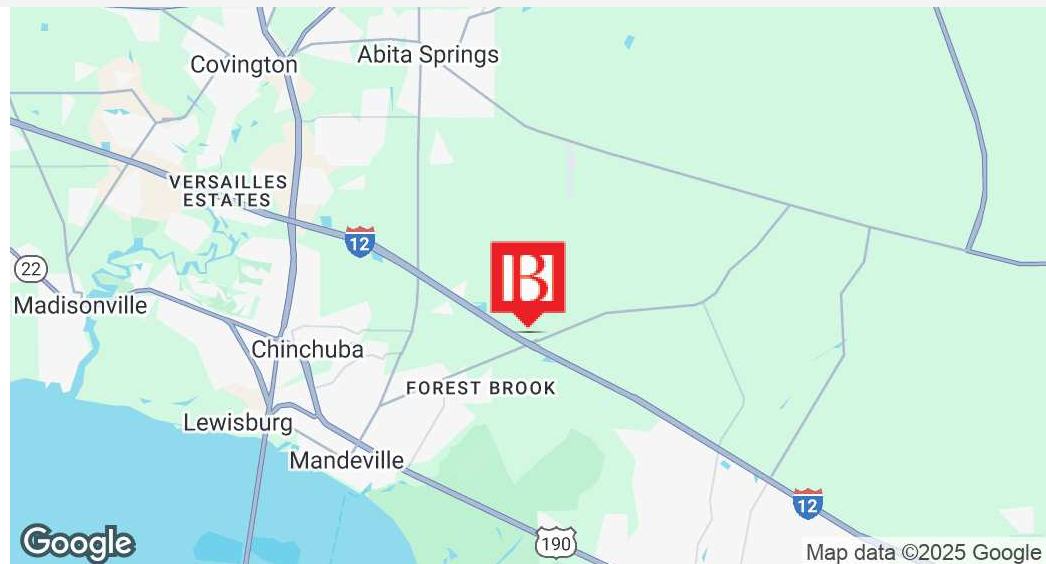


Gulf South Commerce Park Land (Exterior) I-12 and Hwy 1088

I-12 and Highway 1088 Mandeville, LA 70448

PROPERTY SUMMARY



Property Description

The offering consists of approximately 65 gross acres on the exterior of the overall Gulf South Commerce Park. Site is mitigated cleared and "shovel ready". The acreage has all drainage and utilities (water sewer electric fiber-optics) in place. One of the last undeveloped intersections along the I-12 corridor on the Northshore. Zoned PUD this is a unique and rare development opportunity for a variety of commercial uses. Industrial, Retail, Office, Medical Office & Multi-Family are some of the permitted uses. Excellent access off I-12 and off of Highway 1088. Maximum permitted height is 200 feet - the highest in St. Tammany Parish.

Offering Summary

| | |
|-------------|------------------|
| Sale Price: | Subject To Offer |
| Lot Size: | 2-24 Acres |

| Demographics | 1 Mile | 5 Miles | 10 Miles |
|-------------------|----------|----------|----------|
| Total Households | 498 | 19,940 | 40,393 |
| Total Population | 1,486 | 54,642 | 108,660 |
| Average HH Income | \$75,674 | \$90,004 | \$87,199 |

Matthew Pittman, CCIM

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LOCATION MAP



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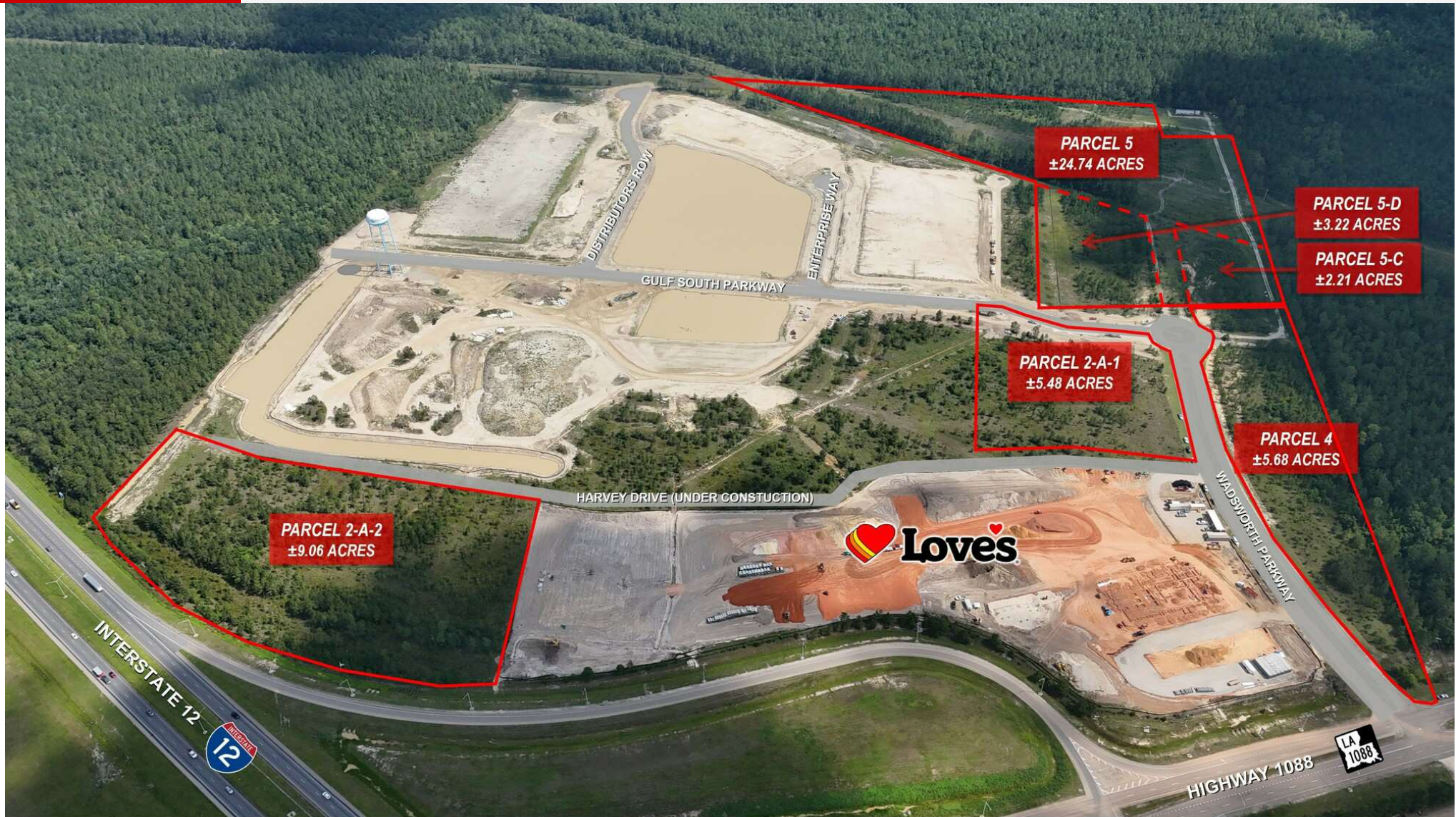
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ADDITIONAL PHOTOS



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