



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

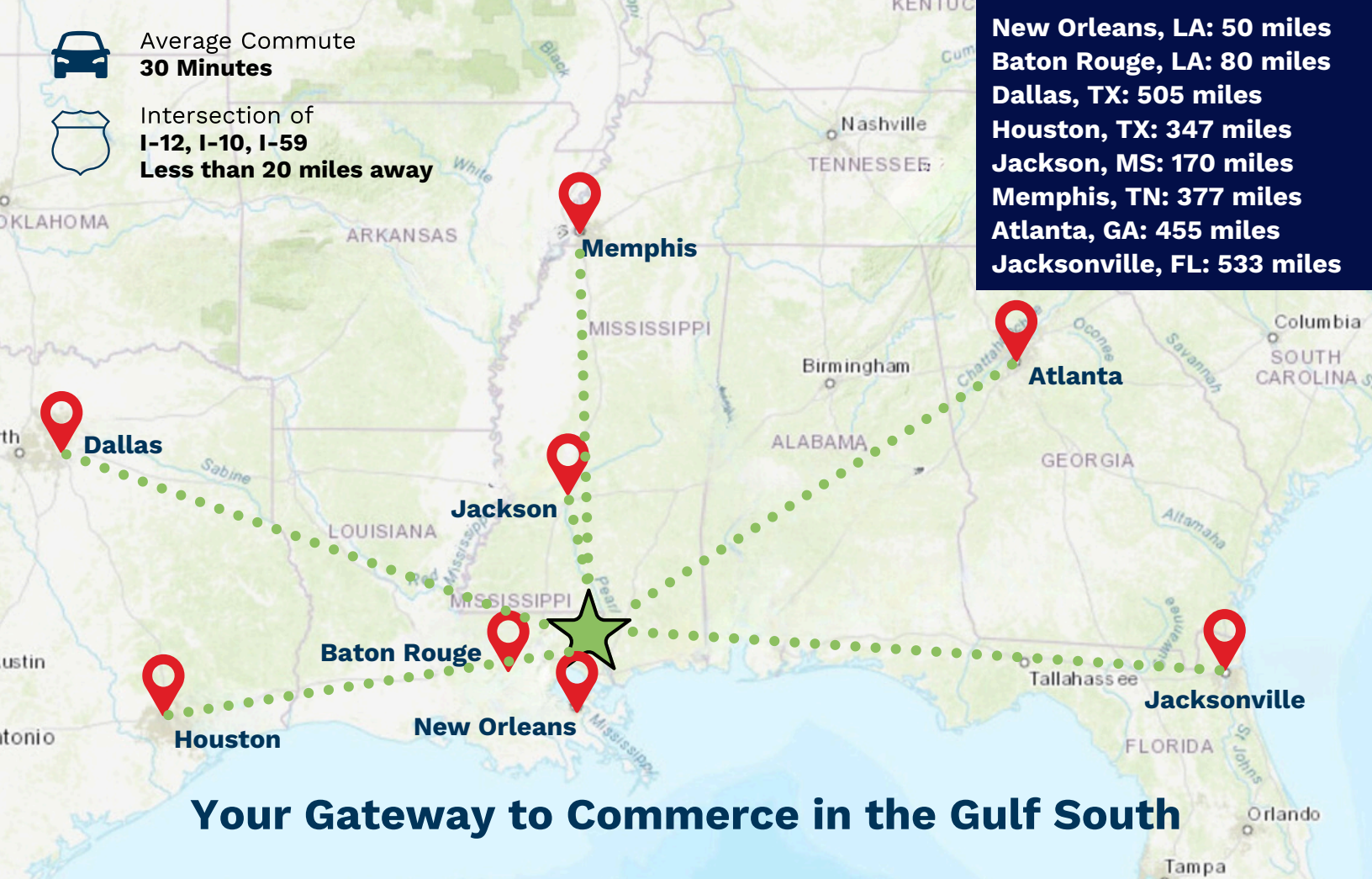


Average Commute
30 Minutes

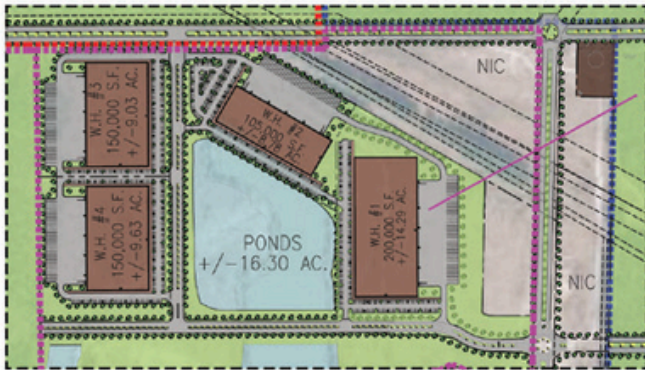


Intersection of
I-12, I-10, I-59
Less than 20 miles away

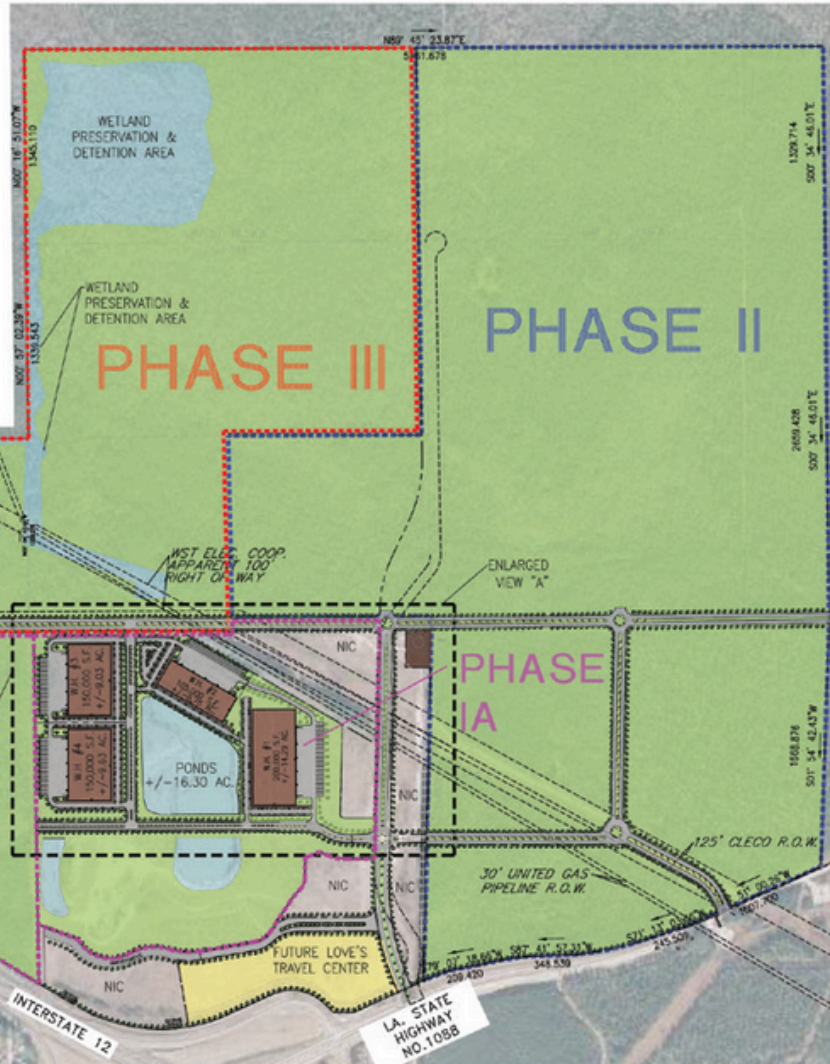
New Orleans, LA: 50 miles
Baton Rouge, LA: 80 miles
Dallas, TX: 505 miles
Houston, TX: 347 miles
Jackson, MS: 170 miles
Memphis, TN: 377 miles
Atlanta, GA: 455 miles
Jacksonville, FL: 533 miles



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, 13th 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

