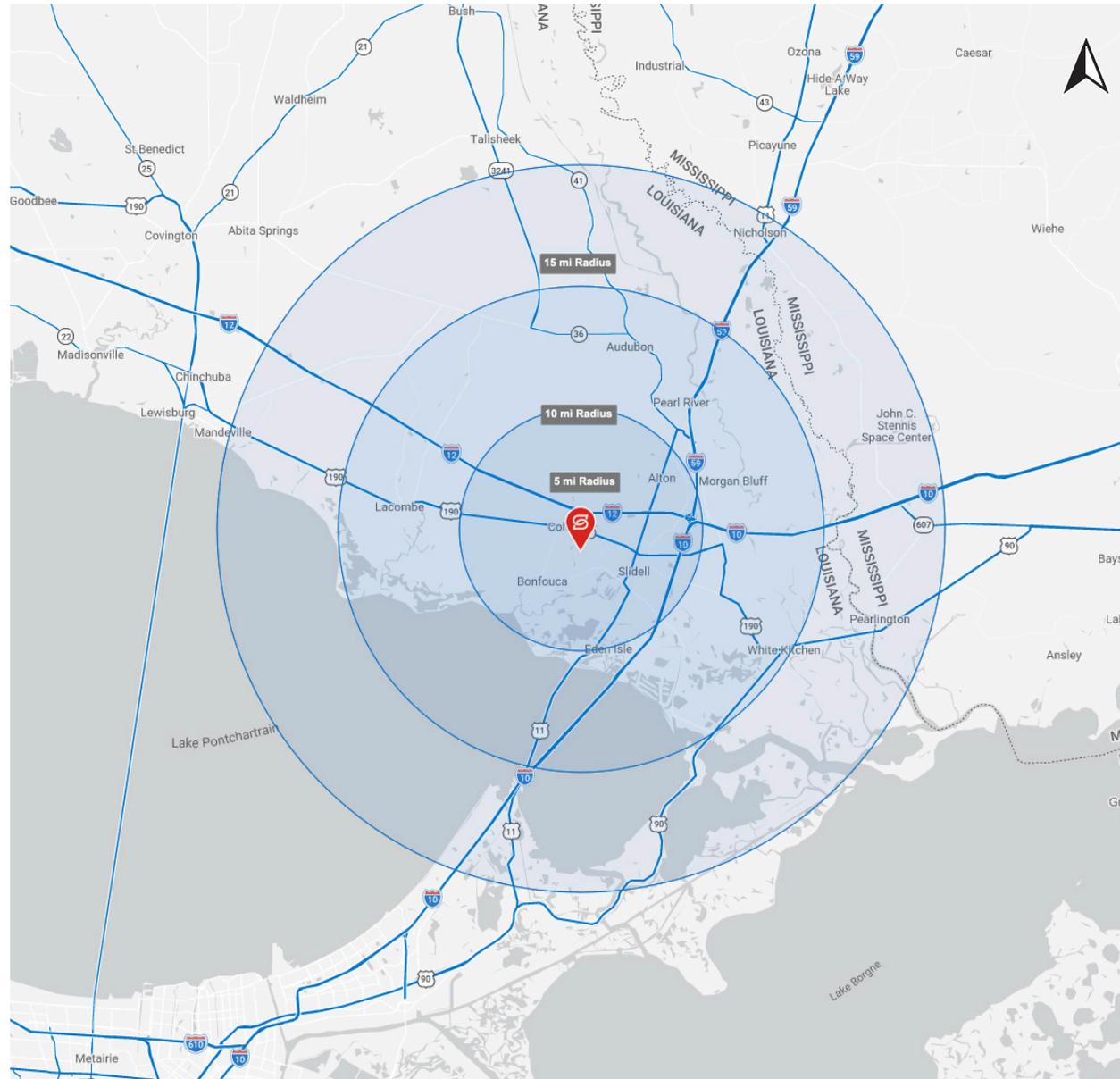
AVG. HH INCOME

5 MILE	10 MILE	15 MILE
\$99,490	\$100,743	\$98,587



HOUSEHOLDS

5 MILE	10 MILE	15 MILE
36,662	45,226	49,427



COMPANY OVERVIEW

ABOUT THE TEAM



BRADLEY COOK
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Bradley Cook serves as an Advisor with Stirling Properties' commercial real estate team. Based in the Covington, LA, office, his primary focus includes land and industrial investment, divestment, and development. He works closely with local, state, and regional leaders to promote economic development opportunities. Cook is currently the President for the Realtor Land Institute Louisiana Chapter, was a Graduate of the 2019 New Orleans Regional Leadership Institute, the 2018 Nancy Marsiglia Institute of Justice Inaugural Class at Loyola University, and a 2018 Leadership St. Tammany Graduate.

Since joining Stirling Properties, Cook has focused his efforts in the area of Land and Industrial acquisition and development. He is the lead broker for the 6,000+ acre Bilten Park project, which is Louisiana's premier future industrial mega-site development and is located in St. Tammany Parish. He led the effort for Stirling Properties' first build-to-suit industrial facility for Dana Inc. which is now operational within Fremaux Park in Slidell.

Cook is a CCIM and holds commercial real estate licenses in Louisiana and Mississippi while also pursuing the Accredited Land Consultant (ALC) and Certified Louisiana Economic Development (CLED) designations.



DANIEL COOK
Advisor
(985) 246-3795
dcook@stirlingprop.com

Daniel Cook is an Advisor with Stirling's brokerage team, working from the Covington, Louisiana office.

Born and raised in the Mandeville – Covington area, Daniel is carving a niche in real estate with a primary focus on agriculture and industry. Armed with a bachelor's degree from Southeastern Louisiana University, Daniel's solid educational foundation complements his extensive industrial expertise formed with his hands-on experience working in the oil field industry and his agriculture expertise formed while working on various farms. Daniel's hands-on experience provides him with a unique edge in navigating industrial and agricultural spaces. Consequently, Daniel's proficiency in these industries provides him with an invaluable resource to aid clients seeking agricultural, recreational, industrial, or investment properties.

As a proud and engaged New Orleans Metropolitan Association of Realtors (NOMAR) and Commercial Investment Division (CID) member, Daniel benefits from invaluable networking and career-enhancing opportunities. Daniel also volunteers his time serving on the CID Forecast committee which is a testament to his dedication and love for the New Orleans MSA and the local real estate community. His pride in belonging to NOMAR is rooted in the organization's steadfast dedication to maintaining ethical standards and fostering professional excellence in the real estate industry. Driven by a thirst for knowledge and his continued efforts to hone his skills, Daniel welcomes challenges. He looks forward to guiding clients through land and industrial property transaction complexities. At the core of Daniel's motivation lies his unwavering commitment to his family. As a proud father, his desire to provide a high-quality life for his loved ones fuels his relentless pursuit of excellence in the real estate industry. This familial dedication drives Daniel to go above and beyond for every client, understanding the importance of home and investment in building a brighter future.

| DISCLAIMER & CONFIDENTIALITY

AGENCY

means a relationship in which a real estate broker or licensee represents a client by the client's consent, whether expressed or implied, in an immovable property transaction. An agency relationship is formed when a real estate licensee works for you in your best interest and represents you. Agency relationships can be formed with buyers/sellers and lessors/lessees.

DESIGNATED AGENCY

means the agency relationship that shall be presumed to exist when a licensee engaged in any real estate transaction, except as otherwise provided in LA R.S. 9:3891, is working with a client, unless there is a written agreement providing for a different relationship.

- The law presumes that the real estate licensee you work with is your designated agent, unless you have a written agreement otherwise.
- No other licensees in the office work for you, unless disclosed and approved by you.
- You should confine your discussions of buying/selling to your designated agent or agents only.

CONFIDENTIAL INFORMATION

means information obtained by a licensee from a client during the term of a brokerage agreement that was made confidential by the written request or written instruction of the client or is information the disclosure of which could materially harm the position of the client, unless at any time any of the following occur:

- The client permits the disclosure by word or conduct.
- The disclosure is required by law or would reveal serious defect.
- The information became public from a source other than the licensee.

DUAL AGENCY

means an agency relationship in which a licensee is working with both buyer and seller or both landlord and tenant in the same transaction. Such a relationship shall not constitute dual agency if the licensee is the seller of property that he/she owns or if the property is owned by a real estate business of which the licensee is the sole proprietor and agent. A dual agency relationship shall not be construed to exist in a circumstance in which the licensee is working with both landlord and tenant as to a lease that does not exceed a term of three years and the licensee is the landlord. Dual agency is allowed only when informed consent is presumed to have been given by any client who signed the dual agency disclosure form prescribed by the Louisiana Real Estate Commission. Specific duties owed to both buyer/seller and lessor/lessee are:

- To treat all clients honestly.
- To provide factual information about the property.
- To disclose all latent material defects in the property that are known to them.
- To help the buyer compare financing options.
- To provide information about comparable properties that have sold, so that both clients may make educated buying/selling decisions.
- To disclose financial qualifications to the buyer/lessee to the seller/lessor.
- To explain real estate terms.
- To help buyers/lessees arrange for property inspections
- To explain closing costs and procedures.



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