



BILTEN PARK

DISCOVER A DYNAMIC OPPORTUNITY
OVER 6,000 ACRES NEXT DOOR TO NEW ORLEANS



STIRLING
PROPERTIES

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BILTEN PARK

DISCOVER A DYNAMIC OPPORTUNITY
OVER 6,000 ACRES NEXT DOOR TO NEW ORLEANS

With over 6,000 contiguous acres, Bilten Park is Louisiana's premier site for future advanced manufacturing and logistics, offering:

- Accessibility/ proximity to major markets
- Regionally unmatched labor force
- Quality employer base
- Superior quality of life

Further, St. Tammany Parish stands as a prime location for business relocation and growth. The school systems lead the state, and coupled with regional higher-education partnerships with major corporations and the influx of new corporate headquarters, Bilten Park is primed to support a diversity of future users.

Situated between two major NASA facilities with significant utility, Bilten is prepared to support logistics and transportation enterprises.

Bilten's location presents most, if not the characteristics that a quality development park demands. Less than 45 miles from New Orleans' Central Business District, and boasting 3.5 linear miles of frontage along I-12, and its connectivity to three interstate thoroughfares (I-10, I-12, and I-59) Bilten features exceptional connectivity to major metropolitan destinations such as Atlanta, Kansas City and Houston, to name a few. With both deep and shallow drafts, the port of New Orleans and other regional ports open access to worldwide service to the park. Additionally, as one of the fastest growing airports in the nation offering over 150 daily flights and eight international connections, the Louis Armstrong International Airport in New Orleans creates global intermodal connectivity.



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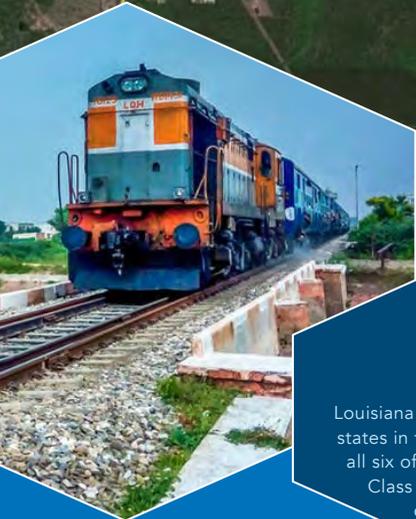
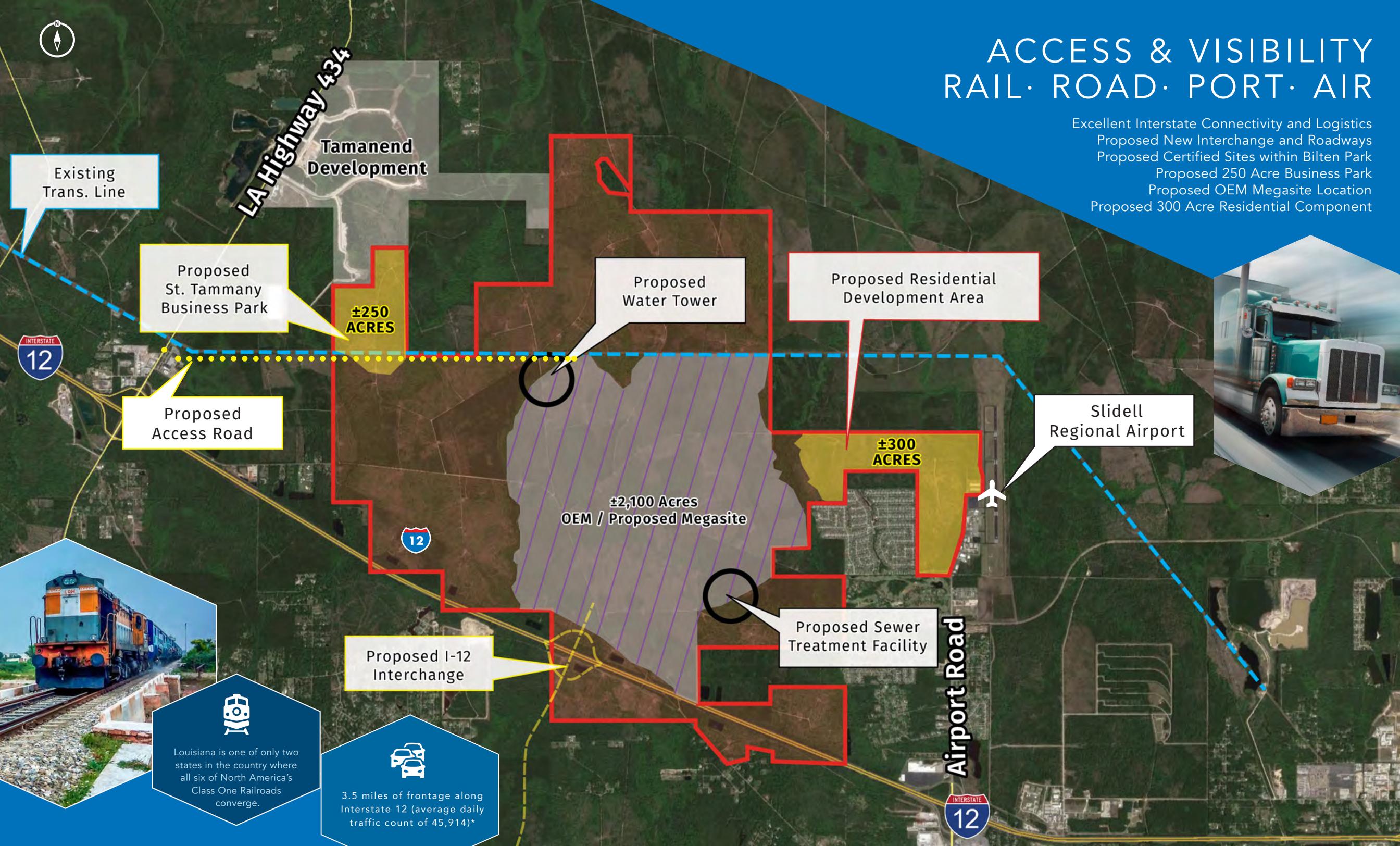
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ACCESS & VISIBILITY RAIL · ROAD · PORT · AIR

Excellent Interstate Connectivity and Logistics
Proposed New Interchange and Roadways
Proposed Certified Sites within Bilten Park
Proposed 250 Acre Business Park
Proposed OEM Megasite Location
Proposed 300 Acre Residential Component




Louisiana is one of only two states in the country where all six of North America's Class One Railroads converge.


3.5 miles of frontage along Interstate 12 (average daily traffic count of 45,914)*

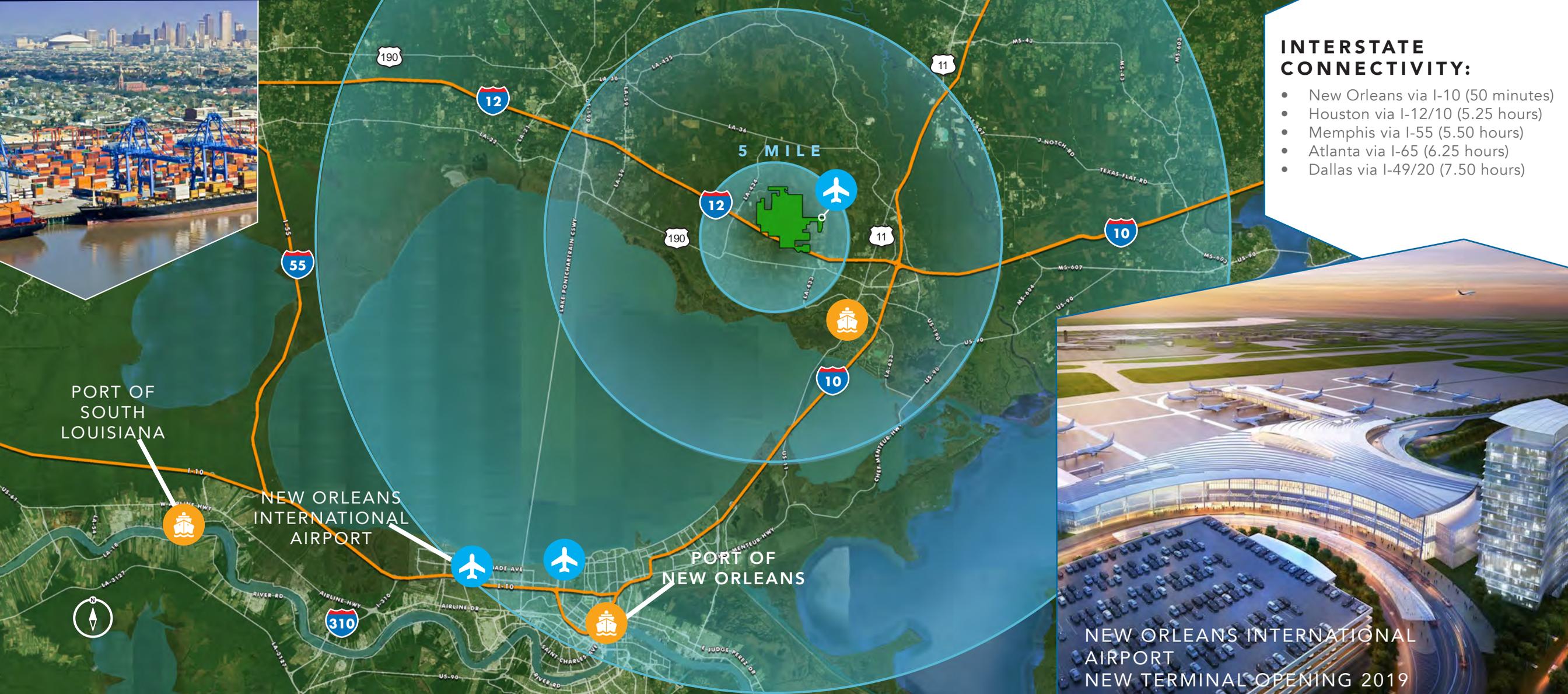
MULTI-MODAL CONNECTIVITY



Bilten Park is well situated for both inbound and outbound logistics.



- 42 Miles to Port of New Orleans
- 47 Miles to Port of Gulfport
- 50 Miles to New Orleans International Airport
- 67 Miles to Port of South Louisiana



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)



NEW ORLEANS INTERNATIONAL AIRPORT
NEW TERMINAL OPENING 2019

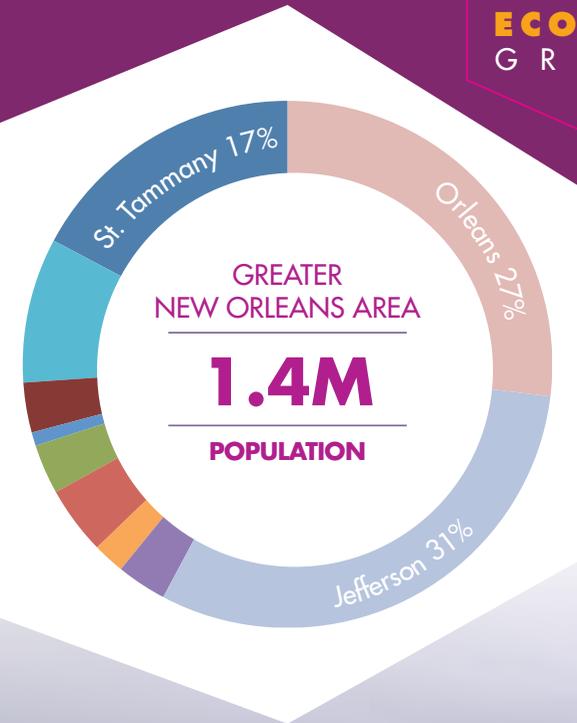
ST. TAMMANY PARISH

LOUISIANA

HIGHLY SKILLED LABOR FORCE

**STRONG
ECONOMIC
GROWTH**

St. Tammany's low business cost, nationally recognized school system, and first-rate medical facilities make the community a destination of choice for businesses of every size. As the fifth most populous parish in the state and one of the **FASTEST-GROWING PARISHES**, St. Tammany's upscale amenities, active community, and expansive green spaces offer wide-ranging, diverse opportunities for companies in any industry. The entire parish is renowned by outdoor enthusiasts, gourmands, golfers, and art-lovers for its versatility and charm.



NEW BUSINESS INC.

40%
INCREASE

YEAR OVER YEAR

As part of the Greater New Orleans Region —St. Tammany offers a healthy and cost-effective climate for conducting business. As part of Greater New Orleans, St. Tammany was named the **#1 MOST IMPROVED METRO** in the USA by Wall Street Journal, and in "Competitive Alternatives 2016," KPMG ranked Greater New Orleans #4 in its list of metro-areas with the **LOWEST BUSINESS COSTS IN THE SOUTHEAST**. Area Development magazine ranked Louisiana the **#5 TOP STATE FOR DOING BUSINESS**, the #2 top state in leading workforce development programs, and the **#2 TOP STATE IN BUSINESS INCENTIVE PROGRAMS**.

LOUISIANA

5th
LARGEST
PARISHES

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. The **NATIONALLY-RECOGNIZED** K-12 education system and world-renowned professional and technical schools produce dedicated new workers every year. Students' ACT scores consistently rank above the national average while the unemployment rate in St. Tammany consistently remains below the national average.

AVERAGE

1st

INCOME IN
LOUISIANA

INCOME

\$73K

MEDIAN FAMILY

- 89% of Residents have a High School Diploma or Higher
- 65% of Residents are of Working Age
- 62% of Residents have Attended at Least Some College
- 38% of Residents have Achieved Advanced Degrees and/or Certifications

Source: St. Tammany Economic Development Foundation, 2017



ST. TAMMANY PARISH

LOUISIANA

TOP RANKED BUSINESS ENVIRONMENT

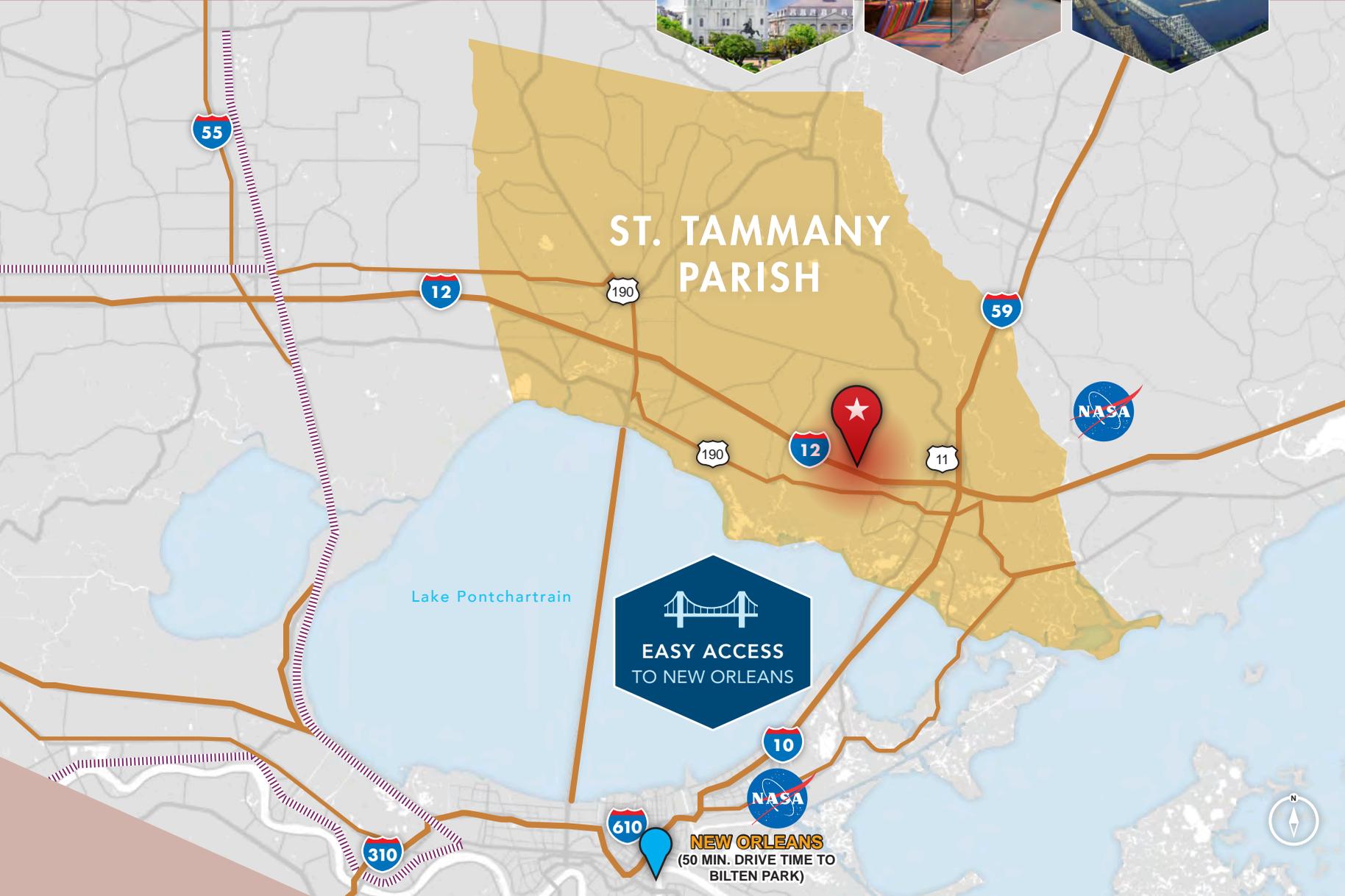
BUSINESS FRIENDLY ENVIRONMENT

- #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

MAJOR CORPORATIONS:

St. Tammany Parish and Greater New Orleans are Home to Many Major Corporations

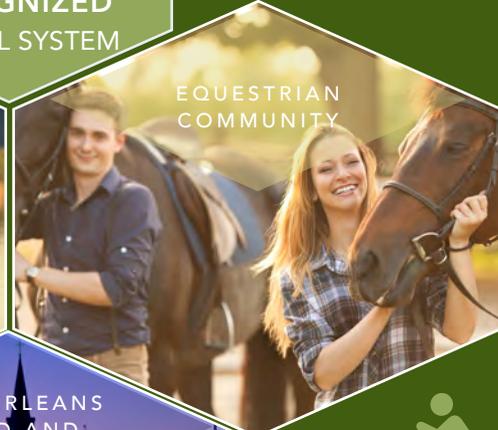
- NASA
- Chevron
- Boeing
- DXC Technology
- Hornbeck Offshore Services
- Lockheed Martin
- PoolCorp
- Rain CII
- Zen-Noh Grain Corp.
- Textron
- Louisiana Offshore Oil
- Ochsner Health System
- St. Tammany Parish Hospital



ST. TAMMANY PARISH

LOUISIANA


**NATIONALLY
 RECOGNIZED
 SCHOOL SYSTEM**



RAIL 2 TRAIL



CONNECTING THE COMMUNITIES OF
 COVINGTON, ABITA SPRINGS, MANDEVILLE, LACOMBE AND SLIDELL

THE TAMMANY TRACE

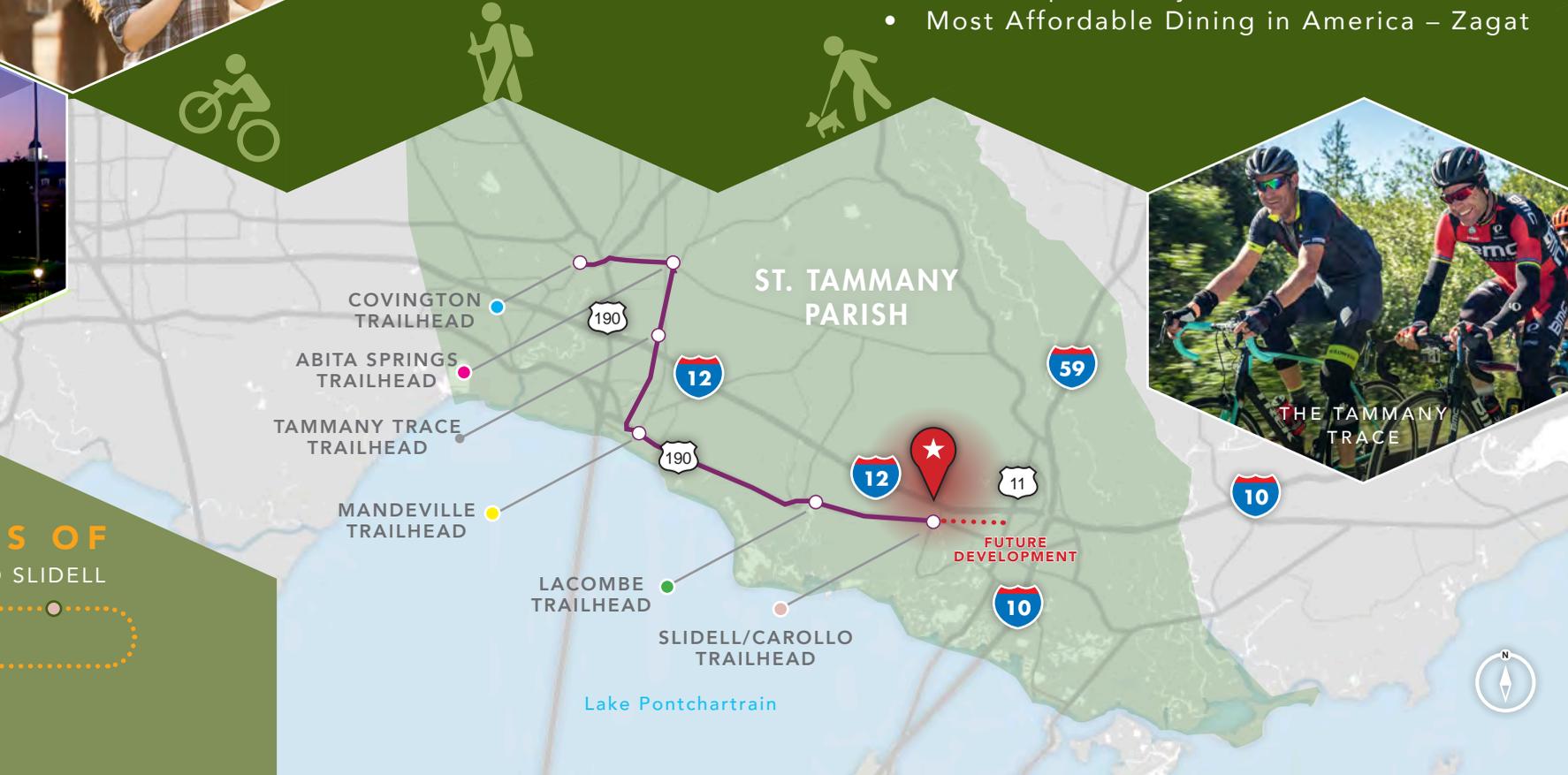
Louisiana's top-rated rail-to-trail converted from the historic Illinois Central Railroad corridor

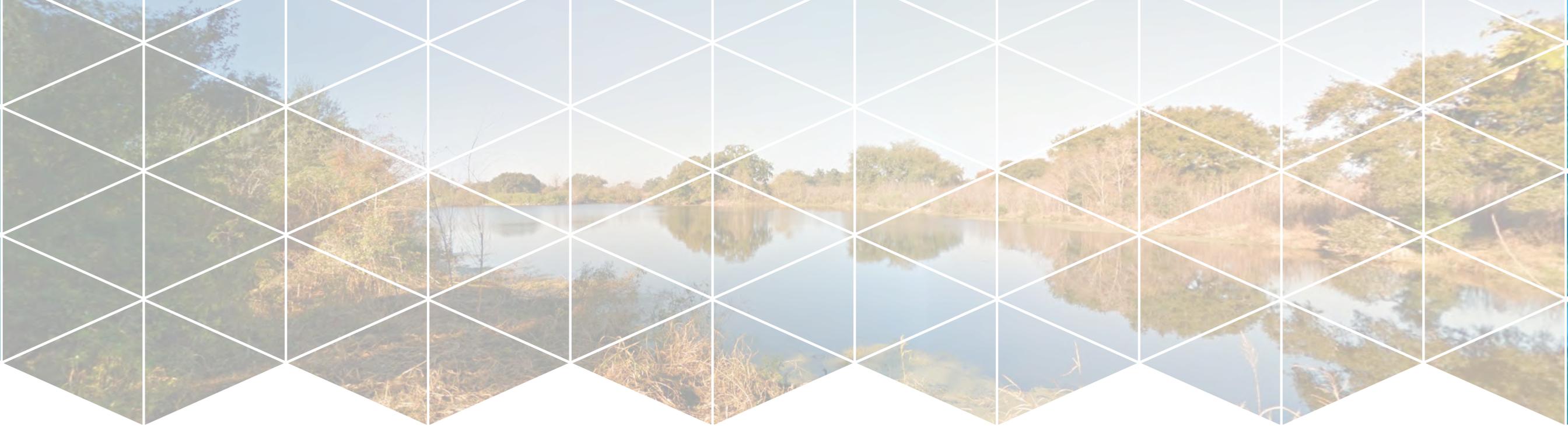
UNMATCHED QUALITY OF LIFE

St. Tammany Parish has always been an attractive and desirable location for those seeking the good life without sacrificing business success. 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. Recent accolades include:

- #1 Nightlife Destination in the World – Travel & Leisure
 - #3 Most Joyous City in America – Shutterfly
 - Top Ten City for Relocation – Forbes
 - Most Affordable Dining in America – Zagat





B I L T E N P A R K

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