

10.2025

OFFERING MEMORANDUM



## Fremeaux Industrial Center

56704 Dwyer St  
Slidell LA 70458

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## OFFERING SUMMARY

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ADDRESS **56704 Dwyer St  
Slidell LA 70458**

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## FINANCIAL SUMMARY

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PRICE **\$450,000**

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## DEMOGRAPHICS

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|                        | 1 MILE   | 3 MILE   | 5 MILE   |
|------------------------|----------|----------|----------|
| 2025 Population        | 7,587    | 46,903   | 86,383   |
| 2025 Median HH Income  | \$50,241 | \$70,575 | \$73,677 |
| 2025 Average HH Income | \$66,498 | \$95,407 | \$98,951 |

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## Investment Highlights

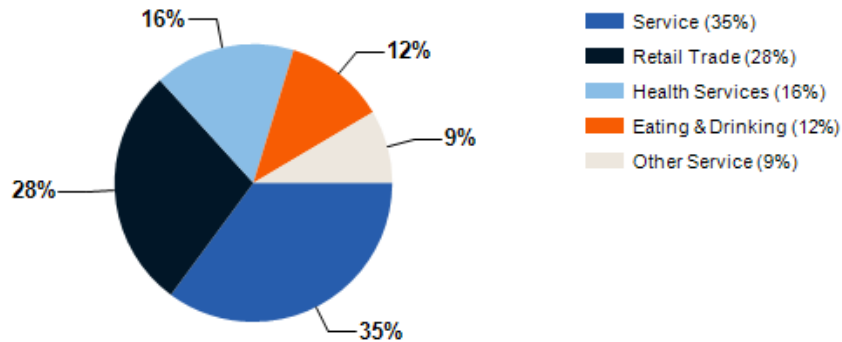
- 4,500 SF warehouse/industrial facility with exceptional visibility and strategic location in the Slidell industrial corridor. The size and layout support a variety of uses from manufacturing to distribution. The warehouse features multiple roll-up doors and a generous clear height, allowing for efficient movement of vehicles, equipment, and inventory.
- For sale at \$450,000 or lease at \$3,500/month Modified Gross, offering both owner-user and investor flexibility. This dual-option approach broadens potential market interest and use cases.
- Direct access to I-10 and regional routes, enhancing transportation efficiency for logistics operations. The site supports fast delivery and regional reach throughout the Gulf Coast and Northshore markets.
- Well-maintained metal building in a growing industrial zone, reducing near-term occupancy risk. Owner-users benefit from low setup costs and stable condition.



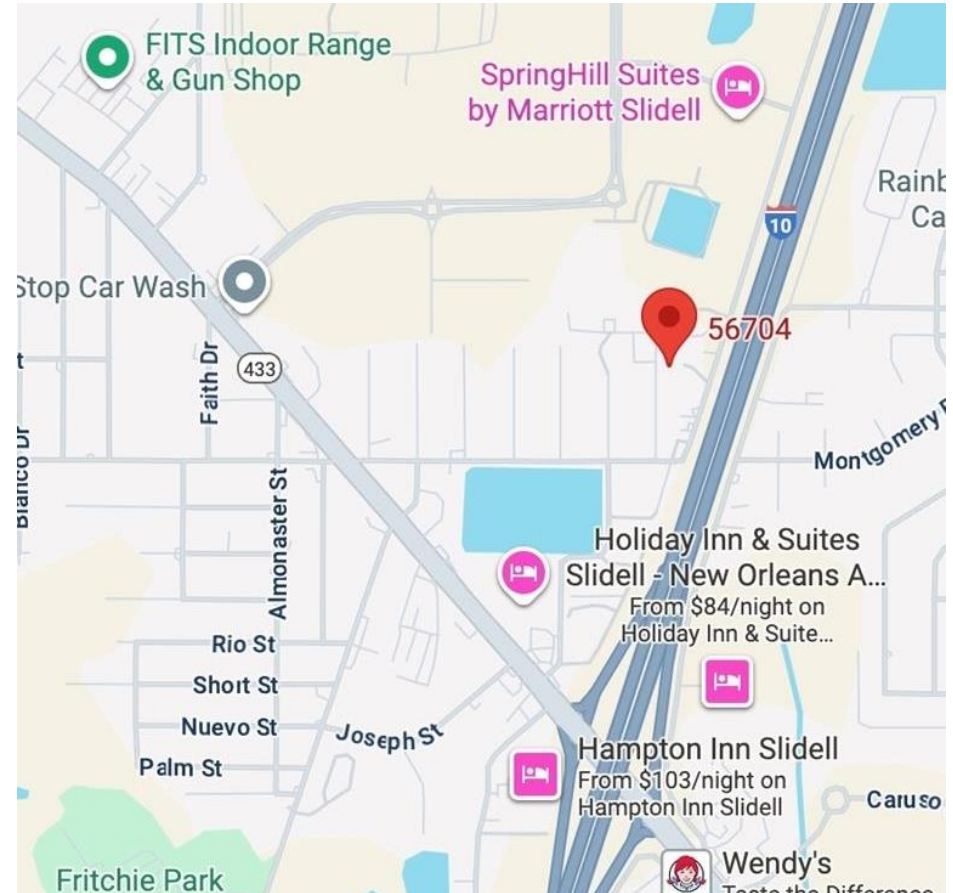
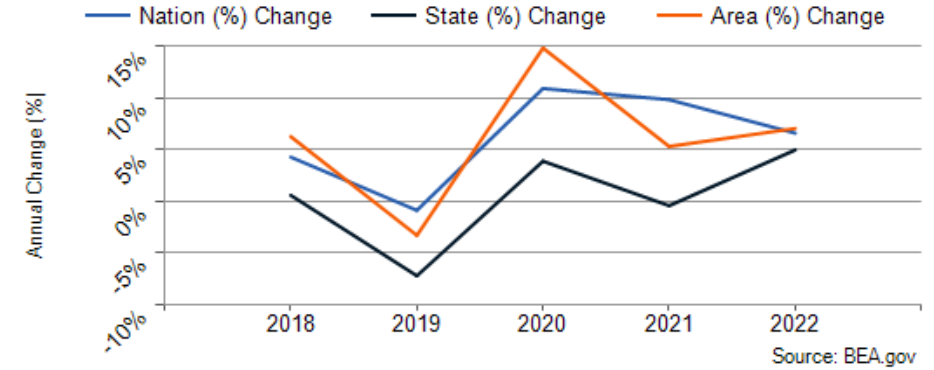
## Location Summary

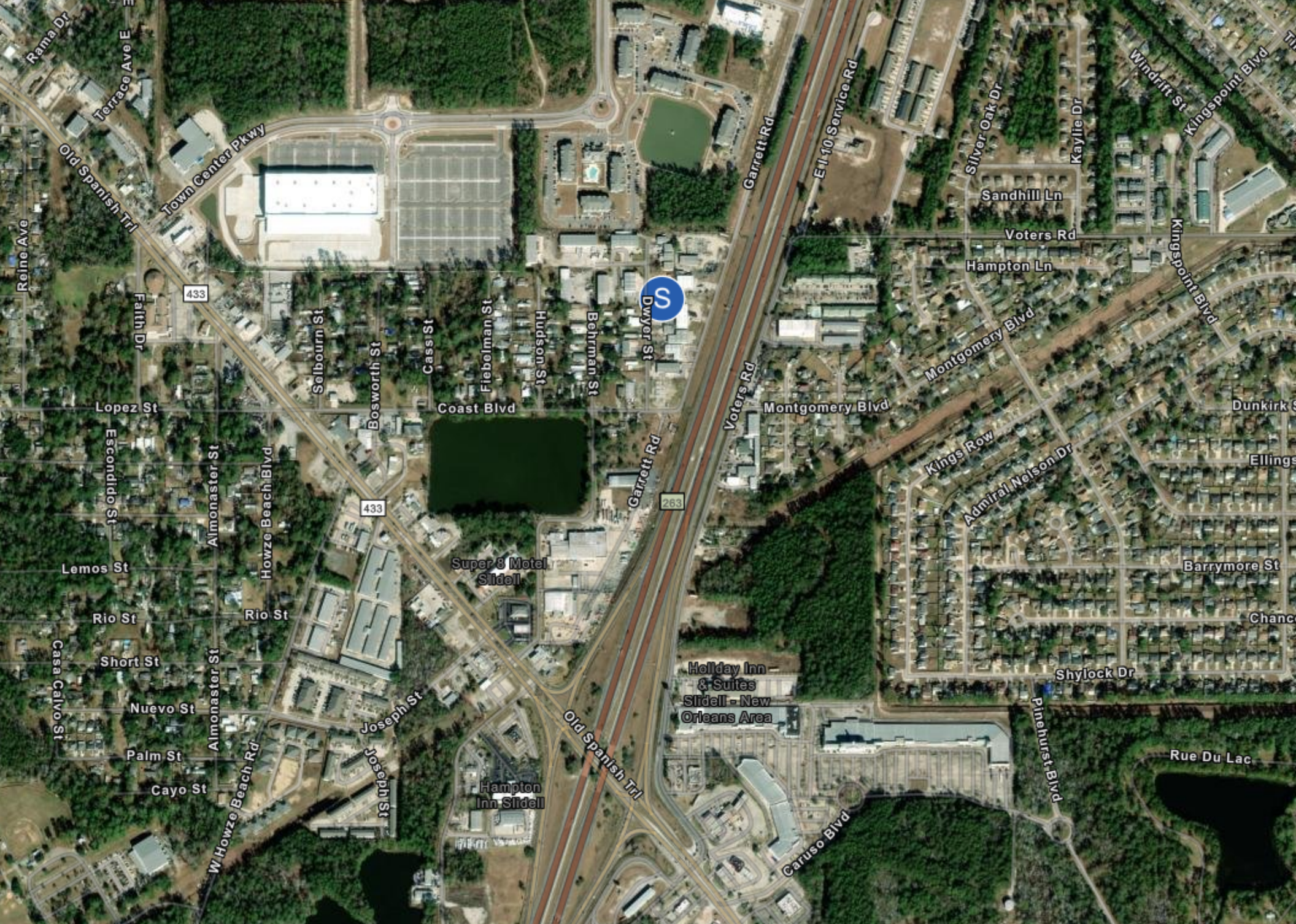
- Strategically positioned in Slidell's industrial corridor, just minutes from the Fremaux exit of I-10. This enables seamless access to New Orleans, the Mississippi Gulf Coast, and the Northshore.
- Excellent visibility and accessibility from I-10, increasing brand exposure and ease of operations. Clients, vendors, and employees alike benefit from clear ingress and egress.
- Surrounded by industrial, service-contractor, and logistics businesses, creating a sound ecosystem for operations that rely on supply-chain and support infrastructure.
- Local amenities nearby, including gas stations, lunch spots, and retail services, deliver added convenience for staff and visitors. The area supports both functional operations and employee comfort.
- Growing industrial submarket in St. Tammany Parish, with continued demand for well-positioned warehouse and flex-use properties. This trend supports long-term value and occupancy stability.

## Major Industries by Employee Count



## St. Tammany Parish GDP Trend



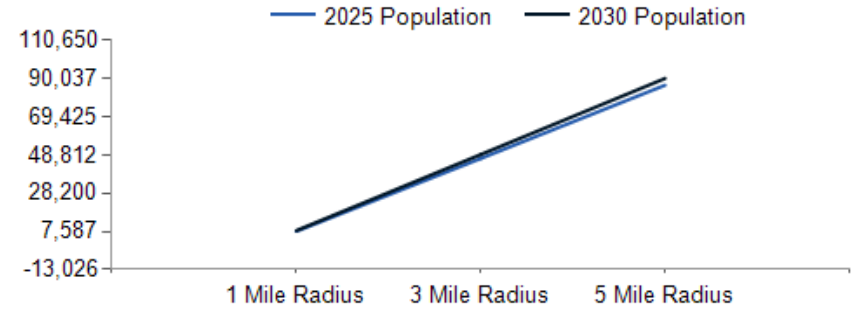




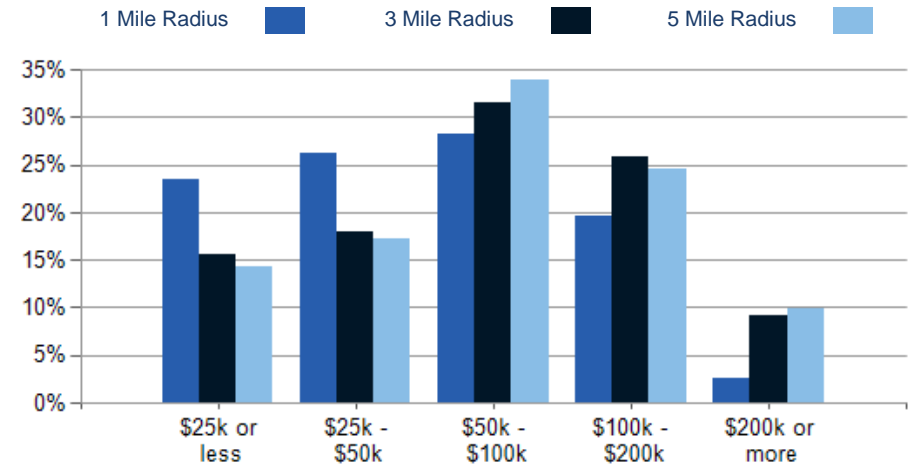


| POPULATION                         | 1 MILE | 3 MILE | 5 MILE |
|------------------------------------|--------|--------|--------|
| 2000 Population                    | 5,749  | 33,585 | 67,504 |
| 2010 Population                    | 6,239  | 38,124 | 74,268 |
| 2025 Population                    | 7,587  | 46,903 | 86,383 |
| 2030 Population                    | 8,022  | 49,023 | 90,037 |
| 2025 African American              | 3,703  | 16,708 | 24,401 |
| 2025 American Indian               | 46     | 304    | 547    |
| 2025 Asian                         | 173    | 1,327  | 2,127  |
| 2025 Hispanic                      | 606    | 3,567  | 7,188  |
| 2025 Other Race                    | 283    | 1,162  | 2,419  |
| 2025 White                         | 2,797  | 23,576 | 49,448 |
| 2025 Multiracial                   | 581    | 3,808  | 7,403  |
| 2025-2030: Population: Growth Rate | 5.60%  | 4.45%  | 4.15%  |

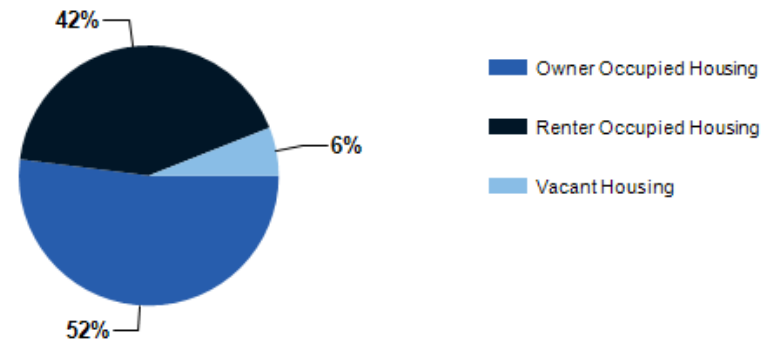
| 2025 HOUSEHOLD INCOME | 1 MILE   | 3 MILE   | 5 MILE   |
|-----------------------|----------|----------|----------|
| less than \$15,000    | 446      | 1,860    | 2,926    |
| \$15,000-\$24,999     | 298      | 1,033    | 2,024    |
| \$25,000-\$34,999     | 487      | 1,568    | 2,484    |
| \$35,000-\$49,999     | 347      | 1,751    | 3,483    |
| \$50,000-\$74,999     | 571      | 3,538    | 6,622    |
| \$75,000-\$99,999     | 325      | 2,298    | 5,114    |
| \$100,000-\$149,999   | 468      | 2,947    | 5,125    |
| \$150,000-\$199,999   | 152      | 1,863    | 3,355    |
| \$200,000 or greater  | 81       | 1,685    | 3,388    |
| Median HH Income      | \$50,241 | \$70,575 | \$73,677 |
| Average HH Income     | \$66,498 | \$95,407 | \$98,951 |



### 2025 Household Income



### 2025 Own vs. Rent - 1 Mile Radius



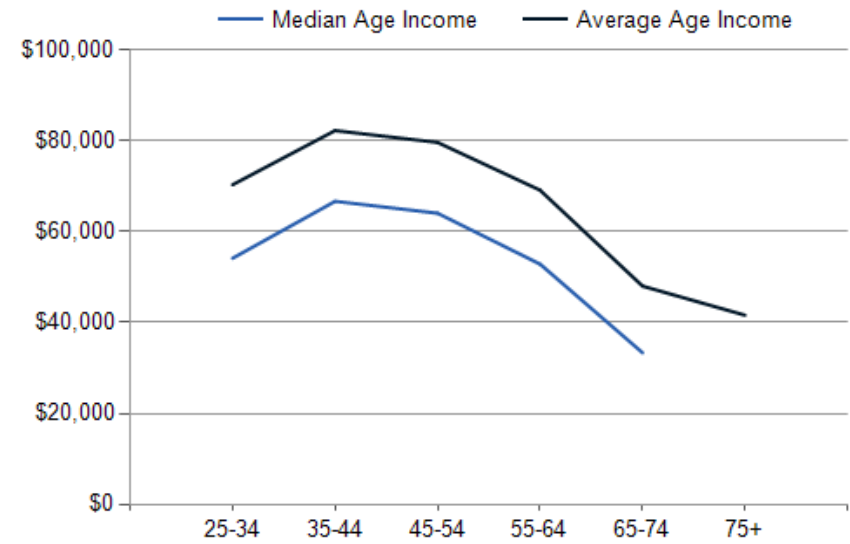
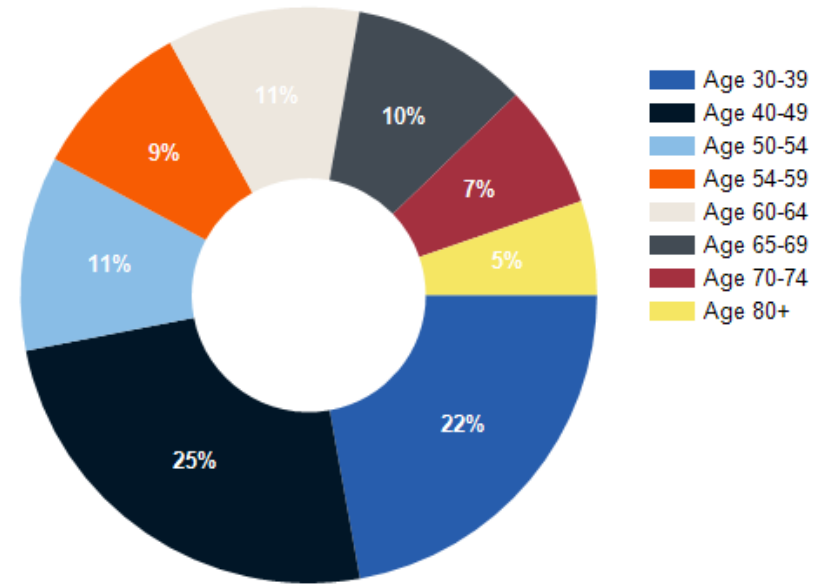
Source: esri



| 2025 POPULATION BY AGE    | 1 MILE | 3 MILE | 5 MILE |
|---------------------------|--------|--------|--------|
| 2025 Population Age 30-34 | 487    | 2,825  | 5,129  |
| 2025 Population Age 35-39 | 487    | 3,157  | 5,611  |
| 2025 Population Age 40-44 | 555    | 3,374  | 6,081  |
| 2025 Population Age 45-49 | 533    | 3,020  | 5,517  |
| 2025 Population Age 50-54 | 481    | 2,925  | 5,295  |
| 2025 Population Age 55-59 | 403    | 2,688  | 5,235  |
| 2025 Population Age 60-64 | 475    | 2,851  | 5,484  |
| 2025 Population Age 65-69 | 437    | 2,698  | 5,282  |
| 2025 Population Age 70-74 | 305    | 2,259  | 4,505  |
| 2025 Population Age 75-79 | 233    | 1,686  | 3,367  |
| 2025 Population Age 80-84 | 117    | 968    | 1,966  |
| 2025 Population Age 85+   | 141    | 795    | 1,531  |
| 2025 Population Age 18+   | 5,995  | 36,345 | 67,732 |
| 2025 Median Age           | 39     | 40     | 41     |
| 2030 Median Age           | 40     | 41     | 42     |

| 2025 INCOME BY AGE             | 1 MILE   | 3 MILE    | 5 MILE    |
|--------------------------------|----------|-----------|-----------|
| Median Household Income 25-34  | \$54,168 | \$72,946  | \$75,480  |
| Average Household Income 25-34 | \$70,356 | \$94,636  | \$98,125  |
| Median Household Income 35-44  | \$66,711 | \$90,902  | \$89,720  |
| Average Household Income 35-44 | \$82,286 | \$114,924 | \$118,090 |
| Median Household Income 45-54  | \$64,084 | \$93,473  | \$92,619  |
| Average Household Income 45-54 | \$79,676 | \$115,414 | \$119,101 |
| Median Household Income 55-64  | \$52,880 | \$75,820  | \$80,676  |
| Average Household Income 55-64 | \$69,168 | \$102,019 | \$108,450 |
| Median Household Income 65-74  | \$33,341 | \$57,137  | \$60,236  |
| Average Household Income 65-74 | \$48,039 | \$78,775  | \$82,615  |
| Average Household Income 75+   | \$41,612 | \$61,847  | \$64,390  |

Population By Age



# Fremeaux Industrial Center

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*Exclusively Marketed by:*



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