



# **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.



**AT&T**  
Fiber Lines Adjacent to Site



**Atmos Energy**  
Gas Pipeline Adjacent to Site



**Cleco**

- **230 KV** Line On-Site with **8 MW** of Available Power
- Designed for Scalable Long-Term Growth

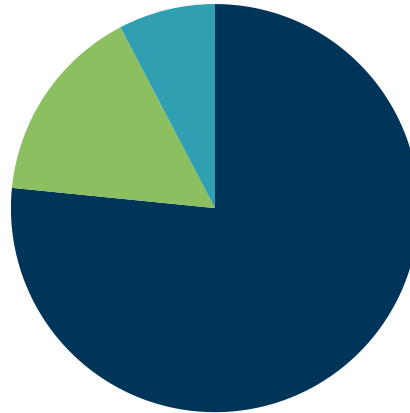


**St. Tammany Parish Utilities**

- **1.0 million GPD** Water
- **30K GPD** Sewer Available
- **500K GDP** (Under Construction)

## 900+ ACRES READY FOR DEVELOPMENT

- **906** contiguous acres of vacant land
- **176 acres** available for immediate development in Phase I
- **56 acres** cleared and shovel ready



## AVAILABLE PARCELS \*PAD-READY

**PARCEL 1-A: 200K SPEC BUILDING UNDER CONSTRUCTION**

**PARCEL 1-B: 8.55\***

**PARCEL 1-C: 20.75\***

**PARCEL 1-D: 27.14\***

**PARCEL 2-A: 97**

## Multimodal 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 brings together modern technology, automation, and a skilled workforce to power advanced manufacturing. Here, companies can operate with greater efficiency, precision, and flexibility - positioned to scale and compete in today's global market.



## Transportation & Logistics

Connectivity. Infrastructure. Talent. Your company demands it, and St. Tammany delivers. With direct access to major infrastructure access points, companies gain the efficiency, expertise, and global reach needed to scale and compete.



## Clean Technology & Life Sciences

St. Tammany brings together private industry and federal assets to advance next-generation solutions in sustainability, energy, and science-driven innovation. Here, organizations are improving efficiency, reducing environmental impact, and delivering real-world results.



## Defense

Forging the future of defense. St. Tammany offers the infrastructure, workforce, and industry presence that defense companies rely on to deliver precision, performance, and mission-critical solutions that support national security.

# LOUISIANA

# MISSISSIPPI



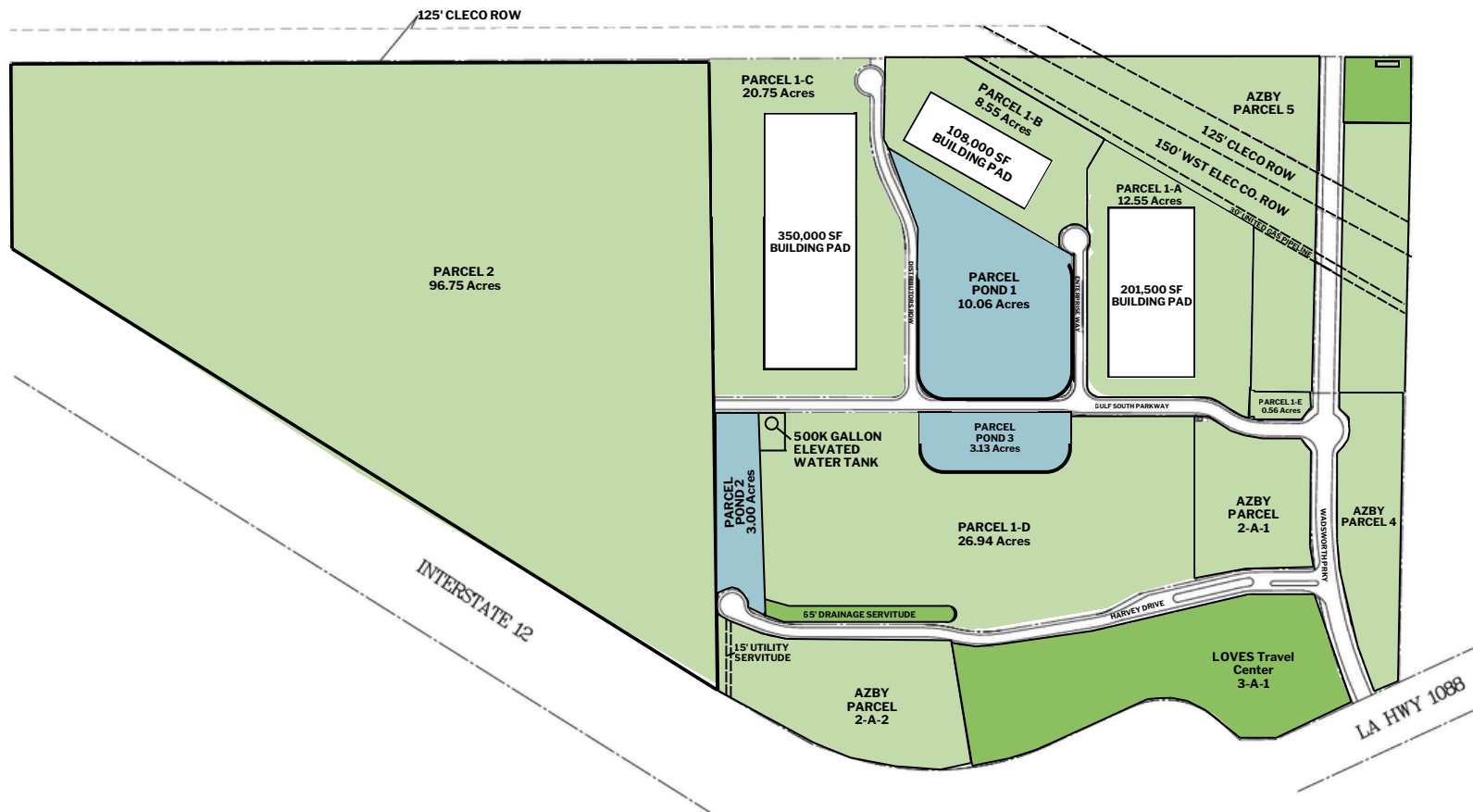
**Your Gateway to Commerce  
in the Gulf South**



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



**\$59,518 average annual salary**



**277,000+ Parish population**



**47%+**

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

- **785,000+ labor force** within a 1.6M+ population (45-minute drive)
- **36 institutions of higher learning** within a 70-mile radius
- **Workforce training opportunities** available through Northshore Technical Community College
- A highly **competitive talent market**:
  - #2 parish in Louisiana for **median income (\$79,277)**
  - #4 in **educational attainment**

## 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**: High-Impact Jobs Program, 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 Energy Cost in U.S.**  
(Area Development, 2025)
- 2nd Lowest Flat Income Tax in U.S.**  
(Louisiana Economic Development, 2026)
- #4 Best State for Customized Workforce Training Program: FastStart**  
(Area Development, 2025)
- #4 State Nationally in Export Value**  
(Louisiana Economic Development, 2026)
- #8 State for Business Climate**  
(Site Selection Magazine, 2026)
- #9 State for Doing Business**  
(Area Development, 2025)

## CONTACT US

Keith Espadron  
Director of Business  
& Industry Development

[kespadron@sttammanyedc.org](mailto:kespadron@sttammanyedc.org)  
Phone: 985-809-7874

[GulfSouthCommercePark.com](http://GulfSouthCommercePark.com)

