



# **GULF SOUTH**

COMMERCE PARK

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





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



## Cleco

40 MW of Excess Capacity (Expandable to 100 MW); 230 KV Line On-Site



## AT&T

Fiber Lines Adjacent to Site



Development plans in process for:

1.0 million GPD **Water**

30K Sewer Available

500K GDP (**Under Construction**)



## Atmos Energy

Gas Pipeline Adjacent to Site

## NEARLY 1,000 ACRES READY FOR DEVELOPMENT



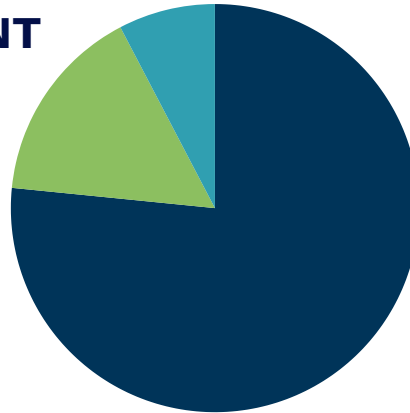
**919** contiguous acres of vacant land



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



**92 acres** cleared and shovel ready



## PAD-READY ACRES

**PARCEL 1-A: 12.55**

**PARCEL 1-B: 8.55**

**PARCEL 1-C: 20.75**

**PARCEL 1-D: 27.14**

## 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**



**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



### 2 International Airports:

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



# Industry Focus Areas

## Advanced Manufacturing

St. Tammany is no stranger to innovative methods of 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. 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.



# LOUISIANA

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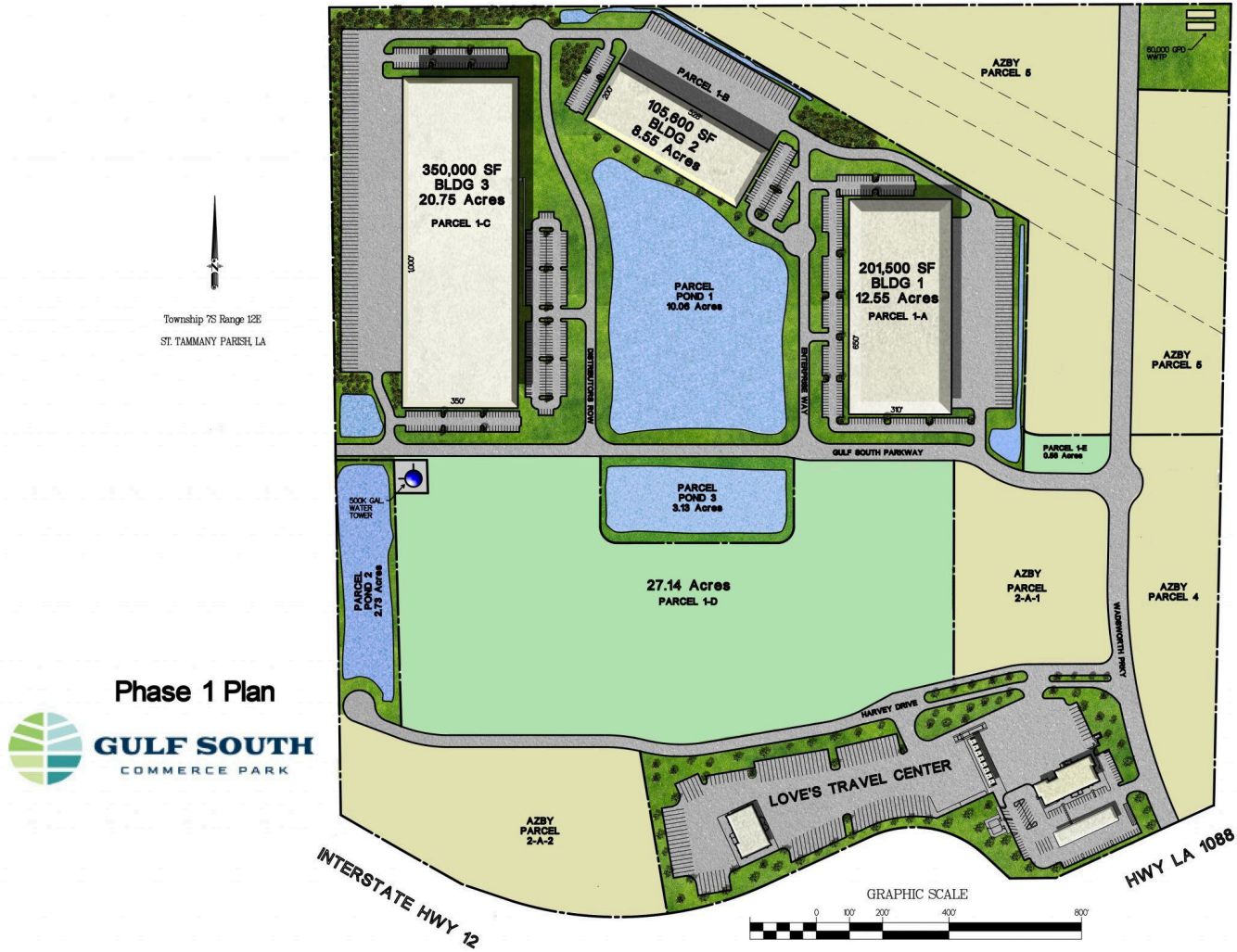
## Your Gateway to Commerce in the Gulf South



Average Commute  
30 minutes



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





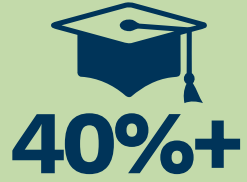
# High-Performing Workforce and a Deep Talent Pool



**\$57,997 average  
annual salary**



**275,000+ Parish  
population**



**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

- 1st** **State with Climate Action Plan Approved in Gulf South**  
(Business Facilities, 2022)
- 2nd** **Best State for Customized Workforce Training Program: FastStart**  
(Business Facilities, 2024, Top 5 for 15th consecutive year)
- #2** **State for Top Tech Talent Pipeline**  
(Business Facilities, 2024)
- #2** **State for Manufacturing Output**  
(Business Facilities, 2022)
- 3rd** **Best State Leading in Exports - \$100.2 Billion**  
(International Trade Administration, 2023)
- #10** **State for Life Science Leaders**  
(Business Facilities, 2024)

## CONTACT US

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