



PROPERTY ONE

**LONG ST**  
Slidell, LA 70461

*Presented by:*

**WARREN SURCOUF, III, CCIM**

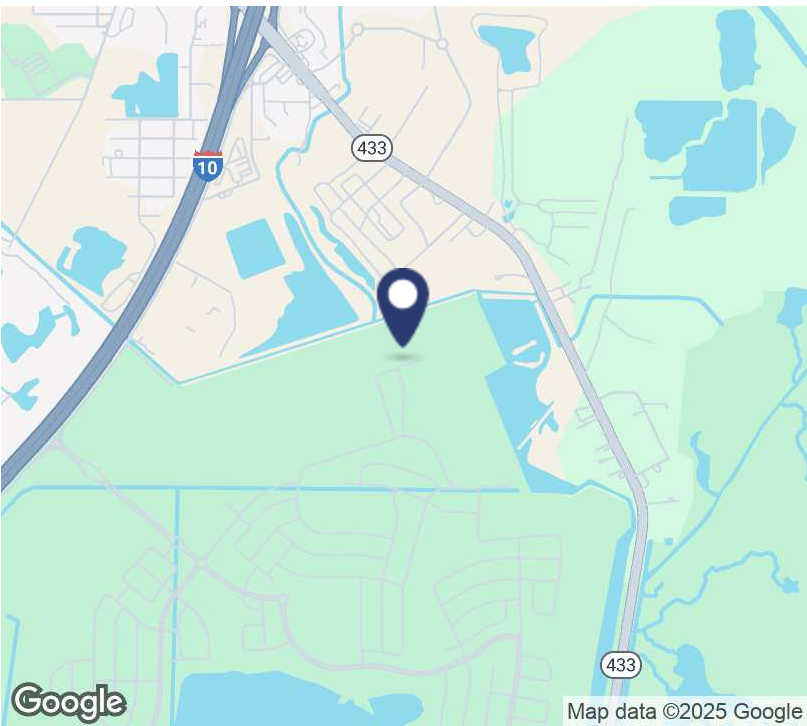
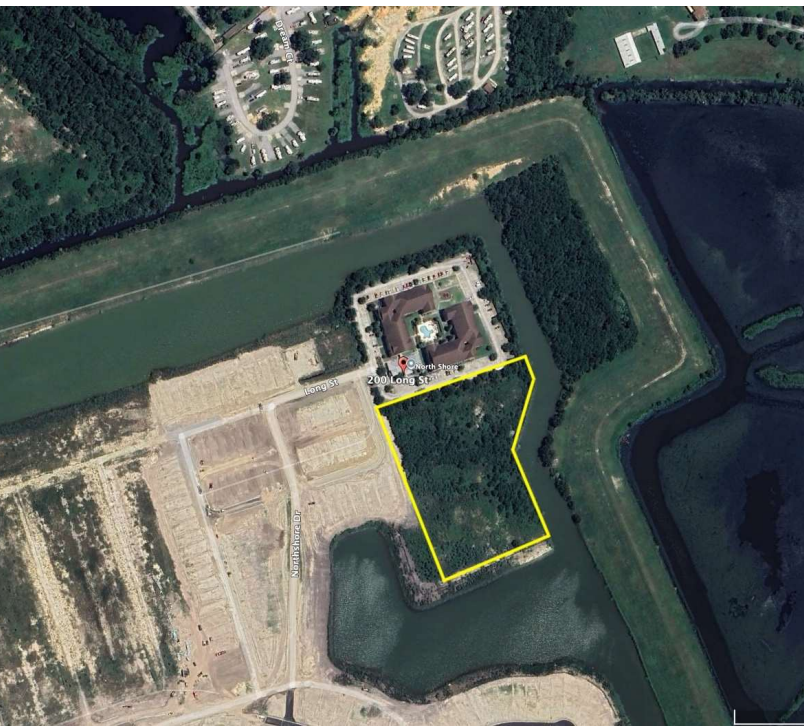
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OFFERING SUMMARY

Sale Price:	\$8.00 / SF
Available SF:	217,800 SF
Lot Size:	5 Acres
Market:	Lakeshore Estates

PROPERTY OVERVIEW

Nestled in the desirable Lakeshore Estates area of Slidell, LA, this property presents a prime opportunity for multi-family or residential investors. Boasting a coveted location, this parcel offers proximity to the tranquil Lakeshore Estates community while providing easy access to Interstate 10 for seamless travel. Surrounded by well-maintained homes and serene green spaces, this property holds immense potential for those seeking to develop in a sought-after neighborhood. With its desirable location in the Lakeshore Estates area, this investment opportunity promises a high quality of life and strong market appeal for residential development.

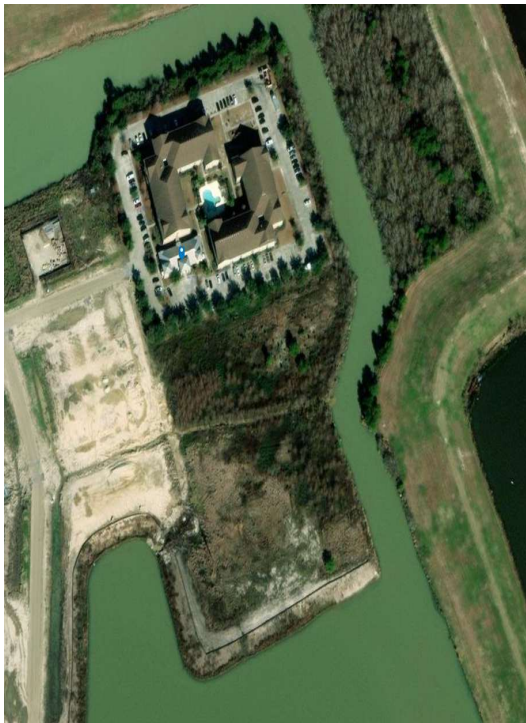
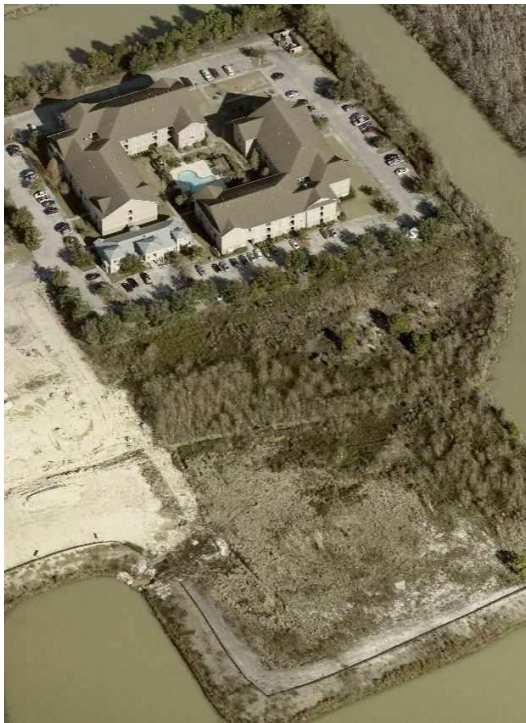
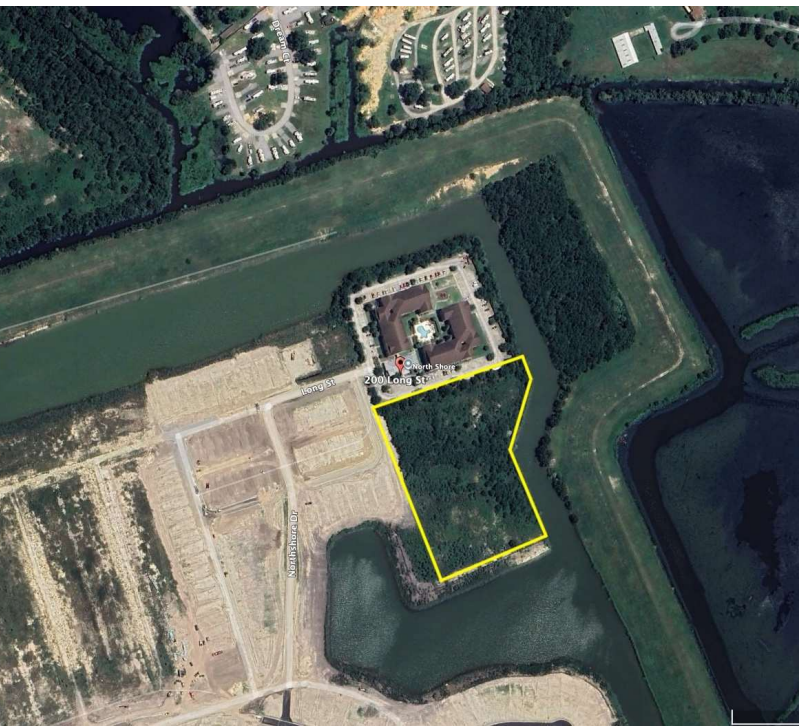
LOCATION OVERVIEW

Discover the charm and convenience of the Lakeshore Estates market in Slidell, LA. With quick access to Interstate 10, this vibrant area boasts a variety of amenities and attractions that make it an appealing location for office building investors. Enjoy proximity to popular dining spots like Southside Cafe and Palmettos on the Bayou, as well as recreational opportunities at Heritage Park and John Slidell Park. The area's strong sense of community, coupled with convenient access to New Orleans just 30 minutes away, makes the Lakeshore Estates market an enticing choice for businesses looking to thrive in a dynamic, well-connected location.



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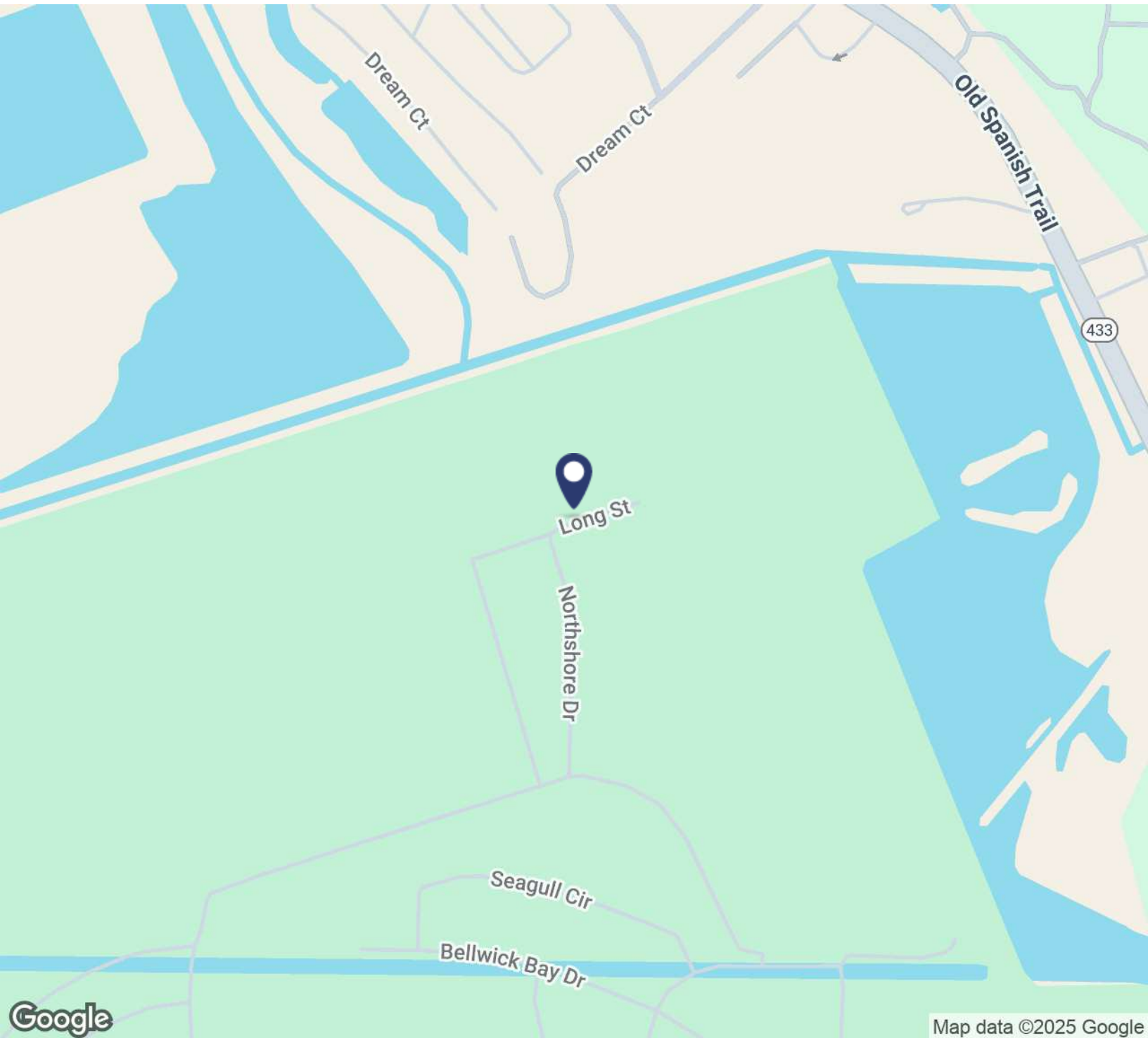
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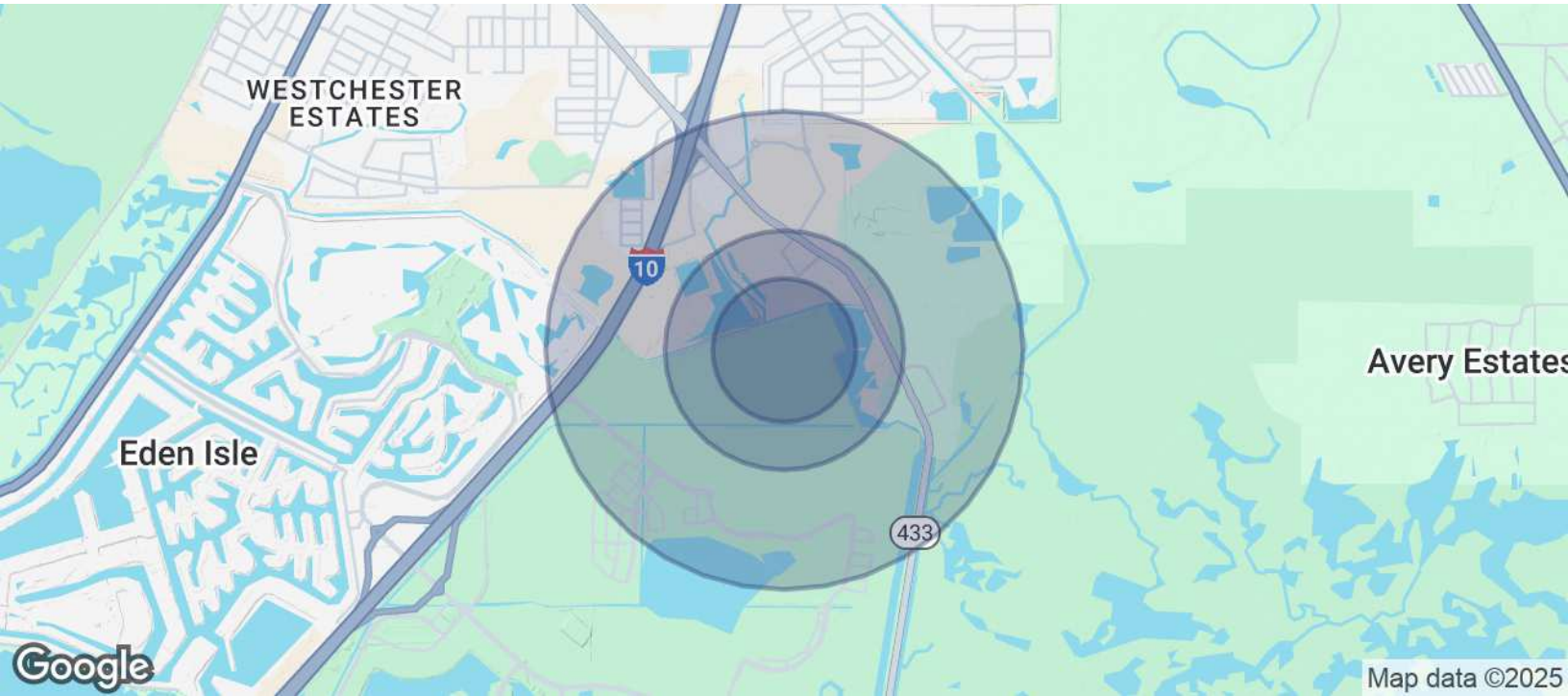
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04/10/2025

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	368	816	2,032
Average Age	32	32	33
Average Age (Male)	31	31	33
Average Age (Female)	33	33	34

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	131	291	733
# of Persons per HH	2.8	2.8	2.8
Average HH Income	\$82,978	\$82,963	\$83,385
Average House Value	\$302,153	\$302,039	\$298,257

Demographics data derived from AlphaMap





## **Customer Information Form**

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### What Customers Need to Know When Working with Real Estate Brokers or Licensees

*This document describes the various types of agency relationships that can exist in real estate transactions.*

**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.

**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.

**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.

By signing below, you acknowledge that you have read and understand this form and that you are authorized to sign this form in the capacity in which you have signed.

Buyer/Lessee:

By: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Licensee: \_\_\_\_\_

Date: \_\_\_\_\_

Seller/Lessor:

By: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Licensee: \_\_\_\_\_

Date: \_\_\_\_\_





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FOR MORE INFORMATION, PLEASE CONTACT:

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