

FOR SALE

±6,031 CONTIGUOUS ACRES

THE SALMEN ESTATE

ST. TAMMANY PARISH (NEAREST MSA - NEW ORLEANS)

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LOCATION OVERVIEW

This 6,000+ Acre Estate sits ideally less than 2 miles from the I-12, I-10 and I-59 interchange leading to New Orleans, Atlanta, and Mobile. It also falls directly between two main north and south Louisiana Highways (Hwy 434 and Hwy 11). With a strong local work force, excellent quality of life, rails to trails, and top ranked school system, this water front community within St Tammany Parish sets itself apart in the region. The proximity to a large city, accessibility from surrounding roadways, frontage along the interstate and size make this Estate Property a rare find.

From a development and opportunity perspective, St. Tammany Parish stands as a prime location for business relocation and growth as regional higher-education entities and major corporations continue to partner together for the benefit of local workforce development. The Parish has been one of the fastest growing in the state for more nearly 20 years straight adding over 60,000 residences since 2000. Additionally, as one of the fastest growing airports in the nation offering over 150 daily flights and eight international connections, the state of the art Louis Armstrong International Airport in New Orleans creates global intermodal connectivity and increasing opportunities for future land use and demand.



PROPERTY HIGHLIGHTS

- + Sale Price: \$25,000,000.00
- +6,031+/- Acres
- +3.5 miles of lot frontage along I-12
- +Bulk Sale or Divisible
- +Interchange and Land Use Study Available
- +Utilities: electric, water, gas, and sewer near site
- +Easements: Pipelines, Electric Lines, Utilities
- +Rail Service: NFS and CN lines nearby
- +Current Use: Recreational
- +Previous Use: Timber/Agriculture
- +Highest & Best: Industrial/Mixed-Use
- +Identified by Louisiana Economic Development as possible Industrial Mega-Site Location
- +Zoned for Town Center with array of uses

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PROPERTIES

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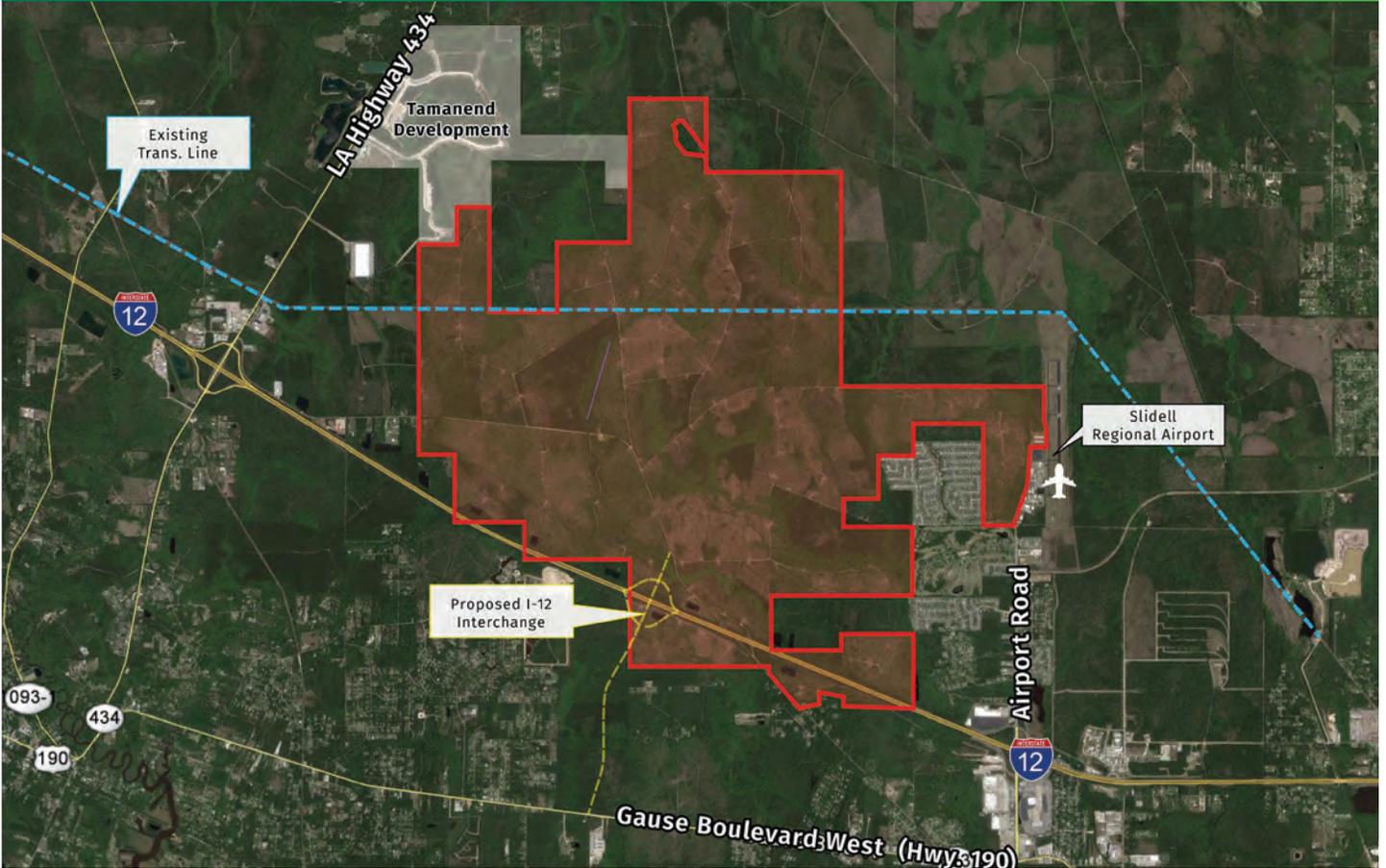
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POPULATION OVERVIEW

From historic downtowns to spectacular waterfronts and pine-ringed estates, St. Tammany Parish offers a variety of places to live with a luxurious quality of life and the charm of a small town. With a population of approximately 255,000 and a civilian labor force of over 126,000, St. Tammany offers a highly-skilled, highly-trained workforce for businesses in any industry.

Our nationally-recognized K-12 education system and our world-renowned professional and technical schools produce dedicated new workers every year. Our students' ACT scores consistently rank above the national average. The unemployment rate in St. Tammany consistently remains below the national average, and the per capita income in 2015 was \$57,229.

- ▶ 89% of our residents have a high school diploma or higher.
- ▶ 62% of our residents have attended at least some college.
- ▶ 38% of our residents have achieved advanced degrees and/or certifications.

DEMOS	15 MIN	30 MIN	60 MIN
Population	67,836	214,644	1,448,515
Average HH Income	\$71,181	\$85,403	\$69,099
Daytime Population	66,391	208,536	1,492,990

DRIVE TIME OVERVIEW

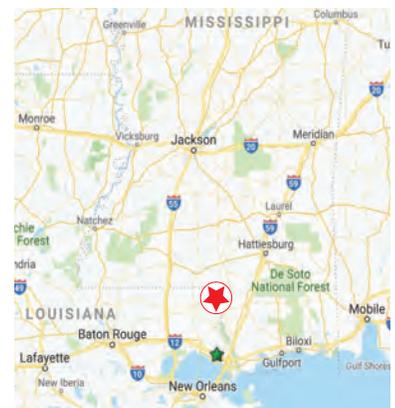
INTERSTATE CONNECTIVITY

- New Orleans via I-10 (50 minutes)
- Houston via I-12/10 (5.25 hours)
- Memphis via I-55 (5.50 hours)
- Atlanta via I-65 (6.25 hours)
- Dallas via I-49/20 (7.50 hours)

PORT & RAIL CONNECTIVITY

- Canadian National Line (Proximal)
- Norfolk Southern Line (Proximal)
- Port of New Orleans (42 miles)
- Port of Gulfport (50 miles)
- Port of South LA (67 miles)
- New Orleans International Airport (50 miles)

LOCATION MAP



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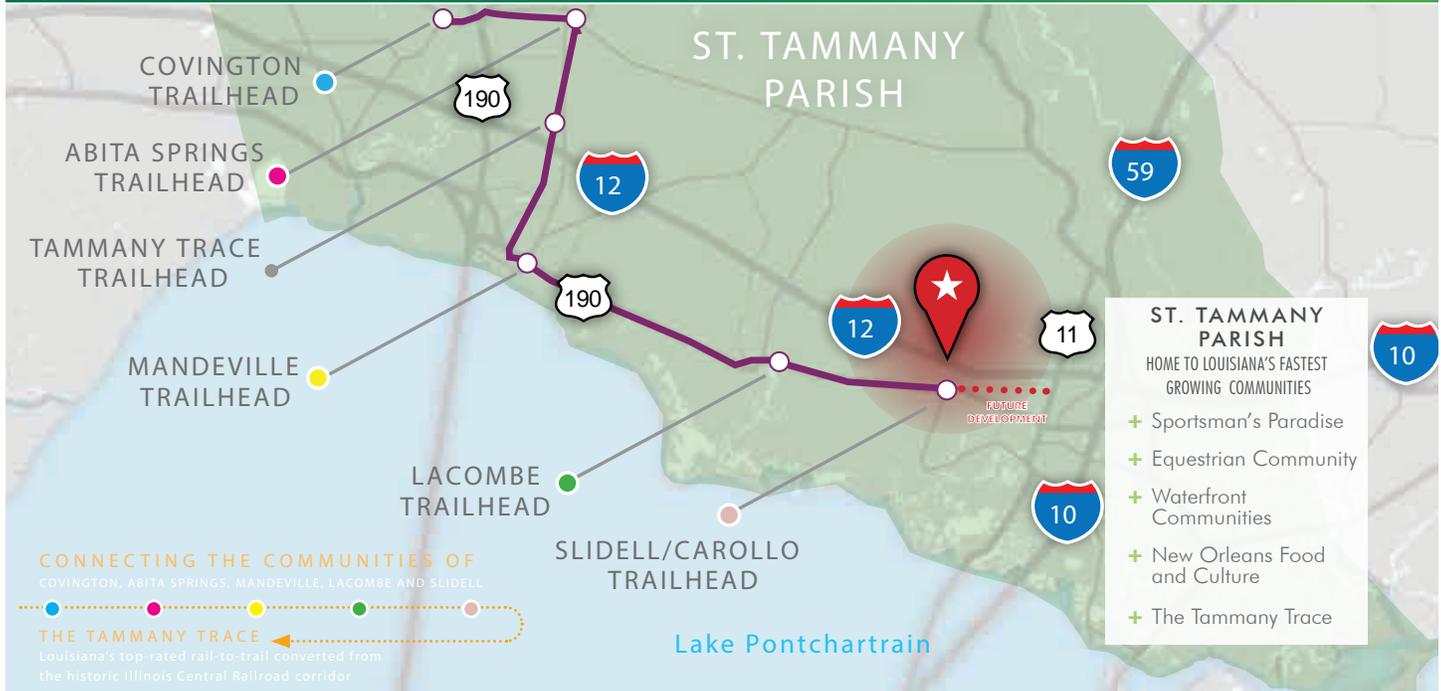
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AREA INFORMATION

St. Tammany Parish has always been an attractive and desirable location for those seeking the good life without sacrificing business success. Located on the North Shore of Lake Pontchartrain, St. Tammany offers a wealth of recreational opportunities from biking the Tammany Trace to catching a production at a local theater company. The parish encompasses 854 square miles and its communities, include some of Louisiana's fastest growing cities such as Abita Springs, Covington, Lacombe, Madisonville, Mandeville, and Slidell. In a world of increasing homogeneity, New Orleans shines as a beacon of culture. From music to cuisine to Mardi Gras, life in the Big Easy is rich and rewarding. With over 3,000 retail establishments in St. Tammany, the community supports both national retailers and local boutiques. St. Tammany's restaurants and breweries are regional destinations – showcasing the area's culinary heritage and making for a vibrant food scene. The Salmen Estate offers the best of both worlds with its easy access to the city life and its amenities while protecting the quality of life that St Tammany has worked so hard to ensure.

Greater New Orleans Major Employers

Companies

NASA	Rain CII
Chevron	Zen-Noh Grain Corp
Boeing	Textron
DXC Technology	Louisiana Offshore Oil
Hornbeck Offshore Services	Ochsner Health System
Lockheed Martin	St. Tammany Parish Hospital
PoolCorp	

Business Friendly (Greater New Orleans)

- #1 Major Market of the Year (tie)
- #1 IT Job Growth
- #1 Healthcare Job Growth
- #1 Best Business Conditions in the USA
- #2 Favorite City in America
- #2 Ranked Culture in the USA
- #3 in Population Growth
*among traditional cities in the USA
- #5 for Women in Tech
- #7 in North America for Connectivity

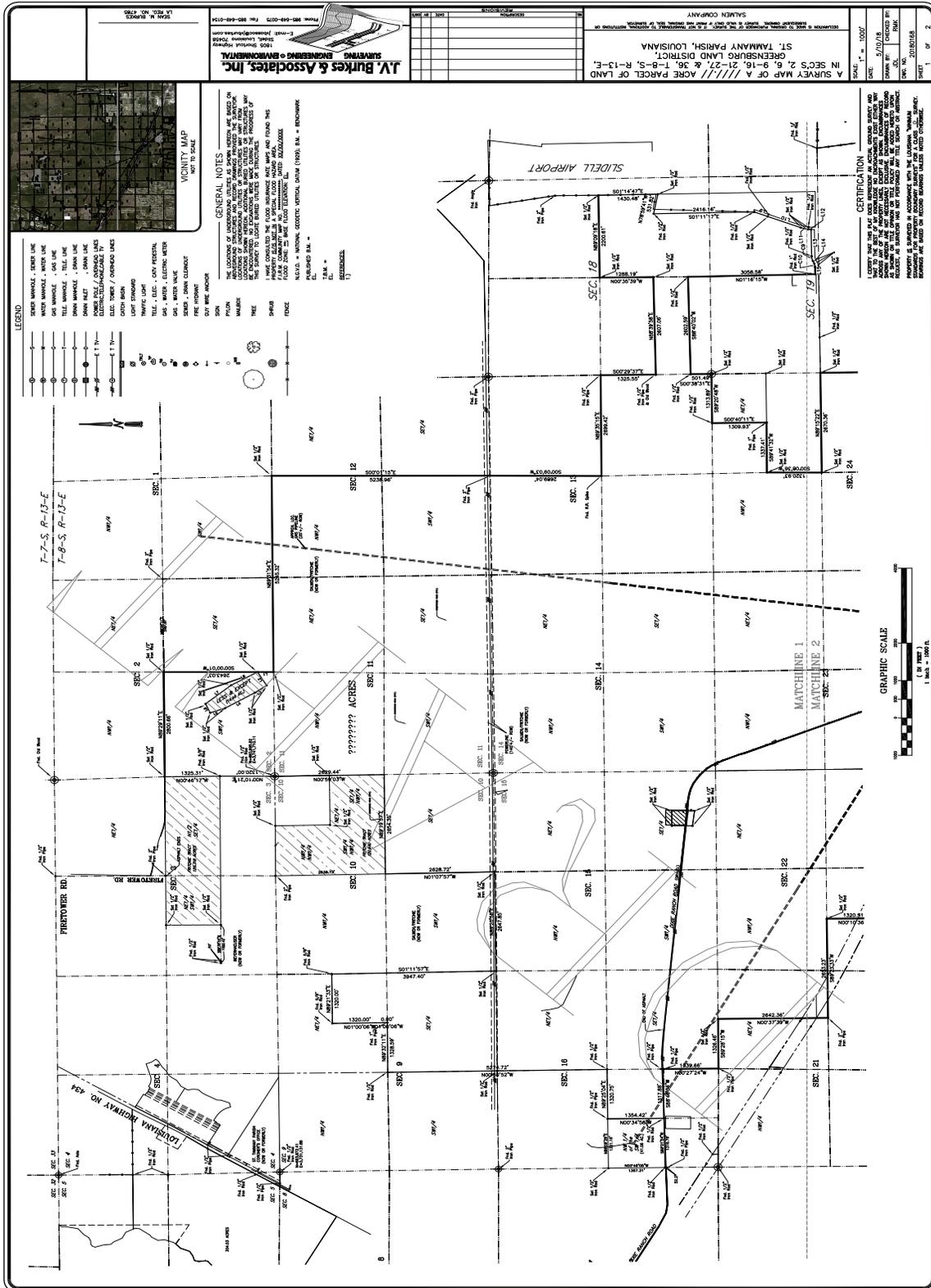


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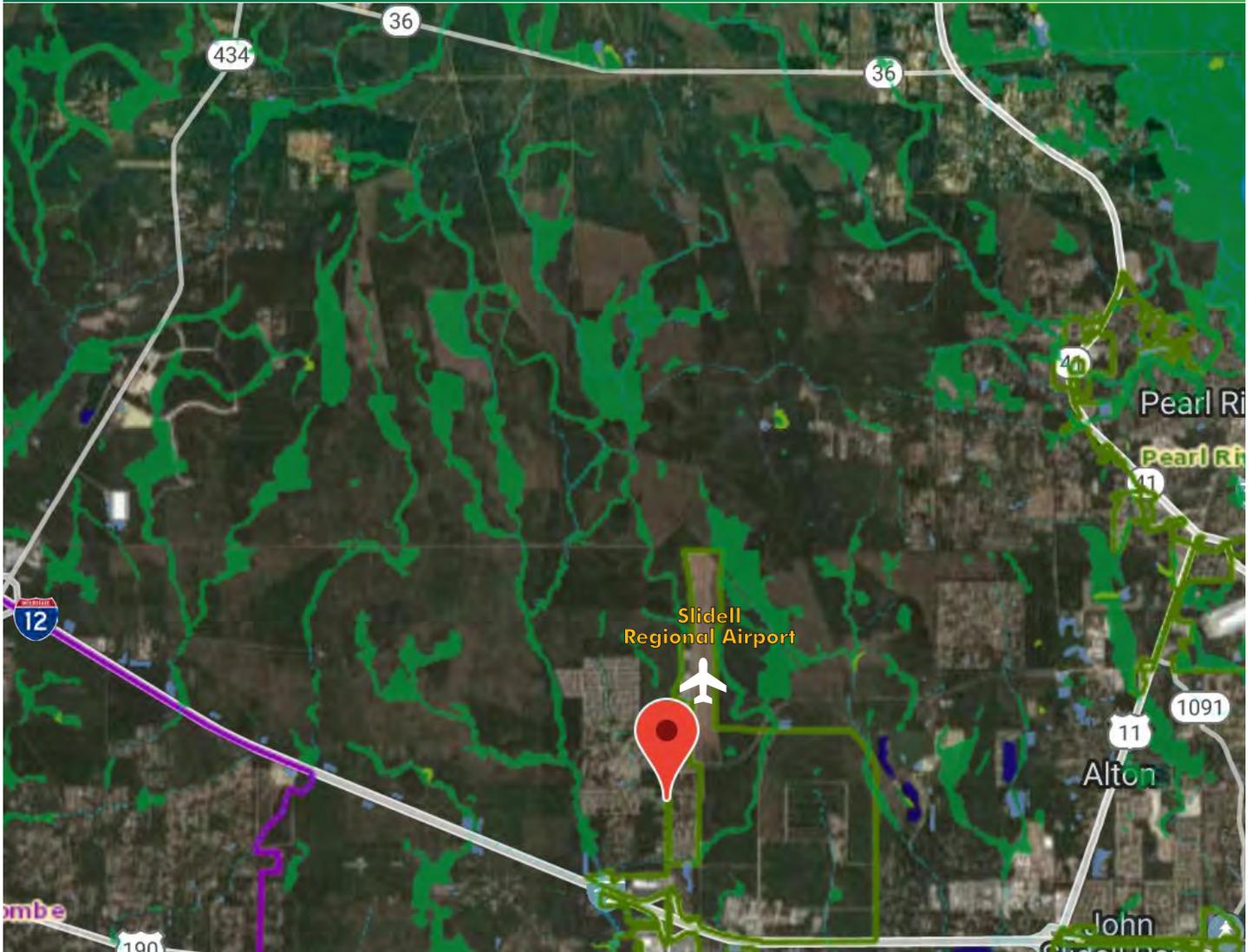
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WETLANDS LEGEND

- Freshwater-Forested and Shrub wetland
- Freshwater Emergent wetland
- Freshwater pond
- Estuarine and Marine wetland
- Riverine
- Lakes
- Estuarine and Marine Deepwater
- Other Freshwater wetland

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