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CONFIDENTIAL OFFERING MEMORANDUM

JUNE 2026

18539 LA-22, PONCHATOULA, LA 70454

PRIME COMMERCIAL
INVESTMENT OPPORTUNITY

18539 LA-22,
PONCHATOULA, LA 70454

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INVESTMENT OVERVIEW

Asking Price:	$2,250,000
NOI:	$171,847.47
Cap Rate:	7.64%
Site:	1.66 Acre Lot
Property Highlight:	Located in Historic Old Town Slidell
Occupied:	100%: 21,780 SF

KEYS TO THE DEAL

Village Oaks Strip Center is a fully occupied, 13-suite neighborhood retail center strategically located along the Highway 22 corridor in Ponchatoula. The property's income stream is anchored by Snap Fitness, which occupies five suites, and is further supported by a diverse mix of retail, office, restaurant, and service-oriented tenants. Purpose-built features throughout the center—including restaurant-ready spaces with grease traps, a drive-thru component, and professional office buildouts, enhance tenant demand and provide long-term leasing flexibility. This building has double drive-thru capacity, with one tenant currently utilizing the drive-thru in Suite M. Surrounded by continued residential growth and established commercial development, Village Oaks benefits from strong visibility, excellent accessibility, and proven market fundamentals. The asset offers investors immediate cash flow and the opportunity to acquire a stabilized retail center in one of Tangipahoa Parish's most active growth corridors.

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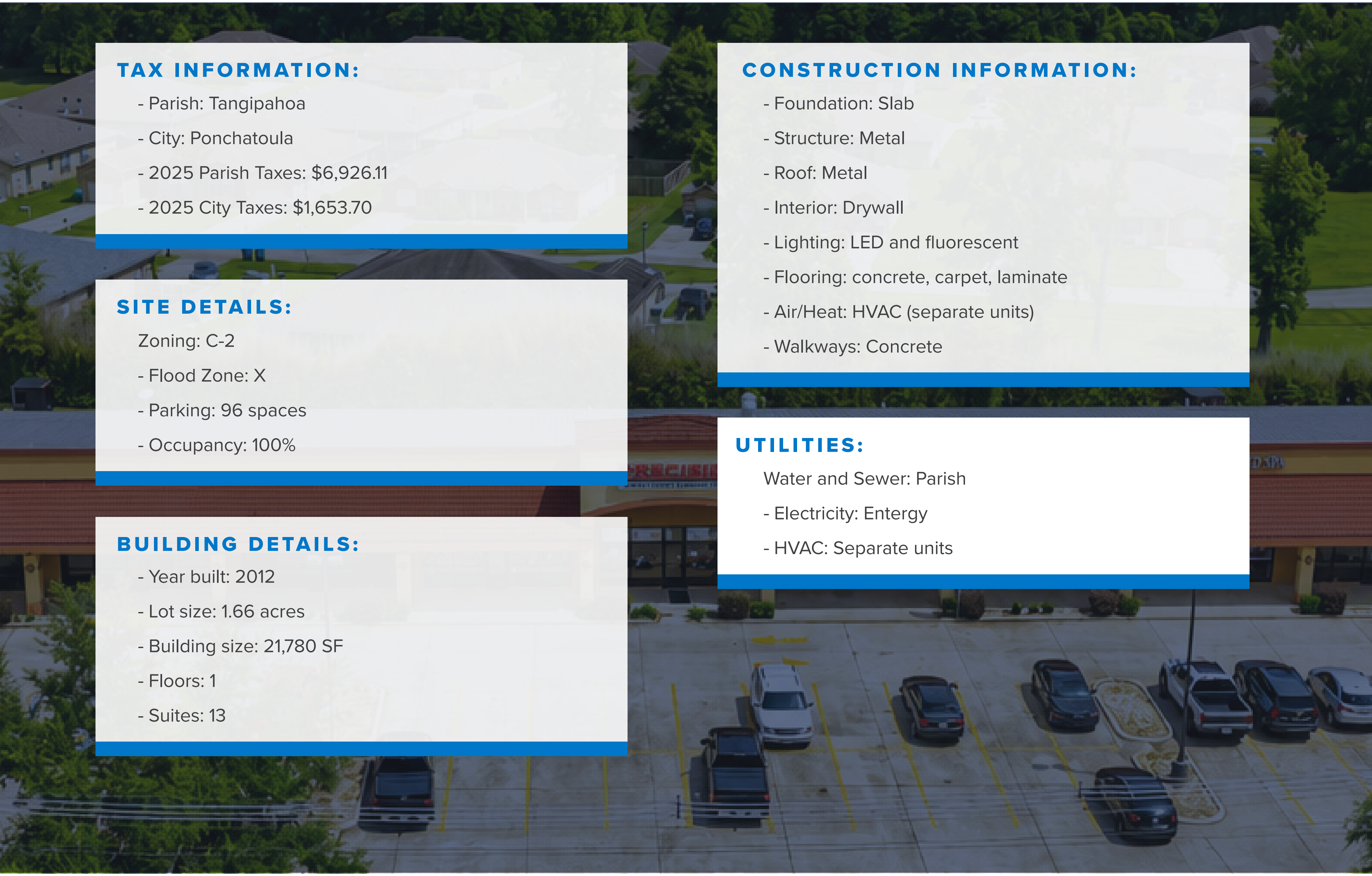
PROPERTY OVERVIEW



TAX INFORMATION:

- Parish: Tangipahoa
- City: Ponchatoula
- 2025 Parish Taxes: $6,926.11
- 2025 City Taxes: $1,653.70

SITE DETAILS:

Zoning: C-2
- Flood Zone: X
- Parking: 96 spaces
- Occupancy: 100%

BUILDING DETAILS:

- Year built: 2012
- Lot size: 1.66 acres
- Building size: 21,780 SF
- Floors: 1
- Suites: 13

CONSTRUCTION INFORMATION:

- Foundation: Slab
- Structure: Metal
- Roof: Metal
- Interior: Drywall
- Lighting: LED and fluorescent
- Flooring: concrete, carpet, laminate
- Air/Heat: HVAC (separate units)
- Walkways: Concrete

UTILITIES:

Water and Sewer: Parish
- Electricity: Entergy
- HVAC: Separate units

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AREA OVERVIEW

TANGIPAHOA PARISH ECONOMIC HIGHLIGHTS

St. Tammany Parish continues to be one of Louisiana’s strongest and fastest-growing commercial markets, supported by population growth, regional connectivity, and a diverse economic base. Positioned within the greater New Orleans MSA, the parish benefits from access to Interstate 10, Interstate 12, and Interstate 59, providing connectivity throughout Southeast Louisiana and the Gulf Coast region.

The Northshore market has experienced continued growth in healthcare, professional services, retail, and logistics, making St. Tammany Parish an attractive location for both businesses and long-term commercial investment.

WHY PONCHATOULA

Slidell serves as a strategic commercial hub along the Northshore, offering strong regional accessibility and continued economic growth throughout Southeast Louisiana. Located near Interstate 10, the city provides convenient connectivity to surrounding markets, making it an attractive location for healthcare, professional office, and service-oriented businesses.

2130 1st Street is positioned within an established commercial corridor surrounded by medical, retail, and professional office users. Nearby businesses and institutions include Ochsner Health, Slidell Memorial Hospital, Walmart, Walgreens, CVS Pharmacy, and numerous local medical and service providers throughout the surrounding area.

The property’s location within a mature and active business environment supports long- term tenancy stability and continued investment potential within one of the Northshore’s most established commercial submarkets.

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TENANT OVERVIEW

UNIT#	CURRENT TENANT	UNIT SIZE	CURRENT PRICE PSF	CURRENT MONTHLY RENT	LEASE TYPE	LEASE NOTES
Unit A	SNAP	1,430	$13.85	$8,000.00	Gross	12/1/2020 - 11/30/2030
Unit B	SNAP	1,375	-	-	Gross	*Graduated Lease up to $14.72 PSF
Unit C	SNAP	1,375	-	-	Gross	
Unit D	SNAP	1,375	-	-	Gross	
Unit E	SNAP	1,375	-	-	Gross	
Unit F	PRESICION PT	1,375	$17.90	$4,102.08	Gross	Renewal 1/1/2026
Unit G	PRESICION PT	1,375	-	-	Gross	
Unit H	Smoothie and Donuts		$19.20	$2,200.00	Gross	4.1.25 - 6.30.2030 (One 5-year renewal 10% bump)
Unit I	The Shape Nail Spa	1,375	$14.40	$3,300.00	Gross	8.1.25 - 7.31.36 (No fixed renewals)
Unit J	The Shape Nail Spa	1,375	-	-	Gross	7/15/24 - 6/14/29 w/ rent abatement Months 1-24
Unit K	Restoration Family Church	1,375	$16.80	$1,925.00	Gross	7/1/2025 - 6/30/2028 (1 renewals at 10% bump remains)
Unit L	El Mercadito Grocery	1,375	$18.82	$4,400.00	Gross	10.1.25 - 9.31.30 (No fixed renewals)
Unit M	El Mercadito Grocery	4,430	-	-		Rent Commencement was 11.1.2025
Add Income	KJR’s Berry Clean - Dumpster					
Current Montly Income		**17,985**	**$15.96**	**$23,927.08**		
Current Annual Income				**$287,124.96**		
Current Vacancy Rate TOTAL vs VA UNITS		**13**	**0**	**100%**		
Potential Annual Income (Full Occupancy)				**$287,124.96**		

Village Oaks: Estimated Expenses	CURRENT
Total General and Administrative	$33,991.44
Total Insurance	$25,384.74
Property Tax Expense	$8,579.81
Repairs & Maintenance	$42,262.53
Utilities	$5,058.97
Total Expense	**$115,277.49**
Current Net Income (Loss) from Operations	**$171,847.47**
Potential NOI	**$171,847.47**

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PHOTOS

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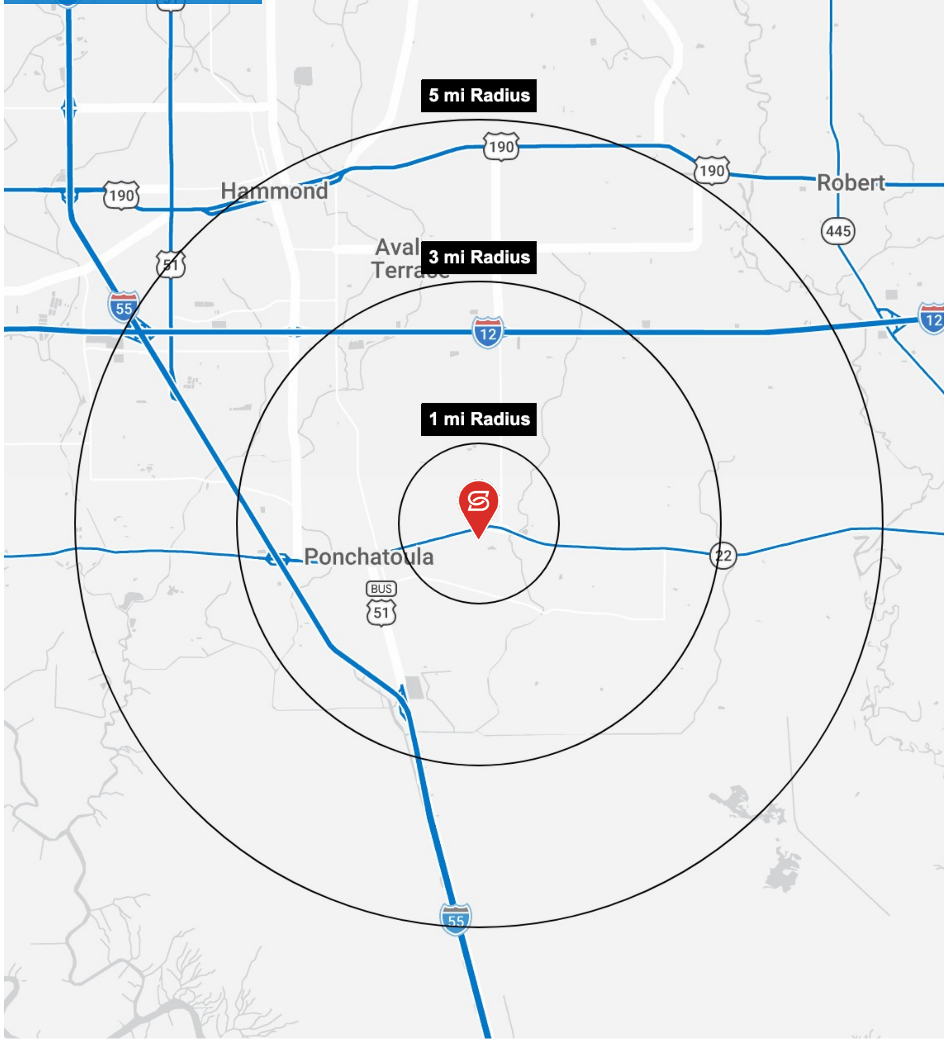
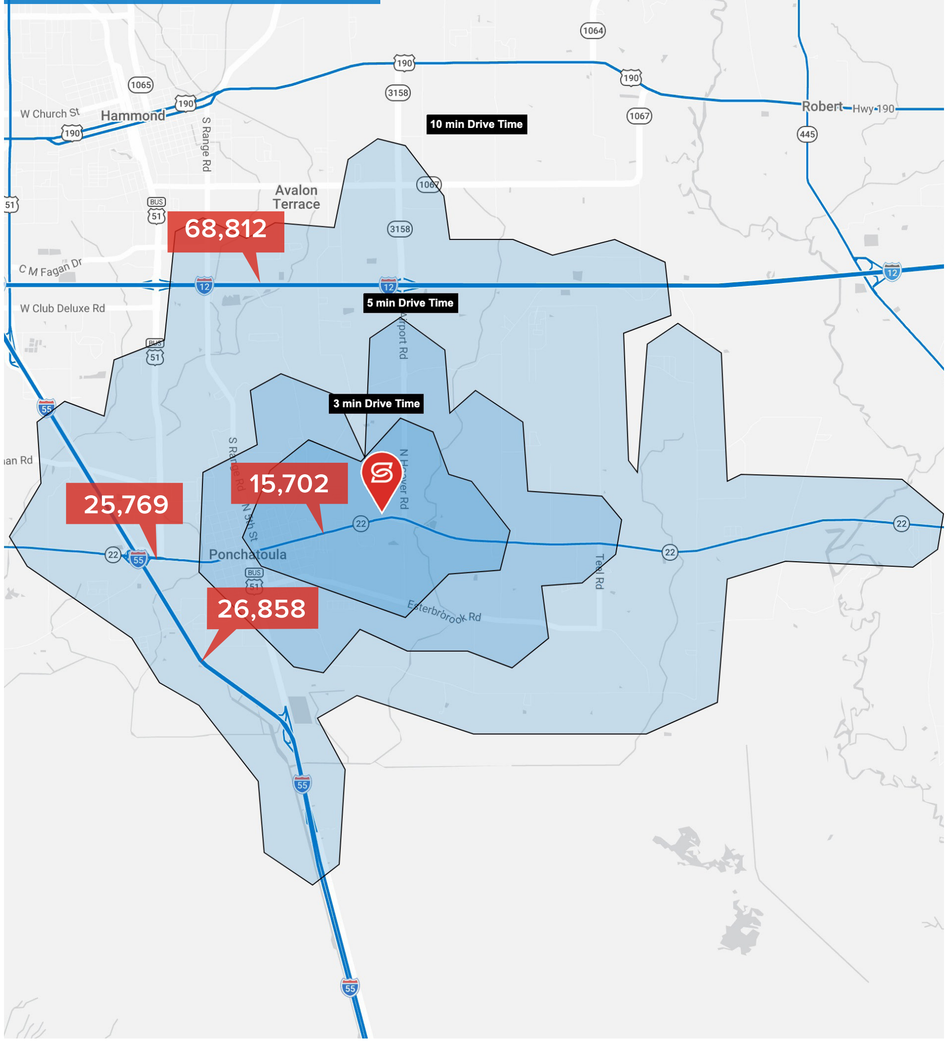
DEMOGRAPHICS

DEMOGRAPHIC MAP



DRIVE TIME MAP (ADT 2025)



2025 DEMOGRAPHICS

POPULATION

1 MI	3 MI	5 MI
2,294	20,248	42,749

AVG. HH INCOME

1 MI	3 MI	5 MI
$94,978	$97,517	$86,454

HOUSEHOLDS

1 MI	3 MI	5 MI
923	8,016	17,172

ABOUT THE ADVISORS

BRADLEY COOK, MS, CCIM

Senior Advisor
Market Leader - Covington
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bcook@stirlingprop.com

Bradley Cook, CCIM, serves as a Senior Advisor with Stirling's commercial real estate team, working from the company's Covington, Louisiana office. His practice focuses on large land tracts and portfolios, industrial sales and development, redevelopment opportunities, and investment advisory across Louisiana and Mississippi.

Bradley is known for approaching commercial real estate as both a strategic advisor and a long-term market builder. He works with landowners, investors, developers, companies, institutions, and public-sector partners to identify opportunities that align real estate strategy with economic growth. His work often sits at the intersection of site selection, development feasibility, industrial expansion, land planning, and community advancement.

Bradley holds the Certified Commercial Investment Member (CCIM) designation and is licensed in both Louisiana and Mississippi. He is actively involved in the Louisiana CCIM Chapter and Realtor Land Institute (RLI) where he currently serves as President of the Realtor Land Institute Louisiana Chapter and is pursuing both the Accredited Land Consultant and Certified Louisiana Economic Developer designations. He is also currently serving his second term as an at-large board member for Louisiana Realtors.

Since joining Stirling, Bradley has been involved in a wide range of commercial, industrial, land, and development assignments for clients and projects including Ontivity, Carvana, Burger King, Smalls, Dollar General, DSLD, St. Tammany Health System, Ochsner Health, Dana Incorporated, Fremaux Park, Gulf South Commerce Park, Hancock County Port Commission, and Tangipahoa Parish School System. He also led efforts for Stirling Properties' first build-to-suit industrial facility for Dana Incorporated, now operational within Fremaux Park in Slidell, Louisiana.

Beyond brokerage, Bradley is deeply involved in initiatives that support entrepreneurship,business formation, and regional economic development. He is a co-founder of Palette Coworking and its nonprofit arm, PACE, which is focused on advancing community and entrepreneurship on the Northshore.

Bradley is an alumnus of Louisiana Tech University, Leadership St. Tammany, the New Orleans Regional Leadership Institute, and Louisiana Leadership.

DANIEL COOK

Advisor
985-246-3795
dcook@stirlingprop.com

Daniel Cook is an Advisor with Stirling's brokerage team, working from the Covington, Louisiana office.

Born and raised in the Mandeville – Covington area, Daniel is carving a niche in real estate with a primary focus on agriculture and industry. Armed with a bachelor's degree from Southeastern Louisiana University, Daniel's solid educational foundation complements his extensive industrial expertise formed with his hands-on experience working in the oil field industry and his agriculture expertise formed while working on various farms. Daniel's hands-on experience provides him with a unique edge in navigating industrial and agricultural spaces. Consequently, Daniel's proficiency in these industries provides him with an invaluable resource to aid clients seeking agricultural, recreational, industrial, or investment properties.

As a proud and engaged New Orleans Metropolitan Association of Realtors (NOMAR) and Commercial Investment Division (CID) member, Daniel benefits from invaluable networking and career-enhancing opportunities. Daniel also volunteers his time serving on the CID Forecast committee which is a testament to his dedication and love for the New Orleans MSA and the local real estate community. His pride in belonging to NOMAR is rooted in the organization's steadfast dedication to maintaining ethical standards and fostering professional excellence in the real estate industry. Driven by a thirst for knowledge and his continued efforts to hone his skills, Daniel welcomes challenges. He looks forward to guiding clients through land and industrial property transaction complexities. At the core of Daniel's motivation lies his unwavering commitment to his family. As a proud father, his desire to provide a high-quality life for his loved ones fuels his relentless pursuit of excellence in the real estate industry. This familial dedication drives Daniel to go above and beyond for every client, understanding the importance of home and investment in building a brighter future.

DISCLAIMER & CONFIDENTIALITY

DISCLAIMER

The information provided in this Offering Memorandum has been derived from sources deemed reliable. However, it is subject to errors, omissions, price change and/or withdrawal, and no warranty is made as to the accuracy. Further, no warranties or representation shall be made by Stirling Properties or its agents, representatives or affiliates regarding oral statements that have been made in the discussion of the property. This presentation prepared by Stirling Properties was sent to the recipient under the assumption that s/he is a buying principal. Any potential purchaser is advised that s/he should either have the abstract covering the real estate which is the subject of the contract examined by an attorney of his/her selection or be furnished a policy of title insurance.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Stirling Properties, LLC or any of the affiliates or any of their respective officers. Directors, shareholders, owners, employees, or agents for any damages, liability, or cause of action relating to this solicitation process or the marketing or sale of the Property.

CONFIDENTIALITY

This Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purchase or made available to any other person without the written consent of Seller or Stirling Properties, LLC.

By acknowledging your receipt of the Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential.
2. The information contained herein shall be held and treated with the strictest of confidence.
3. Whether directly or indirectly, you will not disclose this Offering Memorandum in a manner detrimental to the interest of the Seller.

Should you elect to not pursue negotiations in the acquisition of the Property or in the future you discontinue such negotiations, you then agree to purge all materials relating to this Property including this Offering Memorandum.

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