



**GULF SOUTH**  
COMMERCE PARK



**Land in Louisiana.  
Grow in the Gulf.  
Connect to the World.**

---

# Industry Focus Areas

## Advanced Manufacturing

St. Tammany is no stranger to innovative methods and integrating modern technology and automation. This parish consummately serves as a nexus for enhancing efficiency, precision, and flexibility in the advanced manufacturing process.

## Transportation & Logistics

Connectivity, infrastructure, and talent: your transportation and logistics company demands it, and St. Tammany Parish has it. Our parish's proximity to major infrastructure access points, propels our global competitiveness, meaning expertise and efficiencies for companies looking to grow.

## Clean Technology & Life Sciences

St. Tammany Parish is where innovation meets transformation. Our community is home to a number of private corporations and federal assets that are building, investigating, and harnessing the power of science and technology to uncover the breakthroughs of tomorrow.

## Defense

Forging the future of defense innovation together. Our parish offers a robust infrastructure, a skilled workforce, and an innovation ecosystem with our existing defense companies helping to supply the American soldier.

## NEARLY, 1000 ACRES READY FOR DEVELOPMENT

**919** continuous acres of vacant  
land

**189 acres** available for immediate  
development in  
Phase I

**92 acres** cleared and shovel  
ready

### Pad-Ready Sites

## ALL CORE UTILITIES & ZONING IN PLACE. READY FOR EXPANSION AS NEEDED.



Development plans in  
process for:

1.5 million GPD **Water**

1 million GDP **Sewer**

### Cleco

22 MW of Excess  
Capacity (Expandable);  
230 KV Line On-Site



### Atmos Energy

Gas Pipeline Adjacent to  
Site



### AT&T

Fiber Lines Adjacent to  
Site



## Multi-Modal Connectivity for Multinational Business



### DRIVING DISTANCE

Houston: **320 miles**

Atlanta: **428 miles**

Dallas: **448 miles**

Chicago: **885 miles**



- Norfolk Southern Rail Service on eastern side of the parish
- Proximity to **6 other Class I railroads**



### 2 International Airports:

- Louis Armstrong New Orleans International Airport
- Biloxi/Gulfport International Airport
- **21 airports** within **50 miles**



**5 Major Ports**, offering  
access to 30+ major  
inland hubs via 14,500  
miles of waterways:

- Port of New Orleans
- Port of South Louisiana
- Port of Gulfport
- Port of Manchac
- Port of St. Bernard

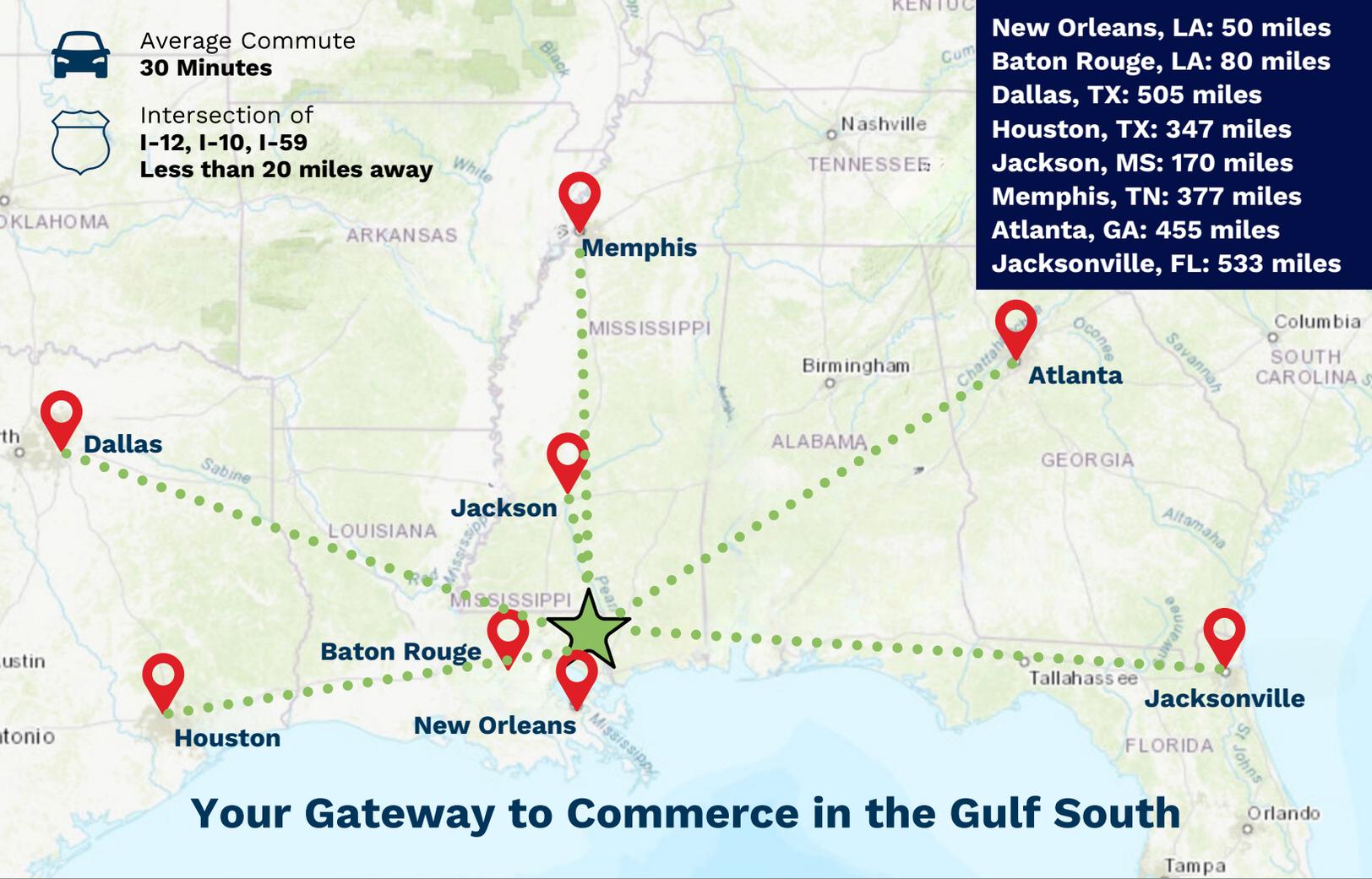


Average Commute  
**30 Minutes**

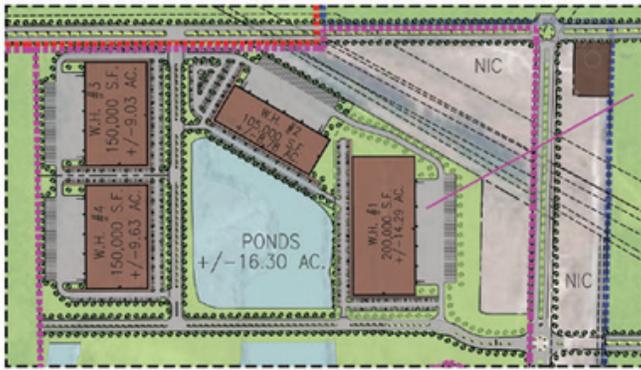


Intersection of  
**I-12, I-10, I-59**  
**Less than 20 miles away**

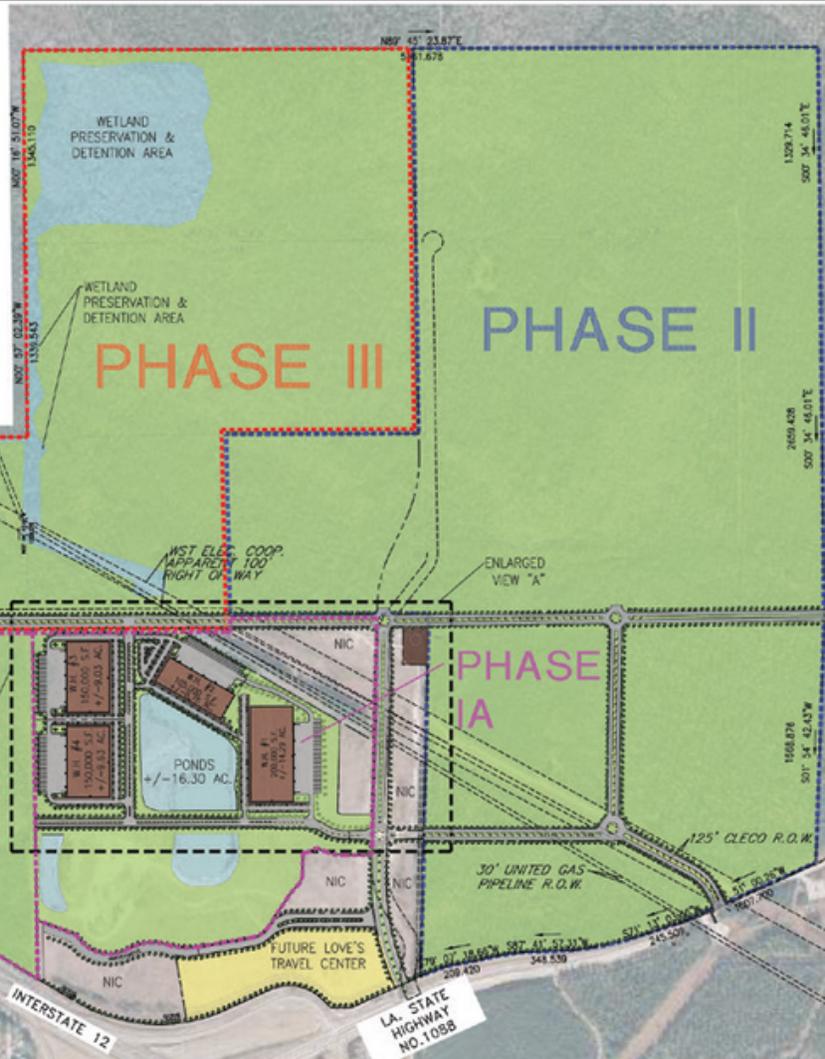
**New Orleans, LA: 50 miles**  
**Baton Rouge, LA: 80 miles**  
**Dallas, TX: 505 miles**  
**Houston, TX: 347 miles**  
**Jackson, MS: 170 miles**  
**Memphis, TN: 377 miles**  
**Atlanta, GA: 455 miles**  
**Jacksonville, FL: 533 miles**



## Your Gateway to Commerce in the Gulf South



**ENLARGED VIEW "A"**  
N.T.S.



## Conceptual Site Plan

## High-Performing Workforce and a Deep Talent Pool.



**\$55,221 average annual salary**



**272,000+ Parish Population**



**40%+**

**of residents have earned an associate degree or higher**

- **1.3 million** residents in New Orleans MSA
- Within a **45-minute drive**, **324,000+ labor force** of a **779,788 population**
- **36 institutions of higher learning** within a 70-mile radius; **workforce training** available at Northshore Technical Community College
- **#1 in educational attainment; #2 lowest business cost in the metro area**

## Powerful Incentives for Business Competitiveness.

- **Payment-in-Lieu-of-Taxes (PILOT) Program:** Structured to offer competitive reduced tax burden for companies that create high-impact investments.
- **Statutory State Incentives:** Quality Jobs, Enterprise Zone, Research & Development Programs and more.
- **Discretionary State Incentive:** FastStart provides customized employee recruitment, screening, training development and training delivery for eligible, new or expanding companies — at no cost.



# Louisiana's Global Gateway for Business.

**#1 Best State for Customized Workforce Training Program: FastStart**  
(Business Facilities, 2022, 13<sup>th</sup> consecutive year)

**1st State with Climate Action Plan Approved in Gulf South**  
(Business Facilities, 2022)

**#2 State for Securing the Best Economic Development Performance in the South Per Capita**  
(Southern Business & Development, 2019)

**#2 State for Manufacturing Output**  
(Business Facilities, 2022)

## CONTACT US

**Keith Espadron**  
**St. Tammany Corporation**

**kespadron@sttammanycorp.org**  
**Phone: 985-809-7874**

**21489 Koop Drive, Suite 7**  
**Mandeville, LA 70471**

**GulfSouthCommercePark.com**

