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$2 Million Investment Expands Gulf South Commerce Park and Strengthens St. Tammany's Ability to Compete for Future Business Investment

The Northshore's next major business campus takes shape through FastSites

MANDEVILLE, La. - The St. Tammany Economic Development Corporation (STEDC), in partnership with Louisiana Economic Development (LED), Greater New Orleans, Inc. (GNO, Inc.), St. Tammany Parish Government and development partners, today celebrated a $2 million FastSites investment that will expand Gulf South Commerce Park and increase the amount of development-ready property available in St. Tammany Parish.

The investment will bring additional acreage within the park's 919-acre footprint into development-ready status, expanding the inventory of sites capable of supporting future manufacturing, distribution, and logistics projects.

"FastSites strengthens Gulf South Commerce Park's ability to compete for transformative projects and positions St. Tammany to attract new investment, quality jobs and long-term economic opportunity," President and CEO of St. Tammany Economic Development Corporation Russell Richardson said. "We're grateful to LED and our state legislators for this important investment."

As the Parish's economic development organization, STEDC works with public- and private-sector partners to strengthen St. Tammany's business environment, support existing businesses and position the Parish to compete for new investment. The FastSites award demonstrates the value of regional collaboration and the importance of preparing sites before prospective businesses arrive.

"Companies doing logistics work need facilities they can occupy immediately, not sites they have to wait years to develop," President and CEO of Greater New Orleans, Inc. Michael Hecht said. "The vision to develop this spec building puts St. Tammany Parish in a position to compete for that business the moment it comes looking, rather than starting the clock after a company has already chosen another location. That alignment with LED and the state Legislature, who together created and funded the Fast Sites program, makes that kind of readiness possible."

Gulf South Commerce Park is strategically positioned along the Interstate 12 corridor in Mandeville, providing businesses with access to the Northshore, the Greater New Orleans region and markets throughout the Gulf South. Its large-scale contiguous acreage provides flexibility for build-to-suit, speculative and campus-style development, while access to electricity, water, and sewer capacity, fiber and natural gas infrastructure, supports the needs of prospective employers.
With comprehensive zoning and development entitlements already in place, the Fast Sites investment further enhances the park's development readiness and gives St. Tammany another resource to compete for projects that require speed, scale and certainty.

"What we're seeing across Louisiana, and now at Gulf South Commerce Park, is growing confidence in our markets and a willingness to invest ahead of demand," LED Secretary Susan B. Bourgeois said. "FastSites helps us meet that confidence with action by preparing more space for companies to grow and giving the Northshore another competitive platform for investment and job creation."

The expanded site inventory complements St. Tammany Parish's broader economic development assets, including its growing workforce, strategic location, quality of life and established business community. Together, these resources provide a strong foundation for continued business attraction, expansion and investment across the Parish.

"St. Tammany Parish has emerged as one of Louisiana's fastest-growing business markets, supported by a skilled workforce and continued growth in manufacturing output," Blue Steel Development Executive Vice President of Investments Matt Hubert said. "With sustained tenant demand meeting limited supply, Steel 12 represents a rare opportunity to deliver institutional-quality space to the region's most demanding logistics and manufacturing users. The FastSites investment is central to that opportunity by enhancing Gulf South Commerce Park's development readiness, shortening project timelines, and giving prospective tenants the confidence of fully vetted, construction-ready sites."

Private investment is already taking shape at Gulf South Commerce Park. Blue Steel Development are constructing Steel 12 @ Gulf South Commerce Park, a 200,555-square-foot Class A distribution designed for manufacturing, distribution and logistics users. The project represents the first vertical development within the fully entitled campus, with construction scheduled for completion in early 2027.

The continued development of Gulf South Commerce Park provides St. Tammany with greater capacity to pursue projects that can bring new investment and employment opportunities to the Parish while complementing the growth of existing businesses.

"The Northshore's continued growth gives us an opportunity to compete for an even broader range of projects," Louisiana State Sen. Patrick McMath said. "Expanding the amount of available property at Gulf South Commerce Park gives St. Tammany Parish more room to pursue larger investments and create new economic opportunities for our communities."

"This investment gives St. Tammany Parish more room to grow alongside the businesses choosing the Northshore," Louisiana State Rep. Jay Galle said. "By expanding the inventory of development-ready property, we are creating more opportunities for new employers, new investment and long-term economic growth."

The site-readiness work will be coordinated with ongoing development at the park and is expected to be completed by the end of 2028. The expansion represents a continued investment in the infrastructure and resources needed to support St. Tammany's long-term economic growth.

"Gulf South Commerce Park represents an important opportunity for St. Tammany to build on the infrastructure investments we've made to support economic development," St. Tammany Parish President Mike Cooper said. "Our Parish's economic future is bolstered by preparing for the opportunities ahead, and this FastSites funding gives us the tools to attract the businesses, investments and jobs of tomorrow."

The $2 million FastSites investment is part of Louisiana's Site Investment and Infrastructure Improvement Fund, a revolving investment program designed to accelerate site readiness and help communities compete for economic development projects. Repayment is scheduled to begin in fall 2027, with the full $2 million expected to be returned by 2031, allowing the state to reinvest those funds into future site and infrastructure projects.

The Louisiana Legislature recently appropriated an additional $50 million to FastSites, bringing the Site Investment and Infrastructure Improvement Fund to $200 million. The program's next application round is expected to open in October, providing additional opportunities to advance site and infrastructure projects throughout Louisiana.

About FastSites

FastSites is a Louisiana Economic Development initiative designed to transform land and existing infrastructure into project-ready sites that position Louisiana to compete for new economic development opportunities. Backed by the $200 million Site Investment and Infrastructure Fund created by Act 365 of the 2025 Regular Legislative Session, FastSites supports proactive site development by investing in infrastructure, due diligence and other readiness activities that reduce time, risk and cost for future projects.

About St. Tammany Economic Development Corporation

As the economic development organization for St. Tammany, St. Tammany Economic Development Corporation (St. Tammany EDC) serves as the comprehensive resource center for business services throughout the parish. St. Tammany EDC's services include business retention, site selection, workforce development, research and data services, state and local incentives, business attraction, talent retention, certified site development, relocation support and marketing St. Tammany. Since the organization's launch in 2018, St. Tammany EDC has facilitated business expansion and attraction announcements representing more than $437.48 million in capital investment and 3,335 new and retained jobs in St. Tammany Parish. For more information about St. Tammany EDC, visit sttammanyedc.org.

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