

# FOR SALE OR LEASE

**TALBOT**  
REALTY GROUP



## SLIDELL, LA RETAIL/ SERVICE CENTER ON 18.475 ACRES

<b><u>ADDRESS</u></b>	61025 HIGHWAY 11 SLIDELL, LA 70458 (CORNER OF BROWNS VILLAGE ROAD)
<b><u>PRICE:</u></b>	\$4,250,000
<b><u>LEASE PRICE:</u></b>	NEGOTIABLE
<b><u>BUILDING SIZE:</u></b>	110,000 SQUARE FEET
<b><u>LAND AREA:</u></b>	18.475 ACRES
<b><u>ZONING:</u></b>	HC-3, HIGHWAY COMMERCIAL DISTRICT
<b><u>COMMENTS:</u></b>	THIS PROPERTY, LOCATED NEAR INTERSTATE 12, OFFERS AN OPPORTUNITY TO PURCHASE FOR A REDEVELOPMENT OR USE OF THE EXISTING IMPROVEMENTS, OR TO LEASE ALL OR PART OF THE BUILDINGS. THE SUBJECT PROPERTY IS LOCATED IN AN OPPORTUNITY ZONE.

### FOR MORE INFORMATION CONTACT:

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The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisor. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. AUGUST 2018







# LOUISIANA OPPORTUNITY ZONES

Through the federal Opportunity Zones Program, banks, communities and others may create Opportunity Funds to direct tax-advantaged investments to 150 federally designated Opportunity Zones in Louisiana.

[Click here](#) for a map of Opportunity Zones eligible for equity investments in Louisiana.

Louisiana secured U.S. Department of the Treasury certification for 150 lower-income census tracts to be Opportunity Zones. To attract new investment to underdeveloped areas, the federal government created the Opportunity Zones Program as part of the Tax Cuts and Jobs Act of 2017.

With a public comment period in March 2018 and collaboration with local, parish and state partners, Gov. John Bel Edwards nominated 150 Louisiana census tracts, with representation in every region of the state. Eligible census tracts were those with poverty rates of at least 20 percent, or those with median family incomes of no more than 80 percent of statewide or metro area family income.

Investors and Opportunity Funds will qualify for favorable federal tax treatment through the U.S. Treasury Department, which will certify Opportunity Funds and their investments. Eligible investments will be those made for ownership of business real estate, capital and other assets by a partnership or a corporation formed for the purpose of investing in qualified Opportunity Zones property.

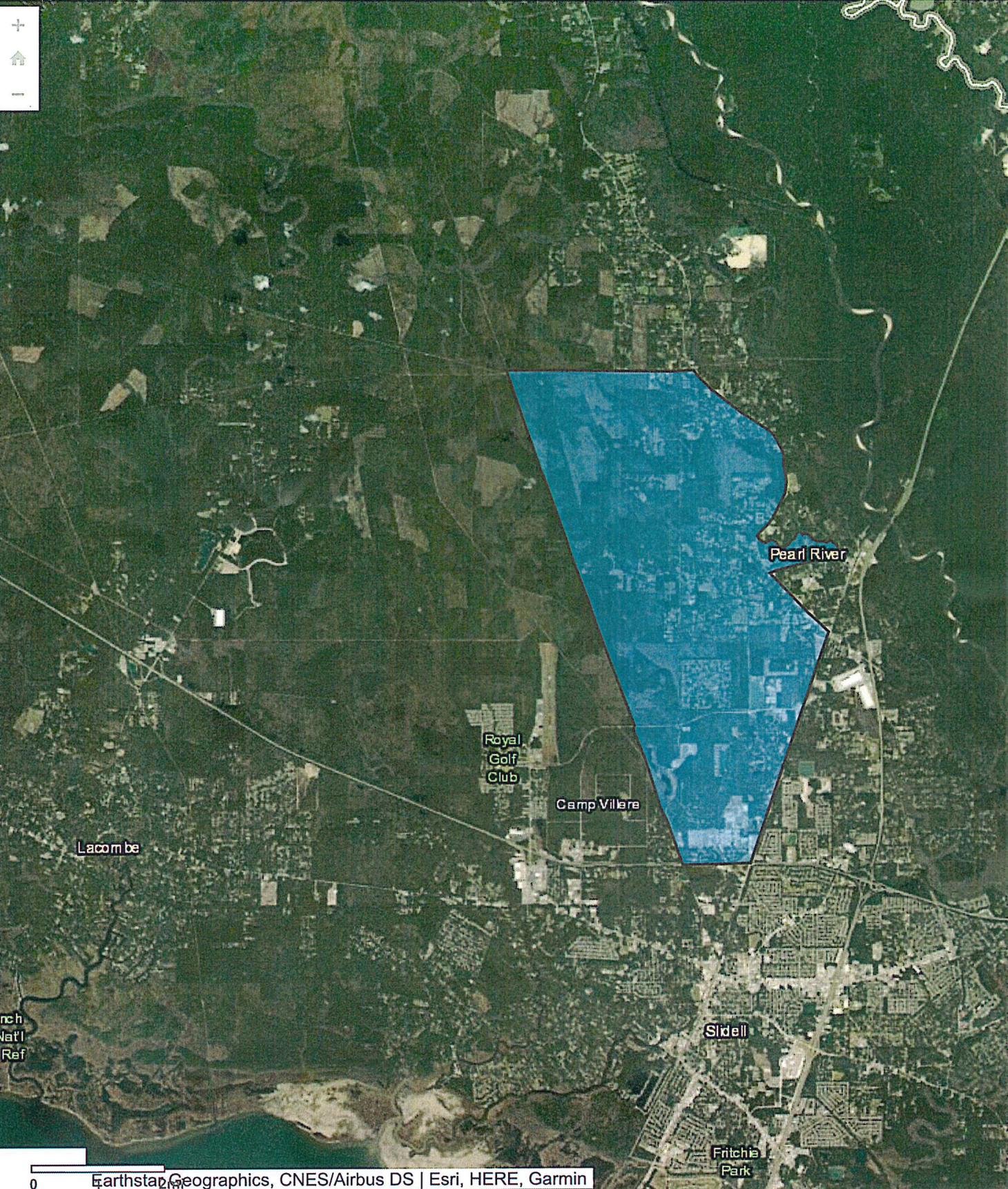
For tax and other guidance, visit the Treasury Department.

The primary attraction for investing in Opportunity Zones is deferring and lowering federal taxes on capital gains. For a qualified Opportunity Zones investment, capital gains taxes may be deferred the first five years; after Year 5, taxes may be cancelled on 10 percent of the original capital gains investment and deferred for the remainder; in Year 7 through Year 10, taxes may be cancelled on 15 percent of the original capital gains investment, and the remainder may be deferred through 2026; for Opportunity Zones investments lasting longer than 10 years, investors are exempt from capital gains taxes on the Opportunity Zones investment itself, in addition to the other benefits for capital gains carried into the investment.

[View a list of all Opportunity Zones.](#)

# Louisiana Opportunity Z...

Selected census tracts for the Fede...



Section 5.22 HC-3 Highway Commercial District

5.2201 PURPOSE

The purpose of this district is to provide for the location of larger scale, heavy commercial retail, office and service uses with primary accesses being collectors constructed for the development or arterials roadways.

5.2202 PERMITTED USES - Use By Right subject to any minimum standards as listed in Section 8.01 of these regulations

All uses permitted in the HC-2 District and,

1. Automotive Service, Stations, Centers, and Sales
2. Indoor Recreations Establishments, such as bowling alleys, skating rinks and movie theaters.
3. Drive-in Movie Theaters
4. Storage facilities associated with insurance companies or related offices for wrecked or impounded vehicles (Minimum standards apply)
5. Commercial Recreation -excluding riverboat gaming and associated facilities - outdoor (no lights)
6. Lodging -Greater than 100 rooms. (Including Apartments, hotels, motels)
7. Nightclubs, bars and lounges
8. Entertainment which typically consists of live or programmed performances
9. Bus, Truck or other transportation terminals
10. Outdoor Retail Sales & Storage Yards (Amended 11/04/10 ZC10-08-098 OCS#10-2366)
11. Portable Storage Containers Use for Storage (Amended 11/04/10 ZC10-08-098 OCS#10-2366)
12. Outdoor Display Area of Pre-Assembled Building, Pool & Playground Equipment (Amended 11/04/10 ZC10-08-098 OCS#10-2366)

5.2203 Administrative Permits

The purpose of an Administrative Permit is to provide for a Staff review of certain uses. The following uses are prohibited unless application for the use has been processed by the Department of Planning and are in conformance with the minimum standards for that use as outlined in Section 8.01 - Minimum Standards:

- A. Snowball Stands between April 1 and September 30. (Amended 11/05/09 OCS#09-2151)
- B. Christmas Tree Sales between November 1 and January 1. (Amended 11/05/09 OCS#09-2151)
- C. Seasonal Seafood Peddlers using temporary structures provided that the use is temporary and valid for a period not greater than 6 months. (Amended 11/05/09 OCS#09-2151)
- D. Seasonal Produce stands, provided that the use is temporary and valid for a period not greater than 6 months. (Amended 11/05/09 OCS#09-2151)
- E. Fireworks sales (where allowed) (Amended 11/05/09 OCS#09-2151)
- F. On location television or film productions where no sets/structures are being constructed that would require the issuance of a building permit, specifically

structures must be of a temporary nature and not capable of being occupied under the International Building Code/International Residential Code as determined by the Chief Building Official, or assigns. (amended 09/03/15 ZC15-07-055 OCS#15-3393)

- G. On location television or film productions where any sets/structures requiring the issuance of a building permit as determined by the Chief Building Official, or assigns are permitted when the set/structure meets all applicable codes of the relevant zoning district.” (amended 09/03/15 ZC15-07-055 OCS#15-3393)

**All temporary uses not specifically permitted in these regulations are expressly prohibited.**

#### 5.2204 SITE AND STRUCTURE PROVISIONS

- A. Maximum Building Size – The maximum building size in the HC-3 District shall be two hundred thousand (200,000) square feet.
- B. Minimum Lot Area  
No new lot shall be created that is less than twenty thousand (20,000) square feet in area.
- C. Minimum Area Regulations
1. Minimum Lot Width - For each zoning lot provided with central water and sewerage facilities, the minimum lots width shall not be less than eighty (80) feet.
  2. Street Planting Areas – All areas along the street(s) or road (or roads) which a property abuts shall comply with the standards of Section 7.0106 “Street Planting Areas” of these regulations.
  3. Side and Rear planting areas – All areas located along the side and rear interior property lines shall comply with the Section 7.0107 “Side and Rear Buffer Planting Area Requirements” of these regulations.
  4. Transitional Yard - Where a HC District adjoins a residential district, transitional yards shall be provided in accordance with paragraphs 1 and 2 listed above or the following regulations whichever is more restrictive:
    - a. Where lots in a HC District front on a street and at least eighty (80) percent of the frontage directly across the street between two (2) consecutive intersecting streets is in a residential district, the setback regulations for the residential district shall apply to the said lots in the commercial district.
    - b. In a HC District, where a side lot line coincides with a side or rear lot line of property in an adjacent residential district, a yard shall be provided along such side lot line. Such yard shall be equal in dimension to the minimum side yard which would be required under this ordinance for a residential use on the adjacent property in the residential district.
    - c. In a HC District, where a rear lot line coincides with a rear or side lot line of property in an adjacent residential district, a yard shall be provided along such rear lot line. Such yard shall be equal in dimensions to the minimum rear yard which would be required under this ordinance for a residential use on the adjacent property in the residential district.

- d. In a HC District, where the extension of a front or side lot line coincides with the front line of an adjacent lot located in a residential district, a yard equal in depth to the minimum setback required by this ordinance on such adjacent lot in the residential district shall be provided along such front or side lot line for a distance of at least 25 feet, including the width of any intervening alley from such lot in the residential district.
- e. Where a building is taller than 25 feet in height, one additional foot of setback shall be required in each yard. Each façade is measured separately and the additional depth is required perpendicular to that façade.

D. Maximum Lot Coverage

The lot coverage of all principal and accessory buildings on a zoning lot shall not exceed fifty (50) percent of the total area of the lot. However, parking and landscape requirements for the intended use must be met in all instances. Therefore, maximum lot coverage may in some cases be less.

E. Height Regulations

- 1. No portion of a building or dwelling for residential or business purposes located within 100 feet of a residentially zoned property shall exceed thirty-five (35) feet in height above the natural grade of the property at the location of the structure or base flood elevation as established in Flood Ordinance 791, whichever is higher.
- 2. In no case shall any building or dwelling for residential or business purposes exceed sixty (60) feet in height above the natural grade of the property at the location of the structure or base flood elevation as established in Flood Ordinance 791, which every is higher.

F. Design criteria

- 1. Landscaping - All Landscaping shall be in compliance with the provisions of Section 7.01 of these regulations
- 2. Signage - All signage shall be in compliance with Section 7.02 of these regulations
- 3. Lighting - All site lighting shall be in compliance with Section 7.03 of these regulations
- 4. Parking/Loading - All parking and loading will be in compliance with Section 7.07 of these regulations

## Section 5.21 HC-2 Highway Commercial District

### 5.2101 Purpose

The purpose of this district is to provide for the location of moderately scaled, more intense retail, office and service uses, generally located along major collectors and arterials designed to provide services to a portion of the parish.

### 5.2102 PERMITTED USES - Use By Right subject to any minimum standards as listed in Section 8.01 of these regulations

All uses permitted in the HC-1 District and,

1. Banks and Financial Institutions (greater than 3000 sq. feet)
2. Convenience Stores (w/gas), when the criteria of paragraph 1 of Section 8.01 AX are met. (amended 07/01/10 ZC10-01-009 OCS#10-2290)
3. Drive-in Restaurants
4. Liquor Stores
5. Any private office use that is a permitted use in the NC District over 20,000 sq. ft.
6. Clubs, Lodges, Fraternal & Religious Institutions, Meeting Halls (over 20,000 sq. ft.)
7. Veterinary Clinics (with outdoor kennels)
8. Parcel Post Delivery stations
9. Mini-Warehouses
10. Commercial Kennels
11. Outdoor storage yards that do not occupy an area greater than 50% of land area, and are enclosed by an 8 ft. opaque perimeter fence, located on the same parcel as, and are accessory to an existing mini-warehouse, not to be located on the street side. (Amended 06/02/11 ZC11-04-032 OCS#11- 2532)
12. Lodging -100 rooms or less. (Including Apartments, hotels, motels)
13. Automotive Repair and Service facilities not to exceed 10,000 sq. ft. (Amended 07/02/09 OCS#09-2083)
14. Automotive sales not to exceed two acres of display and storage. (Amended 07/02/09 OCS#09-2083)
15. Outdoor Retail Sales & Storage Yards (Amended 11/04/10 ZC10-08-098 OCS#10-2366)
16. Portable Storage Containers Use For Storage (Amended 11/04/10 ZC10-08-098 OCS#10-2366)
17. Outdoor Display Area of Pre-Assembled Building, Pool & Playground Equipment (Amended 11/04/10 ZC10-08-098 OCS#10-2366)

### 5.2103 Administrative Permits

The purpose of an Administrative Permit is to provide for a Staff review of certain uses. The following uses are prohibited unless application for the use has been processed by the Department of Planning and are in conformance with the minimum standards for that use as outlined in Section 8.01 - Minimum Standards:

- A. Snowball Stands between April 1 and September 30. (Amended 11/05/09 OCS#09-2151)
- B. Christmas Tree Sales between November 1 and January 1. (Amended 11/05/09 OCS#09-2151)

- C. Seasonal Seafood Peddlers using temporary structures provided that the use is temporary and valid for a period not greater than 6 months. (Amended 11/05/09 OCS#09-2151)
- D. Seasonal Produce stands, provided that the use is temporary and valid for a period not greater than 6 months. (Amended 11/05/09 OCS#09-2151)
- E. Fireworks sales (where allowed) (Amended 11/05/09 OCS#09-2151)
- F. On location television or film productions where no sets/structures are being constructed that would require the issuance of a building permit, specifically structures must be of a temporary nature and not capable of being occupied under the International Building Code/International Residential Code as determined by the Chief Building Official, or assigns. (amended 09/03/15 ZC15-07-055 OCS#15-3393)
- G. On location television or film productions where any sets/structures requiring the issuance of a building permit as determined by the Chief Building Official, or assigns are permitted when the set/structure meets all applicable codes of the relevant zoning district.” (amended 09/03/15 ZC15-07-055 OCS#15-3393)

**All temporary uses not specifically permitted in these regulations are expressly prohibited.**

#### 5.2104 SITE AND STRUCTURE PROVISIONS

- A. Maximum Building Size – The maximum building size in the HC-2 District shall be forty thousand (40,000) square feet.
- B. Minimum Lot Area  
No new lot shall be created that is less than twenty thousand (20,000) square feet in area.
- C. Minimum Area Regulations
  - 1. Minimum Lot Width - For each zoning lot provided with central water and sewerage facilities, the minimum lots width shall not be less than eighty (80) feet.
  - 2. Street Planting Areas – All areas along the street(s) or road (or roads) which a property abuts shall comply with the standards of Section 7.0106 “Street Planting Areas” of these regulations.
  - 3. Side and Rear planting areas – All areas located along the side and rear interior property lines shall comply with the Section 7.0107 “Side and Rear Buffer Planting Area Requirements” of these regulations.
  - 4. Transitional Yard - Where a HC District adjoins a residential district, transitional yards shall be provided in accordance with paragraphs 1 and 2 listed above or the following regulations whichever is more restrictive:
    - a. Where lots in a HC District front on a street and at least eighty (80) percent of the frontage directly across the street between two (2) consecutive intersecting streets is in a residential district, the setback regulations for the residential district shall apply to the said lots in the commercial district.
    - b. In a HC District, where a side lot line coincides with a side or rear lot line of property in an adjacent residential district, a yard shall be provided along such side lot line. Such yard shall be

equal in dimension to the minimum side yard which would be required under this ordinance for a residential use on the adjacent property in the residential district.

- c. In a HC District, where a rear lot line coincides with a rear or side lot line of property in an adjacent residential district, a yard shall be provided along such rear lot line. Such yard shall be equal in dimensions to the minimum rear yard which would be required under this ordinance for a residential use on the adjacent property in the residential district.
- d. In a HC District, where the extension of a front or side lot line coincides with the front line of an adjacent lot located in a residential district, a yard equal in depth to the minimum setback required by this ordinance on such adjacent lot in the residential district shall be provided along such front or side lot line for a distance of at least 25 feet, including the width of any intervening alley from such lot in the residential district.
- e. Where a building is taller than 25 feet in height, one additional foot of setback shall be required in each yard. Each façade is measured separately and the additional depth is required perpendicular to that façade.

D. Maximum Lot Coverage

The lot coverage of all principal and accessory buildings on a zoning lot shall not exceed fifty (50) percent of the total area of the lot. However, parking and landscape requirements for the intended use must be met in all instances. Therefore, maximum lot coverage may in some cases be less.

E. Height Regulations

1. No portion of a building or dwelling for residential or business purposes located within 100 feet of a residentially zoned property shall exceed thirty-five (35) feet in height above the natural grade of the property at the location of the structure or base flood elevation as established in Flood Ordinance 791, whichever is higher.
2. In no case shall any building or dwelling for residential or business purposes exceed sixty (60) feet in height above the natural grade of the property at the location of the structure or base flood elevation as established in Flood Ordinance 791, which every is higher.

F. Design criteria

1. Landscaping - All Landscaping shall be in compliance with the provisions of Section 7.01 of these regulations
2. Signage - All signage shall be in compliance with Section 7.02 of these regulations
3. Lighting - All site lighting shall be in compliance with Section 7.03 of these regulations
4. Parking/Loading - All parking and loading will be in compliance with Section 7.07 of these regulations

## Section 5.20 HC-I Highway Commercial District

### 5.2001 PURPOSE

The purpose of this district is to provide for the location of limited scale highway commercial uses, generally located along major collectors and arterials designed to provide services to a portion of the parish.

### 5.2002 PERMITTED USES - Use By Right subject to any minimum standards as listed in Section 8.01 of these regulations

Any uses permitted in the NC Districts and,

1. Automotive Parts Stores
2. Business College or Business Schools operated as a business enterprise
3. Catering Establishments
4. Department Stores
5. Funeral Homes and mausoleums
6. Instruction of Fine Arts
7. Physical Culture & Health Establishments
8. Enclosed plumbing, electrical and home building supply showrooms and sales centers with associated assembly processes
9. Printing, lithography and publishing establishments
10. Wholesale merchandise broker/agent including associated offices and indoor storage facilities. Any warehousing uses provided shall not exceed 3,000 square feet. However, if more than one use occupies a building, the entire building shall not exceed 9,000 square feet gross floor area.
11. Drug Stores
12. Dry Cleaning, Laundries and Self-Service Laundries
13. Food stores
14. Public parking lots and garages
15. Single-family dwelling units above the first floor in a building designed for business uses. Dwelling units shall not exceed one story in height.
16. Veterinary Clinics (no outdoor kennels)
17. Public or Private Auditoriums
18. Restaurants and Restaurants with Lounges
19. Car Wash
20. Warehouse and distribution centers and associated uses such as offices and retail sales with a maximum of combined uses totaling 9,000 square feet or less of gross floor area.
21. Indoor Research and testing laboratories
22. Specialty Food Processing (amended 11/04/10 ZC10-05-049 OCS#10-2364)

### 5.2003 Administrative Permits

The purpose of an Administrative Permit is to provide for a Staff review of certain uses. The following uses are prohibited unless application for the use has been processed by the Department of Planning and are in conformance with the minimum standards for that use as outlined in Section 8.01 - Minimum Standards:

- A. Snowball Stands between April 1 and September 30. (Amended 11/05/09 OCS#09-2151)

- B. Christmas Tree Sales between November 1 and January 1. (Amended 11/05/09 OCS#09-2151)
- C. Seasonal Seafood Peddlers using temporary structures provided that the use is temporary and valid for a period not greater than 6 months. (Amended 11/05/09 OCS#09-2151)
- D. Seasonal Produce stands, provided that the use is temporary and valid for a period not greater than 6 months. (Amended 11/05/09 OCS#09-2151)
- E. Fireworks sales (where allowed) (Amended 11/05/09 OCS#09-2151)
- F. On location television or film productions where no sets/structures are being constructed that would require the issuance of a building permit, specifically structures must be of a temporary nature and not capable of being occupied under the International Building Code/International Residential Code as determined by the Chief Building Official, or assigns. (amended 09/03/15 ZC15-07-055 OCS#15-3393)
- G. On location television or film productions where any sets/structures requiring the issuance of a building permit as determined by the Chief Building Official, or assigns are permitted when the set/structure meets all applicable codes of the relevant zoning district.” (amended 09/03/15 ZC15-07-055 OCS#15-3393)

**All temporary uses not specifically permitted in these regulations are expressly prohibited.**

#### 5.2004 SITE AND STRUCTURE PROVISIONS

- A. Maximum Building Size – The maximum building size in the HC-1 District shall be twenty thousand (20,000) square feet.
- B. Minimum Lot Area  
No new lot shall be created that is less than twenty thousand (20,000) square feet in area.
- C. Minimum Area Regulations
  - 1. Minimum Lot Width - For each zoning lot provided with central water and sewerage facilities, the minimum lots width shall not be less than eighty (80) feet.
  - 2. Street Planting Areas – All areas along the street(s) or road (or roads) which a property abuts shall comply with the standards of Section 7.0106 “Street Planting Areas” of these regulations.
  - 3. Side and Rear planting areas – All areas located along the side and rear interior property lines shall comply with the Section 7.0107 “Side and Rear Buffer Planting Area Requirements” of these regulations.
  - 4. Transitional Yard - Where a HC District adjoins a residential district, transitional yards shall be provided in accordance with paragraphs 1 and 2 listed above or the following regulations whichever is more restrictive:
    - a. Where lots in a HC District front on a street and at least eighty (80) percent of the frontage directly across the street between two (2) consecutive intersecting streets is in a residential district,

the setback regulations for the residential district shall apply to the said lots in the commercial district.

- b. In a HC District, where a side lot line coincides with a side or rear lot line of property in an adjacent residential district, a yard shall be provided along such side lot line. Such yard shall be equal in dimension to the minimum side yard which would be required under this ordinance for a residential use on the adjacent property in the residential district.
- c. In a HC District, where a rear lot line coincides with a rear or side lot line of property in an adjacent residential district, a yard shall be provided along such rear lot line. Such yard shall be equal in dimensions to the minimum rear yard which would be required under this ordinance for a residential use on the adjacent property in the residential district.
- d. In a HC District, where the extension of a front or side lot line coincides with the front line of an adjacent lot located in a residential district, a yard equal in depth to the minimum setback required by this ordinance on such adjacent lot in the residential district shall be provided along such front or side lot line for a distance of at least 25 feet, including the width of any intervening alley from such lot in the residential district.
- e. Where a building is taller than 25 feet in height, one additional foot of setback shall be required in each yard. Each façade is measured separately and the additional depth is required perpendicular to that façade..

D. Maximum Lot Coverage

The lot coverage of all principal and accessory buildings on a zoning lot shall not exceed fifty (50) percent of the total area of the lot. However, parking and landscape requirements for the intended use must be met in all instances. Therefore, maximum lot coverage may in some cases be less.

E. Height Regulations

1. No portion of a building or dwelling for residential or business purposes located within 100 feet of a residentially zoned property shall exceed thirty- five (35) feet in height above the natural grade of the property at the location of the structure or base flood elevation as established in Flood Ordinance 791, whichever is higher.
2. In no case shall any building or dwelling for residential or business purposes exceed sixty (60) feet in height above the natural grade of the property at the location of the structure or base flood elevation as established in Flood Ordinance 791, which every is higher.

F. Design criteria

1. Landscaping - All Landscaping shall be in compliance with the provisions of Section 7.01 of these regulations
2. Signage - All signage shall be in compliance with Section 7.02 of these regulations
3. Lighting - All site lighting shall be in compliance with Section 7.03 of these regulations

4. Parking/Loading - All parking and loading will be in compliance with Section 7.07 of these regulations

# Demographic Detail Report

61025 Highway 11, Slidell, LA 70458

Building Type: **Industrial**  
 RBA: **104,500 SF**  
 Land Area: **14.31 AC**  
 Total **0 SF**

Warehse Avail: -  
 Office Avail: -  
 % Leased: **0%**  
 Rent/SF/Yr: -



Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2021 Projection	4,874	38,548	87,391
2016 Estimate	4,668	36,719	83,069
2010 Census	4,643	35,455	79,293
Growth 2016 - 2021	4.41%	4.98%	5.20%
Growth 2010 - 2016	0.54%	3.57%	4.76%
<b>2016 Population by Age</b>			
	<b>4,668</b>	<b>36,719</b>	<b>83,069</b>
Age 0 - 4	289 6.19%	2,183 5.95%	5,111 6.15%
Age 5 - 9	309 6.62%	2,361 6.43%	5,560 6.69%
Age 10 - 14	327 7.01%	2,502 6.81%	5,912 7.12%
Age 15 - 19	320 6.86%	2,456 6.69%	5,781 6.96%
Age 20 - 24	296 6.34%	2,233 6.08%	5,211 6.27%
Age 25 - 29	291 6.23%	2,144 5.84%	4,959 5.97%
Age 30 - 34	311 6.66%	2,311 6.29%	5,331 6.42%
Age 35 - 39	308 6.60%	2,321 6.32%	5,390 6.49%
Age 40 - 44	301 6.45%	2,282 6.21%	5,348 6.44%
Age 45 - 49	301 6.45%	2,316 6.31%	5,371 6.47%
Age 50 - 54	319 6.83%	2,513 6.84%	5,728 6.90%
Age 55 - 59	317 6.79%	2,575 7.01%	5,770 6.95%
Age 60 - 64	286 6.13%	2,371 6.46%	5,167 6.22%
Age 65 - 69	239 5.12%	2,044 5.57%	4,286 5.16%
Age 70 - 74	176 3.77%	1,557 4.24%	3,170 3.82%
Age 75 - 79	117 2.51%	1,054 2.87%	2,117 2.55%
Age 80 - 84	78 1.67%	696 1.90%	1,380 1.66%
Age 85+	85 1.82%	798 2.17%	1,476 1.78%
Age 65+	695 14.89%	6,149 16.75%	12,429 14.96%
<b>Median Age</b>	<b>38.10</b>	<b>39.70</b>	<b>38.40</b>
<b>Average Age</b>	<b>38.30</b>	<b>39.40</b>	<b>38.40</b>

## Demographic Detail Report

61025 Highway 11, Slidell, LA 70458

Radius	1 Mile	3 Mile	5 Mile
<b>2016 Population By Race</b>	<b>4,668</b>	<b>36,719</b>	<b>83,069</b>
White	3,505 75.09%	28,721 78.22%	62,063 74.71%
Black	963 20.63%	6,496 17.69%	17,177 20.68%
Am. Indian & Alaskan	40 0.86%	285 0.78%	598 0.72%
Asian	73 1.56%	478 1.30%	1,366 1.64%
Hawaiian & Pacific Island	5 0.11%	29 0.08%	51 0.06%
Other	84 1.80%	710 1.93%	1,814 2.18%
<b>Population by Hispanic Origin</b>	<b>4,668</b>	<b>36,719</b>	<b>83,069</b>
Non-Hispanic Origin	4,384 93.92%	34,394 93.67%	78,106 94.03%
Hispanic Origin	284 6.08%	2,325 6.33%	4,962 5.97%
<b>2016 Median Age, Male</b>	<b>37.10</b>	<b>38.20</b>	<b>37.10</b>
<b>2016 Average Age, Male</b>	<b>37.30</b>	<b>38.30</b>	<b>37.30</b>
<b>2016 Median Age, Female</b>	<b>39.10</b>	<b>41.10</b>	<b>39.60</b>
<b>2016 Average Age, Female</b>	<b>39.20</b>	<b>40.50</b>	<b>39.30</b>
<b>2016 Population by Occupation Classification</b>	<b>3,682</b>	<b>29,183</b>	<b>65,330</b>
Civilian Employed	2,149 58.37%	16,480 56.47%	38,150 58.40%
Civilian Unemployed	174 4.73%	1,310 4.49%	2,817 4.31%
Civilian Non-Labor Force	1,326 36.01%	11,223 38.46%	24,057 36.82%
Armed Forces	33 0.90%	170 0.58%	306 0.47%
<b>Households by Marital Status</b>			
Married	831	6,940	15,695
Married No Children	490	4,169	8,933
Married w/Children	341	2,771	6,762
<b>2016 Population by Education</b>	<b>3,457</b>	<b>26,862</b>	<b>59,433</b>
Some High School, No Diploma	683 19.76%	4,035 15.02%	8,351 14.05%
High School Grad (Incl Equivalency)	838 24.24%	7,433 27.67%	16,855 28.36%
Some College, No Degree	953 27.57%	8,328 31.00%	18,162 30.56%
Associate Degree	329 9.52%	1,878 6.99%	3,938 6.63%
Bachelor Degree	440 12.73%	3,511 13.07%	8,080 13.60%
Advanced Degree	214 6.19%	1,677 6.24%	4,047 6.81%

12/6/2016

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## Demographic Detail Report

61025 Highway 11, Slidell, LA 70458

Radius	1 Mile	3 Mile	5 Mile
<b>2016 Population by Occupation</b>	<b>3,699</b>	<b>29,427</b>	<b>68,589</b>
Real Estate & Finance	114 3.08%	900 3.06%	1,977 2.88%
Professional & Management	761 20.57%	7,143 24.27%	16,492 24.04%
Public Administration	89 2.41%	826 2.81%	2,584 3.77%
Education & Health	348 9.41%	3,329 11.31%	7,737 11.28%
Services	557 15.06%	3,130 10.64%	6,915 10.08%
Information	17 0.46%	173 0.59%	418 0.61%
Sales	525 14.19%	4,533 15.40%	10,395 15.16%
Transportation	0 0.00%	35 0.12%	89 0.13%
Retail	377 10.19%	2,521 8.57%	6,045 8.81%
Wholesale	20 0.54%	365 1.24%	918 1.34%
Manufacturing	167 4.51%	1,185 4.03%	2,448 3.57%
Production	172 4.65%	1,526 5.19%	3,738 5.45%
Construction	355 9.60%	2,036 6.92%	4,626 6.74%
Utilities	100 2.70%	736 2.50%	1,777 2.59%
Agriculture & Mining	12 0.32%	185 0.63%	547 0.80%
Farming, Fishing, Forestry	0 0.00%	32 0.11%	130 0.19%
Other Services	85 2.30%	772 2.62%	1,753 2.56%
<b>2016 Worker Travel Time to Job</b>	<b>2,127</b>	<b>16,329</b>	<b>37,774</b>
<30 Minutes	1,069 50.26%	8,265 50.62%	19,724 52.22%
30-60 Minutes	819 38.50%	5,779 35.39%	12,931 34.23%
60+ Minutes	239 11.24%	2,285 13.99%	5,119 13.55%
<b>2010 Households by HH Size</b>	<b>1,712</b>	<b>13,027</b>	<b>28,880</b>
1-Person Households	392 22.90%	2,870 22.03%	6,206 21.49%
2-Person Households	561 32.77%	4,335 33.28%	9,204 31.87%
3-Person Households	312 18.22%	2,400 18.42%	5,443 18.85%
4-Person Households	242 14.14%	1,885 14.47%	4,471 15.48%
5-Person Households	125 7.30%	937 7.19%	2,222 7.69%
6-Person Households	56 3.27%	380 2.92%	849 2.94%
7 or more Person Households	24 1.40%	220 1.69%	485 1.68%
<b>2016 Average Household Size</b>	<b>2.70</b>	<b>2.70</b>	<b>2.70</b>
<b>Households</b>			
2021 Projection	1,794	14,180	31,891
2016 Estimate	1,718	13,503	30,300
2010 Census	1,712	13,027	28,880
Growth 2016 - 2021	4.42%	5.01%	5.25%
Growth 2010 - 2016	0.35%	3.65%	4.92%

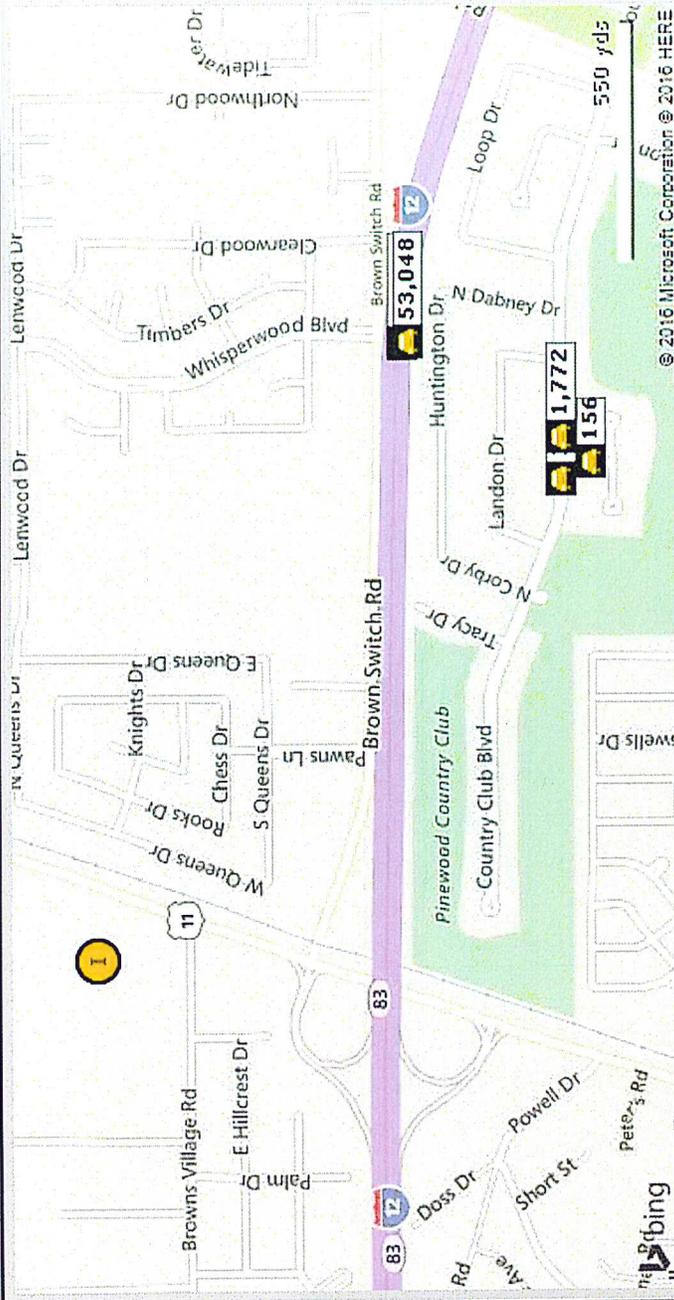
## Demographic Detail Report

61025 Highway 11, Slidell, LA 70458				
Radius	1 Mile	3 Mile	5 Mile	
<b>2016 Households by HH Income</b>	<b>1,717</b>	<b>13,504</b>	<b>30,300</b>	
<\$25,000	312 18.17%	2,826 20.93%	6,106 20.15%	
\$25,000 - \$50,000	579 33.72%	3,752 27.78%	8,089 26.70%	
\$50,000 - \$75,000	361 21.03%	2,779 20.58%	6,101 20.14%	
\$75,000 - \$100,000	186 10.83%	1,573 11.65%	3,705 12.23%	
\$100,000 - \$125,000	142 8.27%	1,030 7.63%	2,631 8.68%	
\$125,000 - \$150,000	31 1.81%	661 4.89%	1,647 5.44%	
\$150,000 - \$200,000	70 4.08%	575 4.26%	1,210 3.99%	
\$200,000+	36 2.10%	308 2.28%	811 2.68%	
<b>2016 Avg Household Income</b>	<b>\$63,070</b>	<b>\$65,918</b>	<b>\$68,279</b>	
<b>2016 Med Household Income</b>	<b>\$48,406</b>	<b>\$51,276</b>	<b>\$53,341</b>	
<b>2016 Occupied Housing</b>	<b>1,718</b>	<b>13,503</b>	<b>30,300</b>	
Owner Occupied	1,207 70.26%	10,144 75.12%	23,106 76.26%	
Renter Occupied	511 29.74%	3,359 24.88%	7,194 23.74%	
<b>2010 Housing Units</b>	<b>1,622</b>	<b>12,833</b>	<b>29,348</b>	
1 Unit	1,267 78.11%	11,067 86.24%	25,070 85.42%	
2 - 4 Units	62 3.82%	769 5.99%	1,602 5.46%	
5 - 19 Units	230 14.18%	546 4.25%	1,563 5.33%	
20+ Units	63 3.88%	451 3.51%	1,113 3.79%	
<b>2016 Housing Value</b>	<b>1,206</b>	<b>10,144</b>	<b>23,106</b>	
<\$100,000	255 21.14%	1,865 18.39%	4,296 18.59%	
\$100,000 - \$200,000	754 62.52%	5,643 55.63%	11,737 50.80%	
\$200,000 - \$300,000	184 15.26%	1,897 18.70%	4,901 21.21%	
\$300,000 - \$400,000	13 1.08%	565 5.57%	1,503 6.50%	
\$400,000 - \$500,000	0 0.00%	57 0.56%	227 0.98%	
\$500,000 - \$1,000,000	0 0.00%	77 0.76%	353 1.53%	
\$1,000,000+	0 0.00%	40 0.39%	89 0.39%	
<b>2016 Median Home Value</b>	<b>\$146,153</b>	<b>\$156,831</b>	<b>\$161,829</b>	
<b>2016 Housing Units by Yr Built</b>	<b>1,821</b>	<b>14,216</b>	<b>32,110</b>	
Built 2010+	11 0.60%	348 2.45%	852 2.65%	
Built 2000 - 2010	278 15.27%	1,627 11.44%	4,774 14.87%	
Built 1990 - 1999	186 10.21%	1,908 13.42%	5,741 17.88%	
Built 1980 - 1989	413 22.68%	3,454 24.30%	7,242 22.55%	
Built 1970 - 1979	663 36.41%	4,270 30.04%	7,454 23.21%	
Built 1960 - 1969	218 11.97%	1,801 12.67%	3,684 11.47%	
Built 1950 - 1959	32 1.76%	475 3.34%	1,429 4.45%	
Built <1949	20 1.10%	333 2.34%	934 2.91%	
<b>2016 Median Year Built</b>	<b>1979</b>	<b>1980</b>	<b>1983</b>	

# Traffic Count Report

61025 Highway 11, Slidell, LA 70458

Building Type: Industrial  
 RBA: 104,500 SF  
 Land Area: 14.31 AC  
 Total Available: 0 SF  
 Warehouse Avail: -  
 Office Avail: -  
 % Leased: 0%  
 Rent/SF/Yr: -



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Country Club Blvd	Cheryl Dr	0.02 E	2015	1,143	MPSI	.89
2 I-12	Hwy 1091	0.45 E	2012	50,962	MPSI	.92
3 I-12	Robert Blvd	0.45 E	2015	63,990	MPSI	.92
4 I-12	Robert Blvd	0.46 E	2010	53,048	MPSI	.93
5 Country Club Blvd	Cheryl Dr	0.03 W	2015	1,772	MPSI	.94
6 Cheryl Dr	Margon Ct	0.03 S	2015	156	MPSI	.94

# Consumer Spending Report

61025 Highway 11, Slidell, LA 70458

Building Type: **Industrial**  
 RBA: **104,500 SF**  
 Land Area: **14.31 AC**  
 Total Available: **0 SF**  
 Warehouse Avail: -  
 Office Avail: -  
 % Leased: **0%**  
 Rent/SF/Yr: -



2016 Annual Spending (\$000s)	1 Mile	3 Mile	5 Mile
<b>Total Specified Consumer Spending</b>	<b>\$43,429</b>	<b>\$356,728</b>	<b>\$819,866</b>
<b>Total Apparel</b>	<b>\$2,483</b>	<b>\$20,207</b>	<b>\$46,529</b>
Women's Apparel	966	7,976	18,285
Men's Apparel	510	4,227	9,748
Girl's Apparel	206	1,612	3,761
Boy's Apparel	140	1,106	2,601
Infant Apparel	115	892	2,071
Footwear	546	4,393	10,062
<b>Total Entertainment &amp; Hobbies</b>	<b>\$3,353</b>	<b>\$27,543</b>	<b>\$63,001</b>
Entertainment	477	4,091	9,749
Audio & Visual Equipment/Service	1,703	13,672	31,150
Reading Materials	133	1,137	2,530
Pets, Toys, & Hobbies	1,040	8,643	19,573
<b>Total Food and Alcohol</b>	<b>\$11,229</b>	<b>\$90,697</b>	<b>\$206,638</b>
Food At Home	6,398	51,444	116,604
Food Away From Home	4,174	33,866	77,797
Alcoholic Beverages	657	5,387	12,237
<b>Total Household</b>	<b>\$5,589</b>	<b>\$46,995</b>	<b>\$108,781</b>
House Maintenance & Repair	1,225	10,365	23,754
Household Equip & Furnishings	2,281	19,014	44,100
Household Operations	1,610	13,564	31,348
Housing Costs	472	4,052	9,578

## Consumer Spending Report

61025 Highway 11, Slidell, LA 70458

2016 Annual Spending (000s)	1 Mile	3 Mile	5 Mile
<b>Total Transportation/Maint.</b>	<b>\$12,696</b>	<b>\$104,710</b>	<b>\$243,636</b>
Vehicle Purchases	4,195	35,861	84,647
Gasoline	6,461	51,931	119,718
Vehicle Expenses	221	2,051	4,716
Transportation	557	4,665	11,027
Automotive Repair & Maintenance	1,261	10,203	23,528
<b>Total Health Care</b>	<b>\$2,402</b>	<b>\$20,019</b>	<b>\$44,346</b>
Medical Services	1,226	10,238	22,905
Prescription Drugs	956	7,968	17,409
Medical Supplies	220	1,812	4,033
<b>Total Education/Day Care</b>	<b>\$2,306</b>	<b>\$18,988</b>	<b>\$44,552</b>
Education	1,555	12,655	29,718
Fees & Admissions	751	6,334	14,835