



Colliers

NORTHSHERE SQUARE REDEVELOPMENT OPPORTUNITY

November 10, 2025

Final Report

INCLUDING MARKET SOUNDING, PUBLIC ENGAGEMENT,
AND OPTIONS EVALUATION FINDINGS

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**St. Tammany Economic
Development Corporation**

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PRIVATE-SECTOR
MARKET SOUNDING

“What We Heard” Report

Summary of private-sector market sounding key findings pertaining to the economic and community development opportunity presented with repurposing Northshore Square Mall.

Presented to:
St. Tammany Economic
Development Corporation

Presented by:
Colliers



Project Background

Colliers has been tasked by the City of Slidell to work with the St. Tammany Economic Development Corporation (STEDC) to explore the redevelopment opportunities for the Northshore Square Mall site.

The scope of the project includes identifying strategies to repurpose the site in a manner that would stimulate the local economy, diversify the tax base, and introduce more quality jobs to the area. As a part of identifying these opportunities, Colliers is using engagement as a tool to ensure a diverse range of opportunities are being considered by getting input from stakeholders both publicly and in private sectors.



Site & Opportunity

Northshore Square Mall is a predominantly vacant retail building. The site is generating nominal tax revenue due to the significant lack of business activity currently. The site is large (approximately 54 acres) which affords it the potential to introduce a mix of uses as well. It is well positioned with a number of assets. Some key assets of the site highlighted for the purpose of the discussions held during engagement work included:

- Excellent Interstate Exposure and Access
- Adjacent Hotels, Retailers, and Restaurants
- Existing Infrastructure
- Robust Economic Development Environment
- Affluent, Rapidly Growing Population
- Increased Investment in Logistics

Engagement Overview

Colliers completed a fulsome market sounding exercise. This consisted of extensive outreach to industry expert contacts that were gathered by both the Colliers team and the STEDC team. These experts ranged in areas of expertise, including manufacturing, shipping/distribution/warehousing, education, defence, site engineering and infrastructure, health care, tourism, and federal- and state-level economic development, among others. Interviews were conducted based on interview guides, attached as an appendix to this report.

In addition to this private-sector engagement, a public engagement and community input event was also held in August 2025. Together, these two engagement exercises help ensure that the opportunity for the site is guided and informed by a range of expertise areas.

Market Sounding Overview

A crucial component in determining the redevelopment opportunity at the Northshore Square Mall site is understanding what market opportunities are available for the site.



Interviewees

34

Shared their professional expertise to inform the future use of the site, but also shared their personal vision for the site as residents of St. Tammany or Southern Louisiana.



Sectors

13

The variety of interviewees provided a wide range of perspectives on the future of the site.



Discussion Hours

300+

Ample time was dedicated to listening to these private sector experts to extract real-world insights.

Sample Questions

Q: What do you see as some of Slidell's main **competitive advantages** that can be marketed to spur development?

Q: What **real estate challenges** is your company facing? Could these be addressed in Slidell?

Q: What drives your **site selection** process?

Q: What is your '**blue-sky**' vision for the site? How realistic or far-fetched is that?

See the full Interview Guide in the appendix for more questions.

Interviewed Entities

- Slidell Mayor
- Slidell City Council
- Northshore Business Council Members
- St. Tammany Parish Tourism Commission
- Louisiana Economic Development
- State Representatives
- Slidell Memorial Hospital
- St. Tammany Parish Hospital
- Northshore Technical Community College
- Southeastern Louisiana University
- PortNOLA / Louisiana International Terminal
- In-Telcom
- JV Burkes
- Chevron
- Textron
- Gulf States Real Estate Services
- Colliers National Leads
- CLECO
- Scannell
- Morguard

Key Themes – Goals & Priorities

Market feedback highlighted a wide range of potential uses for the site; however, some key, overarching themes were identified, shown below.

Existing Servicing = Cost Savings

The modern servicing and infrastructure of the site can make redevelopment a more viable option than greenfield development.

Scale of Site = Multiple Opportunities

The large scale of the site opens opportunities to have mixed uses, rather than the single-use enclosed mall use, which it was originally designed to be. Multiple uses increase economic resiliency.

Central Location within the Parish

The site is well-positioned within St. Tammany Parish to serve Slidell and Pearl River, but also Covington and Mandeville.

Highway Access is Key for Port-related Logistics

The existing highway access and relative proximity to the I-10 allow for easy and quick access to industrial areas in New Orleans East, particularly the new Louisiana International Terminal and the increased activity around this new piece of infrastructure, as well as Gulfport in Mississippi. This site has some of the best logistics access of any large-scale sites in the region.

Job Creation

This site has an inherent ability to add high-quality, high-paying jobs to Slidell and St. Tammany Parish. These jobs were often seen as a net positive, as there is very little employment activity on the site today.

Tax Base Benefit

Introducing a new use that generates tax revenue would reduce the burden on the existing ratepayers, as well as offer a more diversified tax base.

Post-Secondary Graduate Pipeline

It was noted by both education groups and private industries that this site could be suitable to create stronger connections between post-secondary faculties and specific industries in the area, either on the site or nearby. The recent investment in STEM programs at Southeastern Louisiana University indicates the demand for more technology-focused enrollment and graduates.

Economic Multiplier

We heard that there would be a preference from the community to strive for a redevelopment of the site that has a positive economic impact on a broader scale throughout the community.

Self-Sustaining

Mentioned was the need for the site to not be propped up by municipal funding and to instead consist of a use that can be financially self-sustaining.

Forward-thinking and Long-term Viability

Introducing a use that will be operational for decades, something that could draw in significant investment that will have long-lasting positive impacts for the community.

These goals and priorities have been taken into consideration by the Colliers team to inform the evaluation criteria of the potential uses. Ensuring that the uses suggested by industry leaders align with these broader goals and priorities for the site helps to distill the uses that can be taken forward to the next stages of evaluation for viability and development feasibility.

Key Themes - Uses

Different uses and opportunities for the Northshore Square Mall site were raised during the market sounding interviews and have been listed here for consideration.



Distribution and Logistics Center

A building that maximizes the site's interstate access while providing employment could transform the site. This would require ample loading docks and high clear building height.



Warehousing and Storage

This use is similar to distribution and logistics, but the building is designed to store goods for longer. This building footprint could be slightly larger than a distribution center.



Light Manufacturing

This is an employment-intensive use, expanding St. Tammany's value-added manufacturing sector. This use would heavily benefit from nearby supply chain hubs, including the future LIT.



Event Center (Sports and Conferences)

A large building that could accommodate sports tournaments, conferences, and large community events would fill the often-noted gap in available event space with a footprint larger than 200,000 SF.



Healthcare Campus

A healthcare campus could centralize outpatient services and clinics across St. Tammany Parish. Centralization allows operators to gain efficiencies, particularly in logistics activities and patient transfers.



Art & Film Space

Converting the space to movie production stages and facilities was raised as an option, but would likely need to be incentivized to bring more production back to Louisiana.

Key Themes - Uses

Market input included a wide range of potential uses, which could be combined into a mixed-use development to maximize the usage of the site.



Post-Secondary Institution

Additional post-secondary institution space could be created on the site to augment the industrial activities, aligning training and education with real-world employment opportunities and practical training.



Cold Storage

Cold storage is similar to distribution and logistics, but requires more electrical capacity and resiliency to keep temperatures consistently cold.



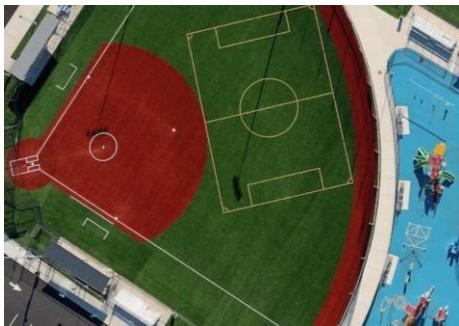
Data Center

Data centers were raised as an option. While the site does have the electrical capacity to attract a data center, these uses are often attracted to areas of Louisiana with in-parish power generation.



Indoor Waterpark

This use was noted by industry and community members, indicating there would be demand for an indoor, all-season, family-friendly space similar to Great Wolf Lodge.



Outdoor Sports Campus

The scale of the site could potentially fit an outdoor sports campus, but this may be more suitable for other areas in St. Tammany Parish that are closer to residential areas.

These options could either utilize the entire site or be combined into a mixed-use campus on the site. For the purpose of ensuring a thorough list of recommendations from the market was taken into consideration, a comprehensive selection of uses is summarized here. In the subsequent pages, these uses will be evaluated for viability as a unique use.

These uses were discussed based on a site size of 54 acres. The combination or configuration of uses may be subject to change based on any site size changes.

Viability Criteria

Any future use and redevelopment suggestions for the Northshore Square Mall site need to be evaluated against crucial criteria that will inform the realistic feasibility of the opportunity.

Criteria & Ranking Methodology

Market Competition

1. Established competition and no available market demand
2. Moderate demand available, moderate established competition
3. Sufficient demand is available for the introduction of a new or additional given use

Financial Sustainability

1. Relies entirely on public funding support
2. Requires some public funding, but is also capable of generating revenue
3. Is fully self-sufficient financially, with revenue generation covering all costs

Vibrant & Active

1. Only used and occupied for fewer than 5 days a week
2. Occupied and in use 5 or more days, but not consistently from morning to night
3. Actively occupied and in use 5 or more days a week and through the weekend

Employment & Income Generation

1. Creates a nominal amount of low-paying jobs
2. Creates many low-paying jobs or a nominal amount of high-paying jobs
3. Creates many high-paying and high-quality jobs

Community Serving & Public Good

1. Does not fulfill any community serving purposes
2. Is community serving but lacks full inclusivity
3. Is community serving, family-oriented, child-friendly, and an inclusive space

Economic Multiplier

1. Does not create a broader economic impact
2. Sparks a nominal amount of additional economic spending and a positive impact on proximal businesses
3. Introduces substantial economic stimulus and fiscal benefits for broader businesses

Tax Base Contribution

1. Nominal tax revenue generation
2. Moderate tax revenue generation
3. Substantial tax revenue generation

Longevity & Resilience

1. A short-term or 'fad' use
2. A medium-term use with purpose-built building, potentially requiring redevelopment in the future
3. Adaptable use and space that can fit a variety of future uses, making it more resilient to market fluctuations

Site Compatibility

1. Does not require the assets of the site, more suitable elsewhere
2. Utilizes the assets of the site to a moderate extent
3. Maximizes the assets of the site to their full capacity and aligns with the opportunity for this site more specifically than other available sites in the City of Slidell

These criteria were applied consistently across the options raised during public engagement and the options raised in market sounding interviews.

Viability Evaluation

Colliers ranked the opportunities brought forward in the market sounding interviews with members of the business, administration, and industrial sectors.

	Distribution / Logistics Center	Warehousing / Storage	Light Manufacturing	Event Center (Sports and Conferences)	Healthcare Campus
Market Competition	2	2	1	3	1
Employment & Income Generation	2	2	3	3	3
Tax Base Contribution	2	2	3	2	1
Financial Sustainability	3	3	3	2	3
Community Serving & Public Good	1	1	1	3	3
Longevity & Resilience	3	3	2	3	2
Vibrant & Active	2	2	2	3	3
Economic Multiplier	3	3	3	2	2
Site Compatibility	3	2	3	2	2
Total Score	21	20	21	23	20

Event Center ranked number one across all the uses provided at both the market sounding interviews and the Community Input Meeting.

Viability Evaluation

Colliers ranked the opportunities brought forward in the market sounding interviews with members of the business, administration, and industrial sectors.

	Art & Film Space	Post-Secondary Institution	Cold Storage	Data Center	Indoor Waterpark	Outdoor Sports Campus
Market Competition	1	2	2	3	2	1
Employment & Income Generation	2	3	2	1	1	1
Tax Base Contribution	2	2	2	1	2	1
Financial Sustainability	1	3	3	3	2	1
Community Serving & Public Good	1	3	1	1	2	3
Longevity & Resilience	1	3	3	2	1	2
Vibrant & Active	1	3	2	1	2	3
Economic Multiplier	2	2	2	1	1	1
Site Compatibility	1	1	2	1	3	1
Total Score	12	22	19	14	16	14

Viability Review

From the recommended uses provided, the following four options ranked highest in terms of potential viability. Colliers will explore more detailed viability, including cost, revenue, and built-form compatibility with the site.

1. Event Center

This use, while potentially not vibrant during working hours on weekdays, could result in a building that is multi-functional and community-serving in a broader sense. If built in a way that could suit a range of uses (e.g. concerts, conferences, sporting events, etc.), redeveloping the mall into an event center could have a stronger positive impact on the community.

2. Distribution / Logistics Center

In the market sounding interviews, distribution and logistics were often cited as a necessity to improving supply chain operations across southern Louisiana and maximizing the benefits of the new LIT, while also maximizing the site's inherent qualities. The viability testing of this use will consider the site layout of loading and parking requirements, while would heavily influence the ability for an at-scale use to be integrated with other uses.

3. Light Manufacturing

This use scored highly based on the capacity to add secure, high-paying employment to St. Tammany Parish while also utilizing the interstate access to the site. Moreover, the redevelopment of this site into light manufacturing builds on the existing infrastructure of the site, which is not typically available for greenfield development sites. Light manufacturing could occupy a smaller building footprint than a distribution center, but would require more parking space for employees.

4. Indoor Water Park

An indoor water park was highlighted in both the market sounding interviews and the Community Input Meeting. This indoor park could be used year-round, similar to Great Wolf Lodge and other examples throughout the southeastern United States. The viability testing of this use will be completed as a high-level analysis, as the construction of these uses is often completed by highly specialized groups.

In addition to these 4 options, Colliers will be exploring the viability of limited retail use of the site to compare these new uses to the continuation of existing uses.

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**PUBLIC COMMUNITY
ENGAGEMENT**

“What We Heard” Report

Summary of public community engagement key findings pertaining to the economic and community development opportunity presented with repurposing Northshore Square Mall.

Presented to:
St. Tammany Economic
Development Corporation

Presented by:
Colliers



Project Background

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Site & Opportunity

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- Excellent Interstate Exposure and Access
- Adjacent Hotels, Retailers, and Restaurants
- Existing Infrastructure
- Robust Economic Development Environment
- Affluent, Rapidly Growing Population
- Increased Investment in Logistics

Engagement Overview

The information gathered at the public engagement and community input event is one piece of a larger engagement mandate for this project. Public feedback is a component of the total input that the Colliers team is seeking to ensure that the opportunity for the site is guided and informed by local insight and expertise.

Colliers has also been meeting with experts in a range of potential uses for the site and industries. This has included experts in manufacturing, shipping/distribution/warehousing, educational, and tourism, amongst others.

Public Engagement Overview

A crucial component in determining the redevelopment opportunity at the Northshore Square Mall site is understanding what the community and residents envision and want for the site.



Community Input Meeting

On August 13th, 2025 St. Tammany Economic Development Corporation hosted a Community Input Session at the Slidell Municipal Auditorium with the objective To begin the engagement, a brief overview of the purpose of the meeting was provided. This was paired with a written overview of the site and its assets, as well as the opportunities being explored for the site at present. Colliers ensured the attendees were aware that redevelopment, with a different density and zoning, was the primary opportunity being explored, as opposed to repurposing the existing building. Once context was provided, the floor was open for attendees to share their visions and hopes for the site.



Attendees

75



Residents and business owners showed up to participate at the meeting.

Elected Officials

8



Including the Mayor of Slidell, and in addition to local government staff.

Media Representation

1



The New Orleans Advocate was in attendance and has reported on the event.

Key Themes – Goals & Priorities

The feedback from the community highlighted a wide range of potential uses for the site; however, some key, overarching themes were identified, shown below.

Multiple Uses

We heard from attendees that, since the site is large, where possible and depending on uses, multiple uses on the site should be considered.

Space for Kids and Families

Many speakers at the meeting highlighted a strong need for family spaces in the community, and specifically a need for spaces where youth can gather.

Job Creation

The potential for a new use to introduce more jobs to the community, and in particular, high-quality jobs that could bring in higher incomes.

Additionally, there was a desire for new employment opportunities that support young residents and kids to stay in the community to work rather than go elsewhere.

Tax Base Benefit

Introducing a use that generates tax would help to reduce the burden on the existing tax revenue sources as well as offer a tax base that is more diversified.

Economic Multiplier

We heard that there would be a preference from the community to strive for a redevelopment of the site that has positive economic impact on a broader scale through the community.

Self-Sustaining

Mentioned was the need for the site to not be propped up by municipal funding and to instead consist of a use that can be financially self-sustaining.

Forward-thinking and Long-term Viability

Introducing a use that will be operational for decades, something that could draw in significant investment that will have long-lasting positive impacts for the community.

These goal and priorities have been taken into consideration by the Colliers team to inform the evaluation criteria of the potential uses. Ensuring that the uses suggested by community align with these broader goals and priorities for the site helps to distill the uses that can be taken forward to next stages of evaluation for viability and development feasibility.

Key Themes - Uses

Different uses and opportunities for the Northshore Square Mall site were raised at the Community Input meeting and have been listed here for consideration.



Indoor Sports Center

A building that could attract tournaments and games that would attract a crowd that could potentially pay a ticket price for entry. The size of the facility could inform the radius and population that the facility could capture for events.



Disaster Response Center

A space that can be function, not as the primary use, as either a staging area or shelter in the event of an environmental disaster.



Event Center

The community shared that having a space that can host concerts, Mardi Gras balls, high school graduations, and a number of other events that currently can't find adequate space is desired.



Museum & Cultural Site

A new building that helps to inform on the history of the area and/or other cultural significance of St. Tammany Parish.



Arts & Film Space

Converting the space to movie production stages and facilities was raised as an option, with a specific note made with regard to the opportunity for Amazon to produce its film content for Prime Video on a site that is near its Amazon retail distribution center.



Indoor Water Park

Desire for an indoor playground, amusement park, or water park similar to Great Wolf Lodge

Key Themes - Uses

Different uses and opportunities for the Northshore Square Mall site were raised at the Community Input meeting and have been listed here for consideration.



Indoor Walking and Fitness

A community member noted the important role the mall played in providing a space for residents to walk in a climate-controlled environment. This was noted as being especially important for seniors who need to stay active and require a cool space to do so.



Indoor Youth Entertainment

Go-karting, indoor trampoline park, laser tag, escape rooms, and other businesses that offer recreational activities for kids and young adults that are in an air-conditioned space was brought up several times as a desired future use for the site.



Post-Secondary Education

Whether in the form of a technical college or other educational institution that provides advanced training, particularly for young adults as a means to encourage them to remain in Slidell to pursue higher education. It was also mentioned that this could potentially encourage industry to locate in Slidell in order to benefit from the trained employee base.

Several of the options brought forward by the community would not require the use of the full space available, and several options could be paired together. To ensure a thorough list of recommendations from the community were taken into consideration, a comprehensive selection of uses is summarized here. In the subsequent pages, these uses will be evaluated for viability as a unique use. In reality, there is an opportunity for several of these uses to be accomplished in a multi-purpose building. For example, a center that can host sports events would likely also be able to host concerts, as well as serve as an area for disaster relief.

These uses were discussed based on a site size of 54 acres. The combination or configuration of uses may be subject to change based on any site size changes.

Viability Criteria

Any future use and redevelopment suggestions for the Northshore Square Mall site need to be evaluated against crucial criteria that will inform the realistic feasibility of the opportunity.

Criteria & Ranking Methodology

Market Competition

1. Established competition and no available market demand
2. Moderate demand available, moderate established competition
3. Sufficient demand is available for the introduction of a new or additional given use

Financial Sustainability

1. Relies entirely on public funding support
2. Requires some public funding, but is also capable of generating revenue
3. Is fully self-sufficient financially, with revenue generation covering all costs

Vibrant & Active

1. Only used and occupied for fewer than 5 days a week
2. Occupied and in use 5 or more days, but not consistently from morning to night
3. Actively occupied and in use 5 or more days a week and through the weekend

Employment & Income Generation

1. Creates a nominal amount of low-paying jobs
2. Creates many low-paying jobs or a nominal amount of high-paying jobs
3. Creates many high-paying and high-quality jobs

Community Serving & Public Good

1. Does not fulfill any community serving purposes
2. Is community serving but lacks full inclusivity
3. Is community serving, family-oriented, child-friendly, and an inclusive space

Economic Multiplier

1. Does not create a broader economic impact
2. Sparks a nominal amount of additional economic spending and a positive impact on proximal businesses
3. Introduces substantial economic stimulus and fiscal benefits for broader businesses

Tax Base Contribution

1. Nominal tax revenue generation
2. Moderate tax revenue generation
3. Substantial tax revenue generation

Longevity & Resilience

1. A short-term or 'fad' use
2. A medium-term use with purpose-built building, potentially requiring redevelopment in the future
3. Adaptable use and space that can fit a variety of future uses, making it more resilient to market fluctuations

Site Compatibility

1. Does not require the assets of the site, more suitable elsewhere
2. Utilizes the assets of the site to a moderate extent
3. Maximizes the assets of the site to their full capacity and aligns with the opportunity for this site more specifically than other available sites in the City of Slidell

These criteria were applied consistently across the options raised during public engagement and the options raised in market sounding interviews.

Viability Evaluation

Colliers ranked the opportunities brought forward in the Community Input Meeting from members of the public against the Viability Criteria.

	Indoor Sports Center	Disaster Response Center	Event Center	Museum & Cultural Space	Art & Film Space
Market Competition	3	3	3	1	1
Employment & Income Generation	2	0	3	1	2
Tax Base Contribution	1	0	2	1	2
Financial Sustainability	2	0	2	1	1
Community Serving & Public Good	3	3	3	3	1
Longevity & Resilience	3	1	3	3	1
Vibrant & Active	3	0	3	2	1
Economic Multiplier	1	0	2	1	2
Site Compatibility	2	3	2	1	1
Total Score	20	10	23	14	12

Event Center ranked number one across all the uses provided at the Community Input Meeting

Viability Evaluation

Colliers ranked the opportunities brought forward in the Community Input Meeting from members of the public against the Viability Criteria.

	Indoor Water Park	Indoor Walking & Fitness	Indoor Youth Entertainment	Post-Secondary Education
Market Competition	2	1	3	2
Employment & Income Generation	1	1	2	3
Tax Base Contribution	2	1	2	2
Financial Sustainability	2	1	2	3
Community Serving & Public Good	2	3	3	3
Longevity & Resilience	1	1	3	3
Vibrant & Active	2	2	2	3
Economic Multiplier	1	1	1	2
Site Compatibility	3	1	1	1
Total Score	16	12	19	22

Viability Review

From the recommended uses provided, the following options ranked highest in terms of potential viability. Colliers will explore more detailed viability, including cost, revenue, and built-form compatibility with the site.

1. Event Center

This use, while potentially not vibrant during working hours on weekdays, could result in a building that is multi-functional and community-serving in a broader sense. If built in a way that could suit a range of uses (e.g. concerts, conferences, sporting events, etc.), redeveloping the mall into an event center could have a stronger positive impact on the community.

2. Indoor Sports Center

While there is an opportunity for sports uses to be accommodated within a multi-functional event center, a purpose-built sports center with dedicated space for competition and training could better position the site to attract training camps, tournaments, and regular season games. Much of the opportunity could be informed by how specifically geared towards one sport in particular the site became, or how general and flexible it is designed to be.

3. Indoor Youth Entertainment

Similar to introducing a sporting center to the site, creating a center that offers youth entertainment could potentially be incorporated within the same building that serves as an event center. With no specific type of entertainment in mind, it is difficult to determine how best to use the site for this purpose, which would also impact the financial feasibility for this use. As such, Colliers will explore this opportunity at a high level.

These options will be further testing for viability in more detail, along with the options presented to the Colliers project team by market sounding with industry experts and stakeholders in the community.

NORTHSHERE SQUARE
REDEVELOPMENT OPPORTUNITY

Options Evaluation **FINAL REPORT**

Assessment of the redevelopment options of the Northshore Square, including high-level costing assumptions and economic impacts of each option.

Presented to:
St. Tammany Economic
Development Corporation

Presented by:
Colliers

November 7, 2025



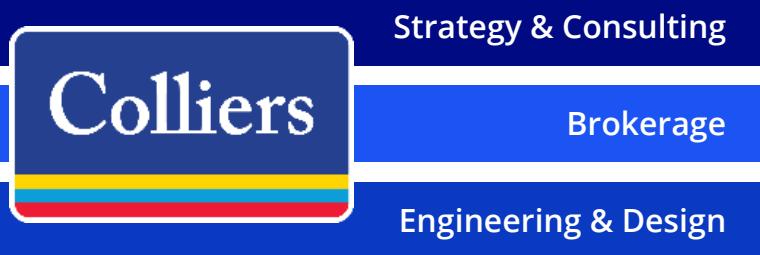
Introduction

Colliers was tasked by the City of Slidell to work with the St. Tammany Economic Development Corporation (STEDC) to explore the redevelopment opportunities for the Northshore Square Mall site (the site).

Colliers conducted market sounding, public engagement, options viability analysis, and test fitting for a range of opportunities and uses for the site.

Colliers Background

To support this project, Colliers brought together experts in land economics, urban planning, and architecture from across North America to work with the local brokerage office. Colliers has been providing real estate advisory services to public sector clients for more than 30 years, creating developments, generating strategies, supporting growth and fostering innovation through highly specialized services and a holistic approach.



Bringing together these specialties all in-house has secured a smooth and high-quality project delivery.

Additionally, this multi-disciplinary approach has guided the project with market alignment and financial feasibility in mind. This has helped to ensure that the findings and recommendations of this project have a strong chance of being executed and realized.

This project serves to better inform the City of Slidell of opportunities to purchase a portion of the site, or encourage a new user or developer to make the purchase, with the outcome being enhanced activation of the site.

	Countries	70
	Offices	580
	Professionals	24,000
	Brokerage Producers	5,400
	SF Managed	2B
	Lease / Sale Transactions	46,000
	Transaction Value (US\$)	\$116B
	Assets Under Management	\$100B

Project Background

Site & Opportunity

Northshore Square Mall is a predominantly vacant retail building. The site is generating nominal tax revenue due to the significant lack of business activity currently. The site is large (approximately 54 acres) which affords it the potential to introduce a mix of uses as well. It is well positioned with a number of assets. Some key assets of the site include:

- Excellent Interstate Exposure and Access
- Adjacent Hotels, Retailers, and Restaurants
- Existing Infrastructure
- Robust Economic Development Environment
- Affluent, Rapidly Growing Population
- Increased Investment in Logistics



Project Overview

Colliers completed a fulsome market sounding exercise speaking with industry experts in various fields, including manufacturing, shipping/distribution/warehousing, education, defense, as well as public engagement and engagement with City councilors. This work identified a number of uses and opportunities for consideration.

The Colliers team then evaluated the options against a number of criteria that were also identified as priorities from engagement and market sounding findings.

From this evaluation process, the opportunities viable for the site were distilled to four:

1. Event Center
2. Distribution/Logistics Center
3. Light Manufacturing
4. Logistics + Retail Hub

These options were then test-fitted to the site which entailed delineating the space required to serve the identified use, as well as placing the accessory uses such as parking on the site.

The analysis and high-level evaluation of each option is contained within this report.

Options Overview

The following 4 options were raised during the public and private engagement sessions, each with different implications on employment, taxation, and community building for the redevelopment of the Site.

1. Event Center

This use, while potentially not vibrant during working hours on weekdays, could result in a building that is multi-functional and community-serving in a broader sense. If built in a way that could suit a range of uses (e.g., concerts, conferences, sporting events, graduations, etc.), redeveloping the mall into an event center could have a stronger positive impact on the community.

2. Distribution / Logistics Center

In the market sounding interviews, distribution and logistics were often cited as a necessity to improving supply chain operations across southern Louisiana and maximizing the benefits of the new LIT, while also maximizing the site's inherent qualities. The viability testing of this use will consider the site layout of loading and parking requirements, while would heavily influence the ability for an at-scale use to be integrated with other uses.

3. Light Manufacturing

This was prioritized based on the capacity to add secure, high-paying employment to St. Tammany Parish while also utilizing the interstate access to the site. Moreover, the redevelopment of this site into light manufacturing builds on the existing infrastructure of the site, which is not typically available for greenfield development sites.

4. Logistics + Retail Hub

Revitalizing the retail use of the Site was identified as an option in both the public and private engagements, but a retail-mix of uses would be challenging to lease in today's market. Therefore, this use has been combined with logistics uses to bring more resiliency to the Site. While the public engagement often noted the desire to repurpose the existing enclosed mall, private sector market soundings confirmed that the cost of adaptive reuse would far outweigh the highest achievable retail rents.

Options Assumptions

The assumptions below are a collection of assumptions that influence each option that will be evaluated. Any additional option-specific assumptions will be noted in the following pages.

Site Area Assumptions

- During the engagement process, the site size was assumed to be 54 acres. Emerging information has determined that the true site size is smaller due to the potential transactions of key parcels (Mervyns and JCPenney parcels). Therefore, this Options Evaluation uses the assumption of a 41-acre site size.

Site Ownership Assumptions

- The Dillard's Clearance Center parcel will remain under existing ownership and is not included in the redevelopment options.
- The Self-Storage parcel is assumed to be acquired by the ultimate development group, either a public entity or a private developer.
- The Olive Garden parcel will remain under existing ownership and is not included in the redevelopment options.

Land Use Assumptions

- The options assessed in this study may be implemented in combination, such as the mix of logistics facilities with limited retail.
- The potential mix of uses has become more defined based on which parcels are likely to remain as retail (Mervyn's, JCPenney, and Dillard's Clearance Center). Future redevelopment is assumed to complement the existing retail operations that are expected to continue long-term.
- Zoning is not considered a current constraint. It is assumed that zoning would be amended to support the most viable use.

Agreement and Access Assumptions

- Any existing Reciprocal Easement Agreement (REA) would be renegotiated or superseded as part of redevelopment.
- Site access will be maintained under new development conditions. Without this assumption, the redevelopment possibility would be severely hindered.

Financial and Policy Assumptions

- Expanding the Economic Development District (EDD) is assumed to be the most viable approach to offset potential acquisition costs if the City or public entity were to purchase the Site.
- Additional Local, State, or Federal incentives could be leveraged if a need for this support can be demonstrated.
- The costs and revenue assumptions contained herein are generalized. These figures are based on market trends actively collected by Colliers, as well as market sounding interviews, rather than utilizing a detailed building-level analysis.

Infrastructure & Environmental Condition Assumptions

- Infrastructure upgrades and requirements have not been included in this evaluation. The Site is assumed to be well-serviced for redevelopment.
- No environmental remediation is currently expected based on past uses and available evidence.

Construction and Reuse Assumptions

- Demolition costs have not been accounted for. Each redevelopment option does require the demolition of the balance of the existing enclosed mall and the Self-Storage parcel.
- The potential reuse of materials can be explored as part of the future design and demolition planning exercise.

Other Considerations and Assumptions

- The high-level revenue assumptions provided in this analysis utilizes triple-net leases (NNN Lease), where the tenant is responsible for all operating expenses associated with the property in addition to base rent.

Section 1

Options Analysis

Event Center Overview

There is latent demand across St. Tammany Parish for large-scale, flexible event space. This demand is currently unmet, bolstering the business case for a purpose-built facility.

Reasoning for Evaluation

The option of an Event Center was raised often throughout both the public and private engagements. Public sentiment noted the gap in social infrastructure, spaces where the community can meet for a variety of activities, could be met by a thoughtfully designed Event Center.

Design Considerations

To accommodate the wide array of intended uses, the Event Center facility would need to be designed with **flexibility** in mind. This could mean large-span demisable spaces for conferences, sports facilities suitable for multiple indoor sports and tournaments, and AV/tech infrastructure to host graduation ceremonies and performances. This versatility means the space can be used by all, ensuring maximum utility for the broader community.

To meet the regional demand for graduation ceremony space, **retractable seating** and **indoor/outdoor staging** and photography space should be integrated in the building design. For larger events, an outdoor staging area can expedite the entry and exit processes, minimizing bottlenecks and traffic rushes.

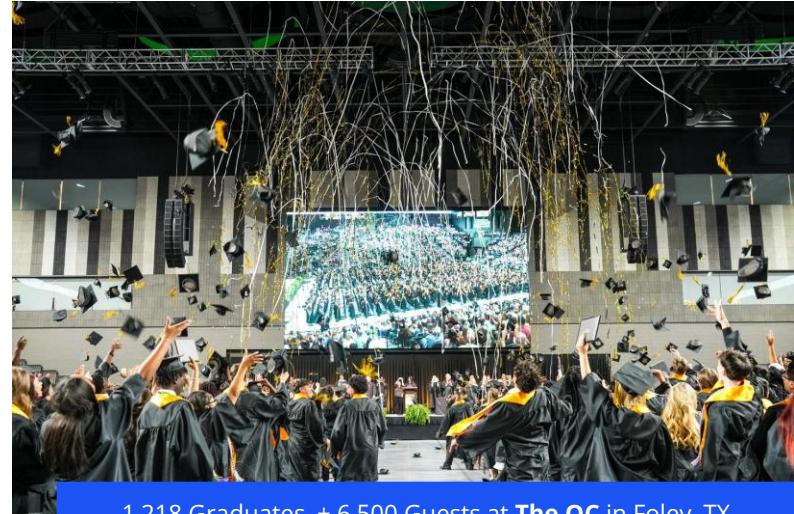
Potential Economic Impacts

While this redevelopment option may not directly contribute a high concentration of high-paying, long-term jobs, addressing the gap in community and social infrastructure in St. Tammany Parish can bring indirect economic benefits. Providing spaces for the community to meet, showcase their activities, and celebrate the St. Tammany Parish residents can strengthen the sense of community. Moreover, an Event Center would support retail, restaurants, and hotels across the entire region. This support bolsters the existing commercial uses, but also helps create a stronger business case for additional uses, especially hotel uses near the Event Center.

Comparable Projects

The OC in Foley, Texas has an event capacity for 7,500 people across the ~170,000 SF footprint of the building, built for graduations and sporting events.

NRG Arena in Houston contains demisable event space and a designated arena across 200,000 SF of their facility. This facility does benefit from adjacent sporting events at NRG Stadium and conference events at NRG Center.



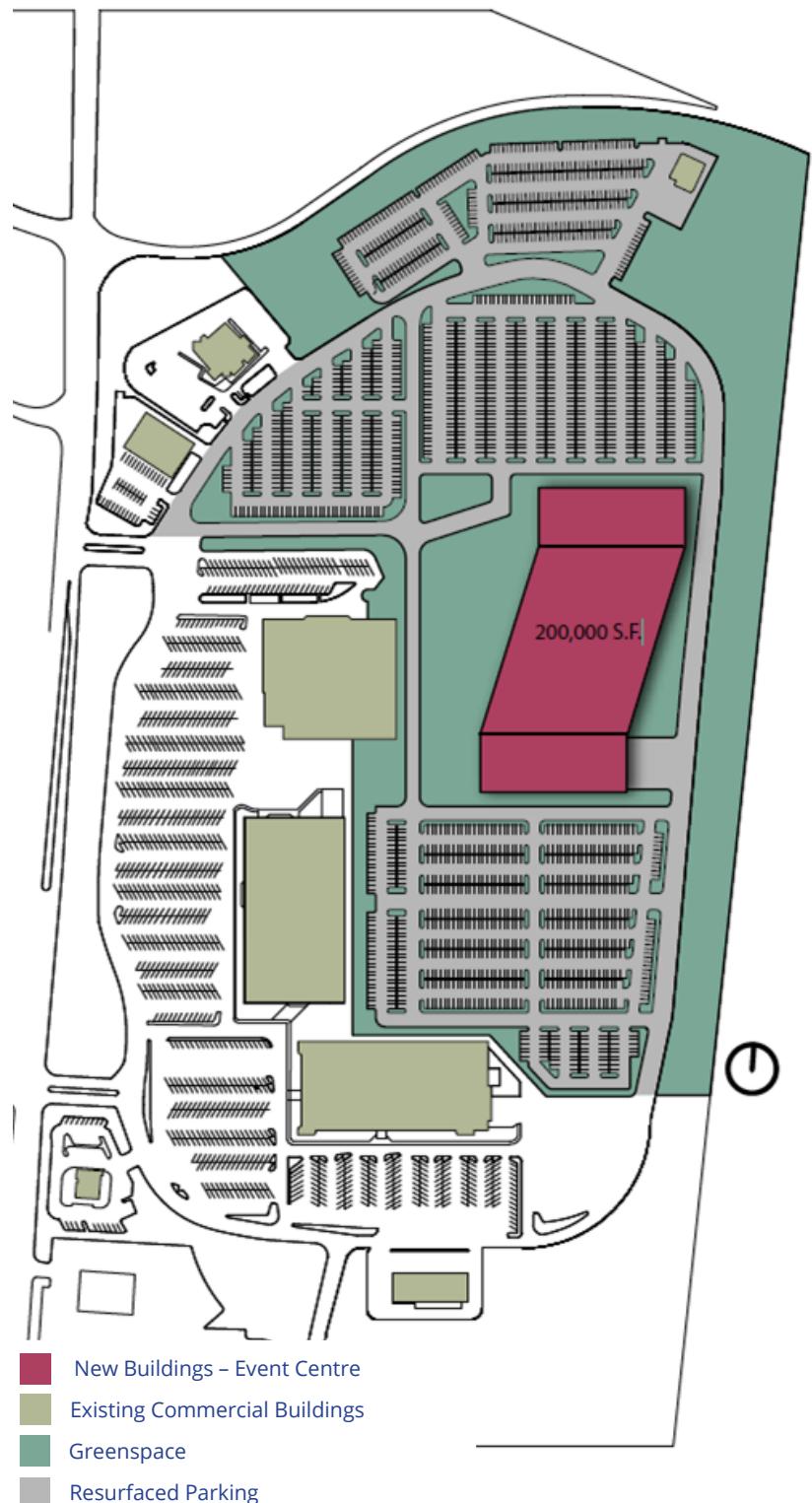
Range of Events Hosted at this Facility:

- Graduations
- Sporting Events
- E-Gaming Tournaments
- Youth Events
- Conferences
- Conventions
- Trade Shows
- Mardi Gras Balls
- Religious Events
- Concerts
- Broadway-Caliber Performances

Event Center Feasibility

An Event Center would bring community and social benefit to St. Tammany Parish with a financial goal of becoming revenue-neutral or better.

Building Area	200,000 SF
Building Height	100 ft. at peak
Parking Requirements	~2,000
High-Level Costing Assumptions	\$650 - \$1,270 per SF
High-Level Revenue Assumptions	<p>We recommend exploring revenue assumptions with an event center operators who can provide design/ build/operation services for this Event Center on behalf of STP or the City of Slidell.</p> <p>The goal would be to develop and operate a facility that is revenue-neutral or better, but would create a much more lasting impact socially and economically for the surrounding communities.</p>
Financing Options	<p>State or Federal or Local grants for social infrastructure, coupled with local taxing districts and the potential of private investment (philanthropy, sponsorship opportunities, naming rights, etc.)</p>
Site Tenure Options	<p>The governing authority could retain ownership of the land, but the operations of a facility of this scale should be managed and performed by third-party staff.</p> <p>Similar to other publicly-owned event centers, like the Superdome/Smoothie King Arena, state-owned assets can operate successfully with minimal subsidization.</p>



Event Center Concept Rendering

The conceptual rendering below illustrates how a future Event Center may fit within the context of the Site, given the structural requirements of the wide range of events. This rendering is provided for discussion purposes only.



Loading and Logistics: Larger events require designated loading spaces, especially for concerts and performances.

Over-height Ceilings: Ensuring that the building is constructed to accommodate the widest range of possible events would rely on a very tall clear height, at least 100 feet.

Entry Hall: An airy, well-designed entry hall creates a place for concessions and merchandise to thrive, bringing in more economic production power to this Event Center.

Overhead Concept Rendering of Potential Event Center

Landscaped Entrance and Staging Area: Used for event attendees (such as graduates). Ideally this open space is heavily landscaped, providing an aesthetic background for photography.

Event Center Concept Rendering

The conceptual rendering below illustrates how a future Event Center may fit within the context of the Site, given the structural requirements of the wide range of events.



Alternate View: Entry from Parking Lot

**Full-scale renderings can be found
in the Appendix of this study.**

Distribution / Logistics Overview

Distribution and Logistics were identified as a potential new use of the Site to capitalize on the access and proximity to the LIT and multiple interstate highways.

Reasoning for Evaluation

Converting the Site from vacant retail uses to distribution/logistics uses would maximize the latent benefits of the [Site's access to I-10 and I-12](#), as well as future access to the new LIT container port in Violet, LA. Supply chain management and logistics have been an emphasized priority for Greater New Orleans and Louisiana in the wake of COVID-19 supply chain disruptions. Creating a [more resilient supply chain](#) brings immediate benefits to existing companies but can also attract future investment.

The Subject Site itself has the [correct scale, servicing, and highway access](#) that would be required to set up a distribution or logistics operation. The redevelopment of the Site can reuse the existing infrastructure, creating cost savings through the development process.

Design Considerations

Modern logistics and distribution operations require a high [clear span, at least 35 feet](#), to allow for vertical stacking of inventory. This allows for more compact and efficient warehousing and access to goods when being packed for distribution. [Loading docks](#) are paramount to these businesses, and ample turn-around room and turning radii should be included in the design.

Potential Economic Impacts

The new LIT container port will create a need for 55,000 SF of Class A distribution space across the entire region when it reaches its full capacity. In addition to this, there is a latent demand for approximately 20,000,000 SF of space right now. Therefore, not meeting the latent demand would only exacerbate the future gap between capacity and demand.

Capitalizing on the latent and future demand would bring significant economic development impacts across St. Tammany Parish by drawing more resilient supply chain infrastructure to the region, creating more employment and overall activity, creating a multiplier effect.

Comparable Projects

There are numerous new distribution and logistics sites being developed all over the Southeastern US. Some prominent examples include:

- [Dogwood Logistics Center](#) – Conyers, GA: 389,000 SF facility adjacent to Interstate.
- [Freebird Commerce Center](#) – Jacksonville, FL: 274,000 SF warehousing and distribution center developed by Scannell Properties.



389,000 SF **Dogwood Logistics Center** – Conyers, GA



274,000 SF **Freebird Commerce Center** – Jacksonville, FL

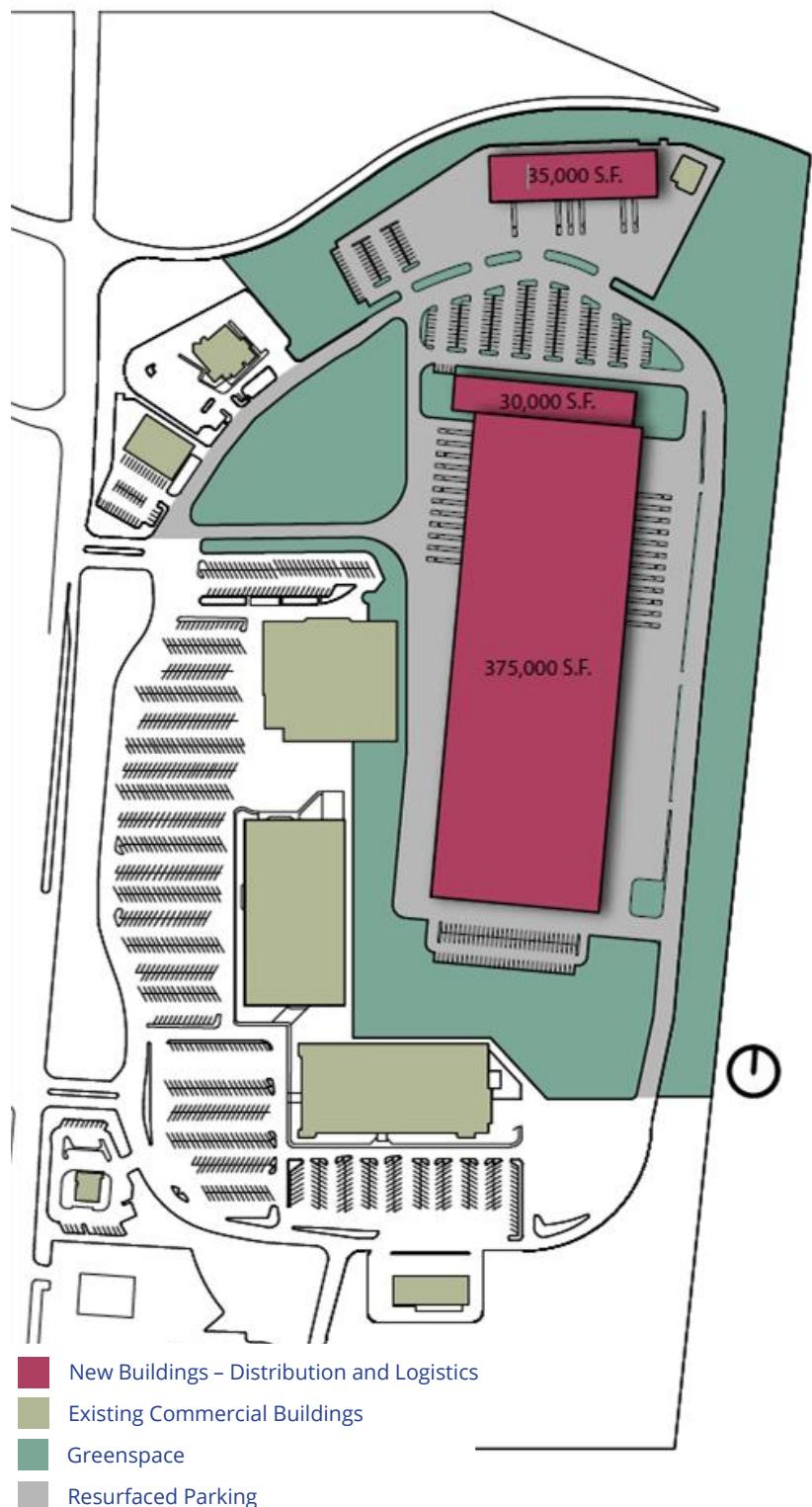
Latent and Emerging Demand:

Distribution and logistics operations on the Site would capitalize on the current gap in supply-chain infrastructure in this region, as well as position Slidell as a logistics hub when the LIT reaches its intended capacity.

Distribution / Logistics Feasibility

A distribution and logistics facility at the northeast corner of the Site maintains site access but does not interfere with, or detract from, the existing commercial uses.

Building Area	440,000 SF
Building Height	40 ft. (35 ft. clear height)
Parking Requirements	~320 stalls + 24 loading docks
High-Level Costing Assumptions	\$58 per SF for building + \$20 in site prep work (soil work to meet load demands) = \$78 per SF completed
High-Level Revenue Assumptions	<p>\$10 to \$12 per SF triple net lease</p> <p>Each lease term would be 3 to 10 years. This building would likely be split between multiple tenants, making this option slightly more resilient to market changes.</p>
Financing + Site Tenure Options	<p>We recommend the public entity purchase the Site, demolish the existing structures, and sell the property to an industrial developer. This option could be pursued through the EDD, but the overall financing would be private as the purchaser, which would minimize the cost impacts on the public entity.</p> <p>OR</p> <p>Private developer buys right from the mall owner.</p>



Light Manufacturing Overview

Light Manufacturing can occupy a very similar built form typology to a Distribution or Logistics facility, but can bring a more intensive economic impact and higher job quality.

Reasoning for Evaluation

Light Manufacturing is another industrial use that would suit the scale, servicing, and strategic location of the Site.

This use builds on strong supply chains to bring more value-added manufacturing to Slidell. Light Manufacturing would rely on distribution operators at the LIT, new uses at the Gulf South Commerce Park, and Gulfport in Mississippi, to bring goods and materials to manufacturers at the Site.

Light Manufacturing also brings a higher concentration of employment to Slidell than Logistics or Distribution operators. Light Manufacturing requires more employees per SF for more labor-intensive production roles than large automated areas in a logistics center.

Design Considerations

The design considerations are relatively similar between Light Manufacturing and Distribution/Logistics. Minor additional considerations for a Light Manufacturer could be additional office and break room space for a higher employment density, a slightly lower clear span height, and enhanced utility availability (power, air, water, etc.).

Potential Economic Impacts

This redevelopment option has the highest direct economic impact potential. This use would be the most employment dense while diversifying the tax base. Moreover, Light Manufacturers have a clustering effect, where additional suppliers and complementary value-added manufacturers would locate nearby.

Light Manufacturing operators are drawn to an available workforce with the right skills or education, and at affordable wages. Light Manufacturers can encourage nearby post-secondary institutions to provide specialized programs or co-op opportunities, further strengthening the workforce pipeline.

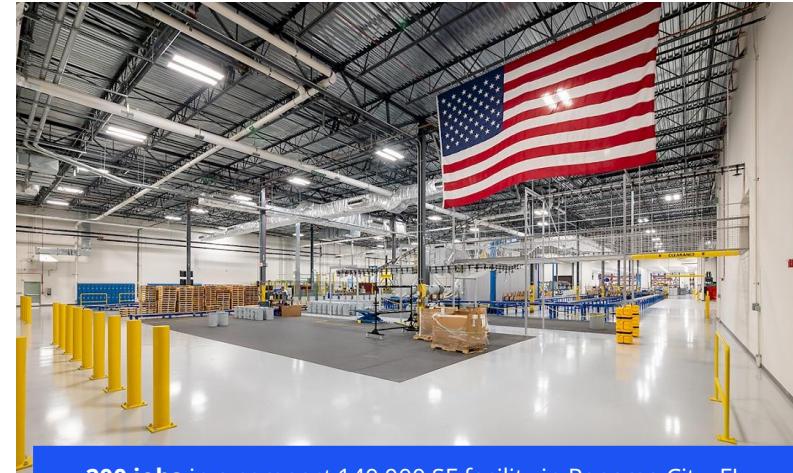
Comparable Projects

Light manufacturing has been shifting from the post-industrial northeast to the Gulf Coast region. Some new or recent examples of light manufacturing investment include:

- **First Solar** – Iberia Parish, LA: Solar panel manufacturing and ~700 jobs.
- **Central Moloney** – Panama City, FL: Pad-mounted electrical transformers and ~200 jobs.



700 new jobs at First Solar in Iberia Parish, LA

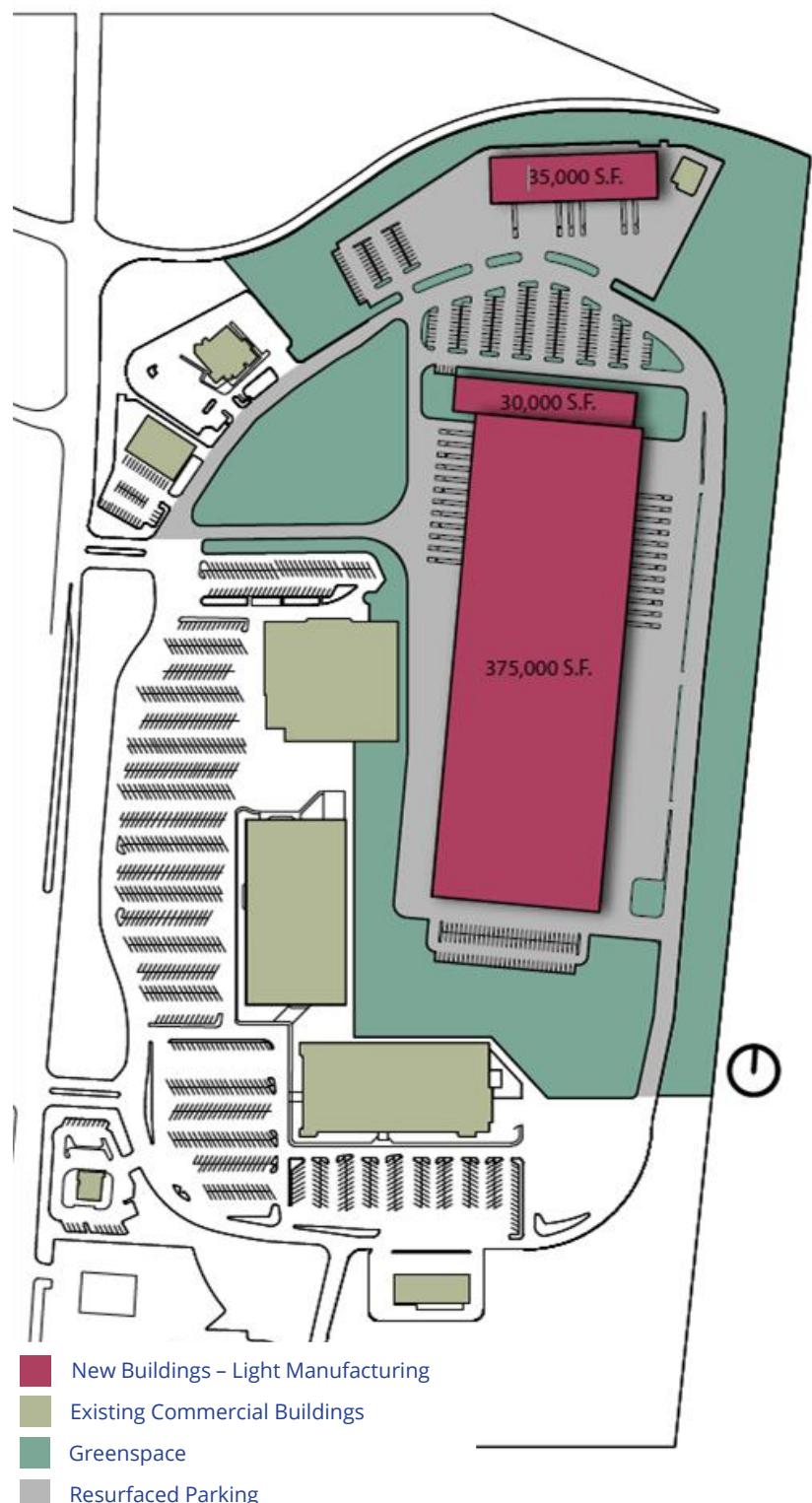


200 jobs in a compact 140,000 SF facility in Panama City, FL

Light Manufacturing Feasibility

There are efficiencies in co-locating multiple stages of manufacturing on one site, and this Site has the scale to accommodate those multiple stages.

Building Area	440,000 SF
Building Height	Lower height than a distribution facility, but may require additional height for specific sections – racking, cranes, special machinery.
Parking Requirements	~320 stalls + 24 loading docks
High-Level Costing Assumptions	<p>\$58 per SF for building + \$20 in site prep work (soil work to meet load demands) = \$78 per SF completed</p> <p>Additional improvements based on specialized manufacturing would be amortized into the lease rate.</p>
High-Level Revenue Assumptions	<p>\$10 to \$18 per SF triple net lease (depending on level of specialization of the building)</p> <p>Each lease term would be 10 to 15 years. Unlike the distribution facility, this building would likely be a single tenant due to the increased level of specialization.</p>
Financing + Site Tenure Options	<p>We recommend the public entity purchase the Site, demolish the existing structures, and sell the property to an industrial developer. This option could be pursued through the EDD, but the overall financing would be private as the purchaser, which would minimize the cost impacts on the public entity.</p> <p>OR</p> <p>Private developer buys right from the mall owner.</p>



Logistics + Retail Hub Overview

Limited Retail is a continuation of the current use of the site, while added logistics activities can capitalize on the undersupply of supply chain infrastructure..

Reasoning for Evaluation

Revitalizing the retail use of the Site was identified as an option in both the public and private engagements. While the public engagement often noted the desire to repurpose the existing enclosed mall, private sector market soundings confirmed that the cost of adaptive reuse would far outweigh the highest achievable retail rents. Increased focus on retail uses is also a result of portions of the Site being transacted, where the Mervyn's and JCPenney parcels are estimated to continue to be retail uses.

Design Considerations

New retail uses in the northeast corner of the Site would require new vehicle circulation patterns to mitigate any bottlenecks that could be created by the retained buildings with better visibility to Northshore Boulevard. Placing new retail uses in this corner would likely require significant additional signage to overcome the lack of visibility along major roads. Without this signage to drive consumer awareness, the viability of new retail uses would likely be limited.

Above all, new retail uses need to be designed thoughtfully to fit with the existing retailers that will be retained (Mervyn's, JCPenney, and Dillard's Clearance Center).

Potential Economic Impacts

Compared to industrial uses, Limited Retail would have a lower economic impact, including fewer jobs and lower-wage, seasonal jobs. However, bringing active retail uses back to the Site would create more sales tax.

Comparable Projects

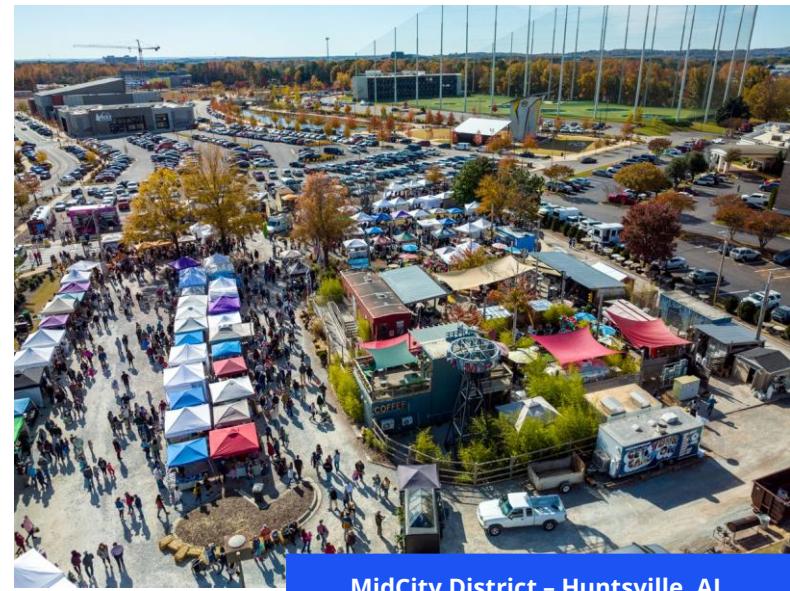
These types of projects typically organically grow at interstate interchanges incrementally.

[Fremaux Town Center](#) in Slidell is a similar typology, but at a larger scale. Standalone retail buildings have been constructed, with long-term adjacent real estate plays to develop logistics facilities nearby. The scale of the Northshore Square Site would not be a direct competitor with Fremaux Town Center.

Another large-scale example is [MidCity District](#) in Huntsville, Alabama. This mall redevelopment required multiple public-private partnerships to begin development, with the end goal of creating a thriving retail and public space destination.



Fremaux Town Center – Slidell, LA



MidCity District – Huntsville, AL

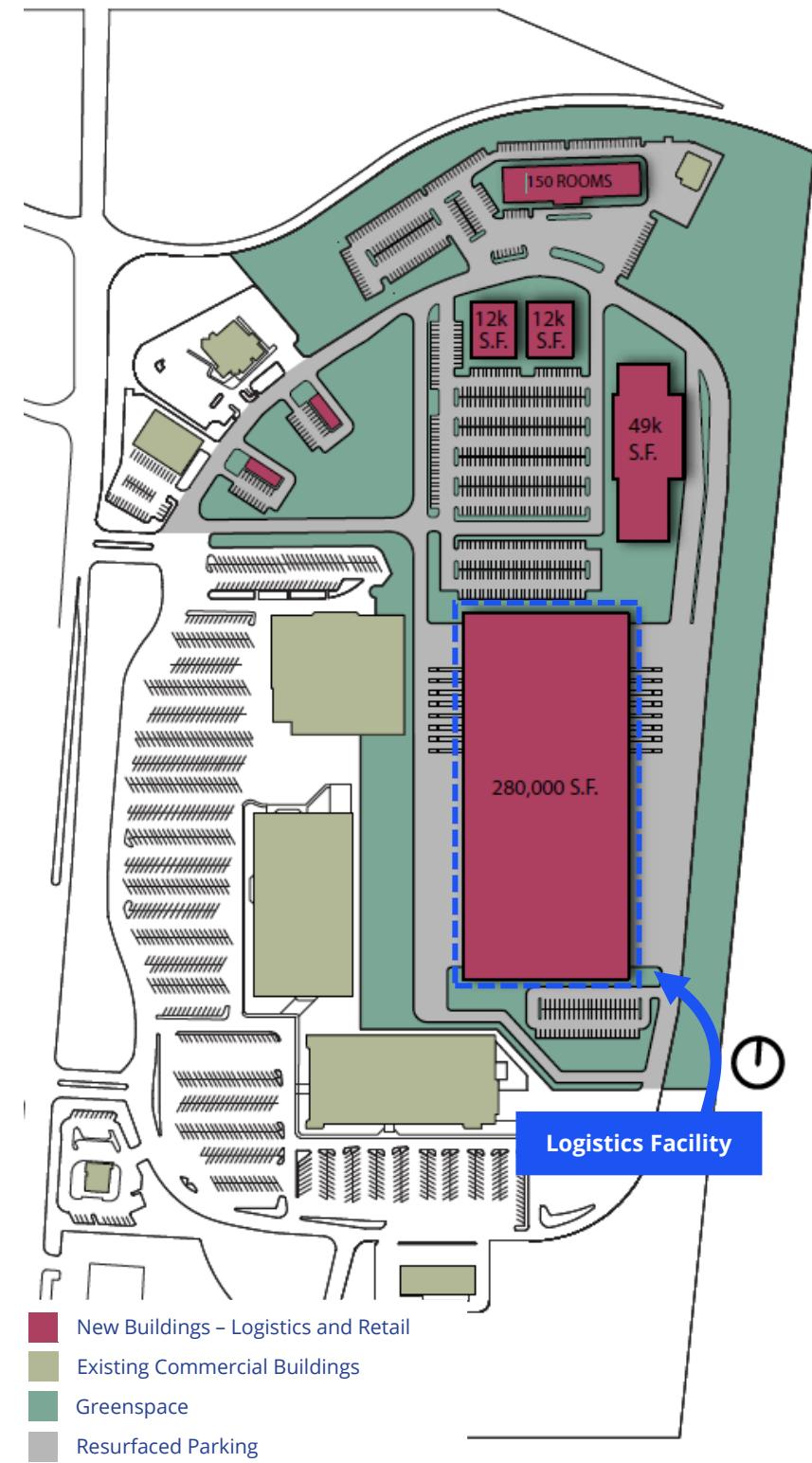
Blend of Uses:

This scenario extends the current retail uses on the Site and incorporates more phases of the supply chain process, like logistics facilities, to co-locate these uses. This can maximize the benefits of each different use.

Logistics + Retail Hub Feasibility

Adding retail area to the northeast corner of the Site, including a 150-room hotel, would extend the current use into modernized spaces that suit today's tenant preferences.

Building Area	78,000 SF new retail space + 150-room Hotel + 280,000 SF distribution space
Building Height	40 ft. at peak (280,000 SF distribution building at southern end of Site) 70 ft. hotel at northern end of Site.
Parking Requirements	~800 stalls + loading
High-Level Costing Assumptions	\$224 per SF for retail buildings, \$283 per SF for 150-room 3-star hotel, and \$80 per SF for distribution
High-Level Revenue Assumptions * based on Colliers data	Anchor (40,000-50,000 SF): \$20 per SF triple net lease Mid-Range (20,000 – 40,000 SF): \$22 per SF triple net lease Small (5,000 – 20,000 SF): \$40 per SF triple net lease Distribution: \$10-12 per SF triple net lease
Financing + Site Tenure Options	We recommend the public entity purchase the Site, demolish the existing structures, and sell the property to a commercial developer. This option could be pursued through the EDD, but the overall financing would be private as the purchaser, which would minimize the cost impacts on the public entity. OR Private developer buys right from the mall owner.



Section 2

Options Evaluation

Viability Criteria

Potential identified future use and redevelopment options for the Northshore Square Mall site were evaluated against crucial criteria that informed the realistic feasibility of the opportunity.

Criteria & Ranking Methodology

Market Competition

1. Established competition and no available market demand
2. Moderate demand available, moderate established competition
3. Sufficient demand is available for the introduction of a new or additional given use

Financial Sustainability

1. Relies entirely on public funding support
2. Requires some public funding, but is also capable of generating revenue
3. Is fully self-sufficient financially, with revenue generation covering all costs

Vibrant & Active

1. Only used and occupied for fewer than 5 days a week
2. Occupied and in use 5 or more days, but not consistently from morning to night
3. Actively occupied and in use 5 or more days a week and through the weekend

Employment & Income Generation

1. Creates a nominal amount of low-paying jobs
2. Creates many low-paying jobs or a nominal amount of high-paying jobs
3. Creates many high-paying and high-quality jobs

Community Serving & Public Good

1. Does not fulfill any community serving purposes
2. Is community serving but lacks full inclusivity
3. Is community serving, family-oriented, child-friendly, and an inclusive space

Economic Multiplier

1. Does not create a broader economic impact
2. Sparks a nominal amount of additional economic spending and a positive impact on proximal businesses
3. Introduces substantial economic stimulus and fiscal benefits for broader businesses

Tax Base Contribution

1. Nominal tax revenue generation
2. Moderate tax revenue generation
3. Substantial tax revenue generation

Longevity & Resilience

1. A short-term or 'fad' use
2. A medium-term use with purpose-built building, potentially requiring redevelopment in the future
3. Adaptable use and space that can fit a variety of future uses, making it more resilient to market fluctuations

Site Compatibility

1. Does not require the assets of the site, more suitable elsewhere
2. Utilizes the assets of the site to a moderate extent
3. Maximizes the assets of the site to their full capacity and aligns with the opportunity for this site more specifically than other available sites in the City of Slidell

These criteria were applied consistently across the options raised during all phases of the project.

Viability Evaluation

Colliers assessed these redevelopment options in the previous report, but have expanded this analysis to include high-level cost and revenue assumptions, assigning a simple “feasibility ratio” to each option. A lower ratio indicates a stronger potential business case.

	Event Center	Distribution / Logistics Center	Light Manufacturing	Logistics + Retail Hub
Market Competition	3	2	1	1
Employment & Income Generation	3	2	3	2
Tax Base Contribution	2	2	3	2
Financial Sustainability	2	3	3	2
Community Serving & Public Good	3	1	1	1
Longevity & Resilience	3	3	2	2
Vibrant & Active	3	2	2	2
Economic Multiplier	2	3	3	3
Site Compatibility	2	3	3	2
Total Viability Score	23	21	21	17
Total Building Size	200,000 SF	440,000 SF	440,000 SF	78,000 SF retail + 150-room hotel + 228,000 SF logistics
Estimated Price per Buildable	\$650 to \$850	\$78	\$78	\$80 (distribution) to \$282 (hotel)
Estimated Cost to Build	\$130,000,000 to \$170,000,000	\$34,320,000	\$34,320,000	\$36,402,000
Estimated Revenue (20-year annualization estimate)	N/A *	\$88,000,000 to \$105,600,000	\$88,000,000 to \$158,400,000	\$117,000,000
Total Feasibility Ratio	N/A *	0.325 to 0.39	0.217 to 0.39	0.31

NA *: The Estimated Revenue of the Event Center option is determined by the number of events held per year, and the direct rental income from each event and indirect income from concession sales. The operator of the Event Center would create the revenue assumptions for the individual facility.

Based on similar projects in similar locations, plus the latent demand for event venues in the area, we assume that the annualized revenue could approach the cost to build the facility, creating a profit-neutral redevelopment option.

Section 3

Recommendations & Next Steps

Overall Recommendations

Now is the time to act. **Create a vision and redevelop the Site**

- **The buildings currently on the Site are functionally obsolete.** This creates a high barrier to entry for future redevelopment, both physically and psychologically. It is easier to re-envision the Site when it is development-ready (demolition complete, site prepped).
- Left without a vision in place, there is a high probability that the property will continue to be sold off in smaller parcels. This would unwind the functionality of a Site that would be a **cohesive jewel for Slidell that creates jobs and reputationally enhances the community.**
- Multiple different owners of a non-cohesive site creates difficult complexities in the rights of each owner. For example, a future owner of a single parcel with ownership of a Site entrance could cut off access to other parcels, rendering the utility and value of the remaining parcels useless.
- Without a unified ownership, portions of the Site that are owned separately will also be maintained separately. This could manifest into blight or otherwise unsafe conditions to the detriment of Slidell residents.
- **Overall, multiple property owners and a lack of cohesive vision jeopardizes the future of the Site by limiting the highest and best use of the Site.**

A Public Entity should purchase the Site.

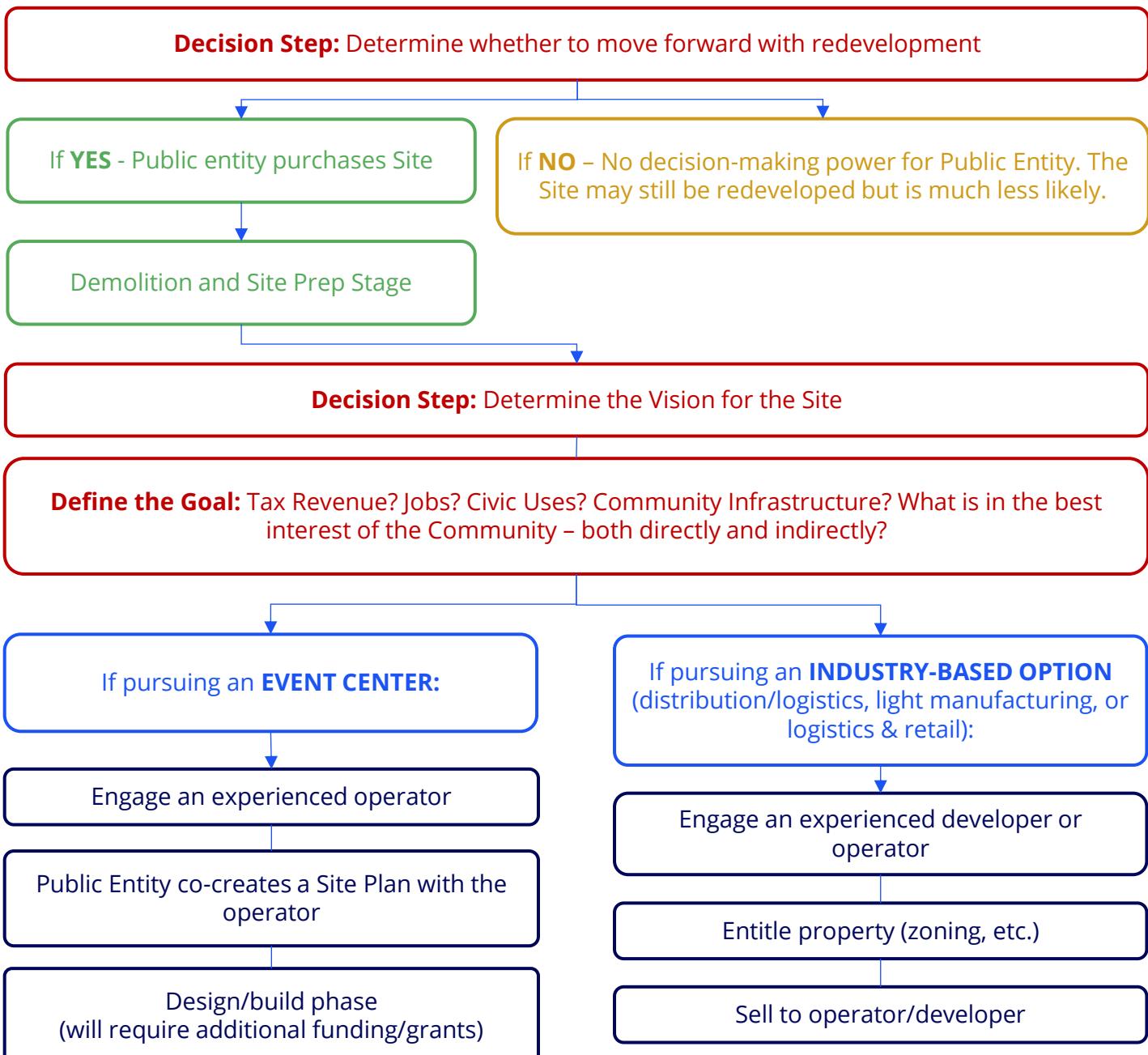
- There are two real estate development opportunities at this location. The first is a market-rate purchase from a developer, and the second is a purchase by the City or other jurisdictional authority.
- At this time, there is no realistic pathway for the Site to be redeveloped by its current ownership into its highest and best use.
- While a market-rate sale to a private developer would decrease the risk for a public entity, it would increase the probability that the future use of the property would not be in the ultimate benefit of the community.
- Once purchased, **the Public Entity should prepare to demolish the existing structures on the property**, making the Site "pad-ready". This removes barriers for future uses and increases the speed to market for subsequent opportunities.
- **A Public Entity purchase also aligns the goals and aspirations of the citizens of East St. Tammany Parish.** The current property owners are bound fiduciarily to make decisions in the best interest of their shareholders, not the surrounding community. Acquisition by the City or another Public Entity places decision-making power back into the hands of those with the best interest of Slidell and St. Tammany Parish.

The Site has **multiple assets** that contribute positively to a business case for redevelopment.

- This location offers ease of access from I-12 with three access points to the Site, two of which are signal-controlled which improves site access.
- This location is accessible for most St. Tammany Parish residents within a 30-minute drive time.
- There is a utility loop already located at this Site that can provide cost and time savings for future uses.

Next Steps

The following pathways to redevelopment outline the different decisions and actions that will likely need to be completed, depending on which redevelopment option is pursued. This pathway is subject to change through negotiations with the current ownership of the Site and the end operator/owner of the Site.



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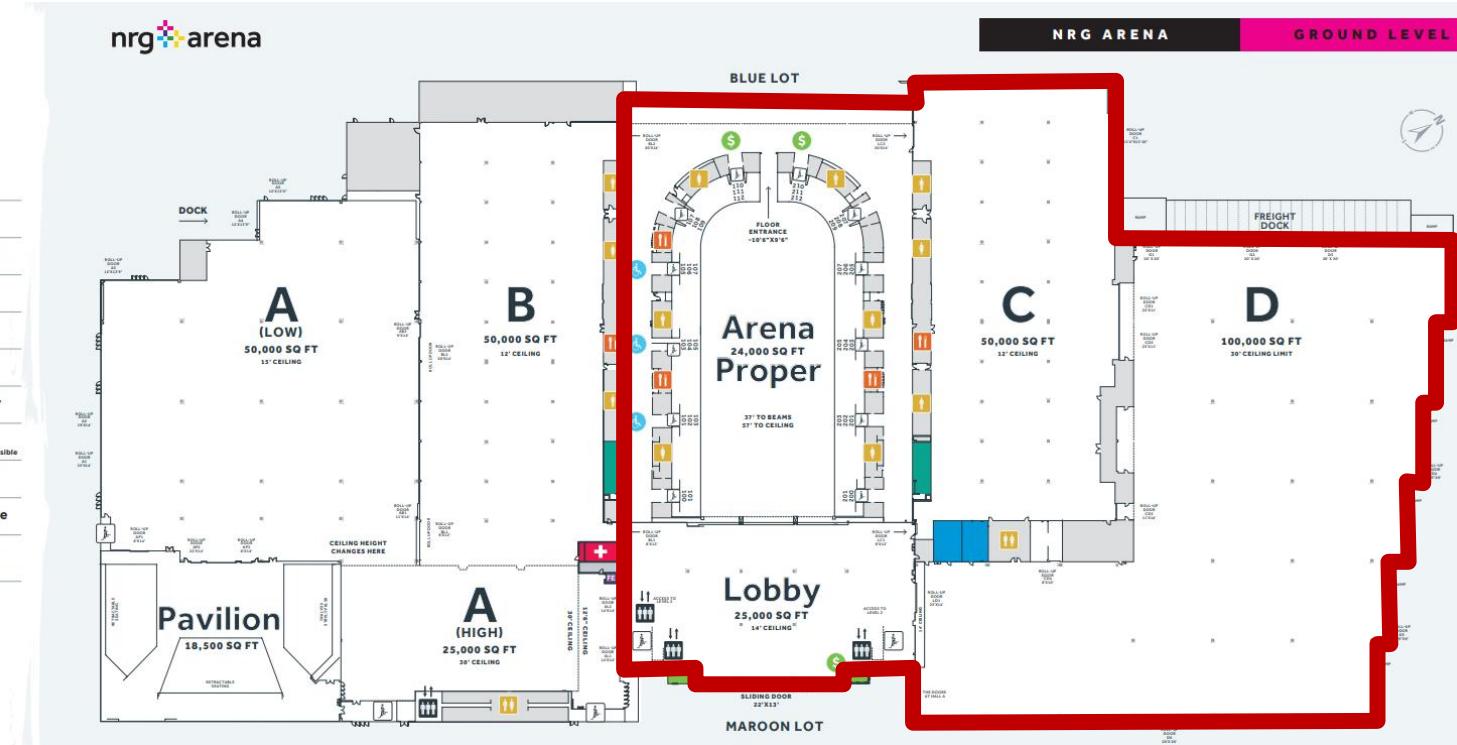
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Appendix A: Comparable Event Center Specifics

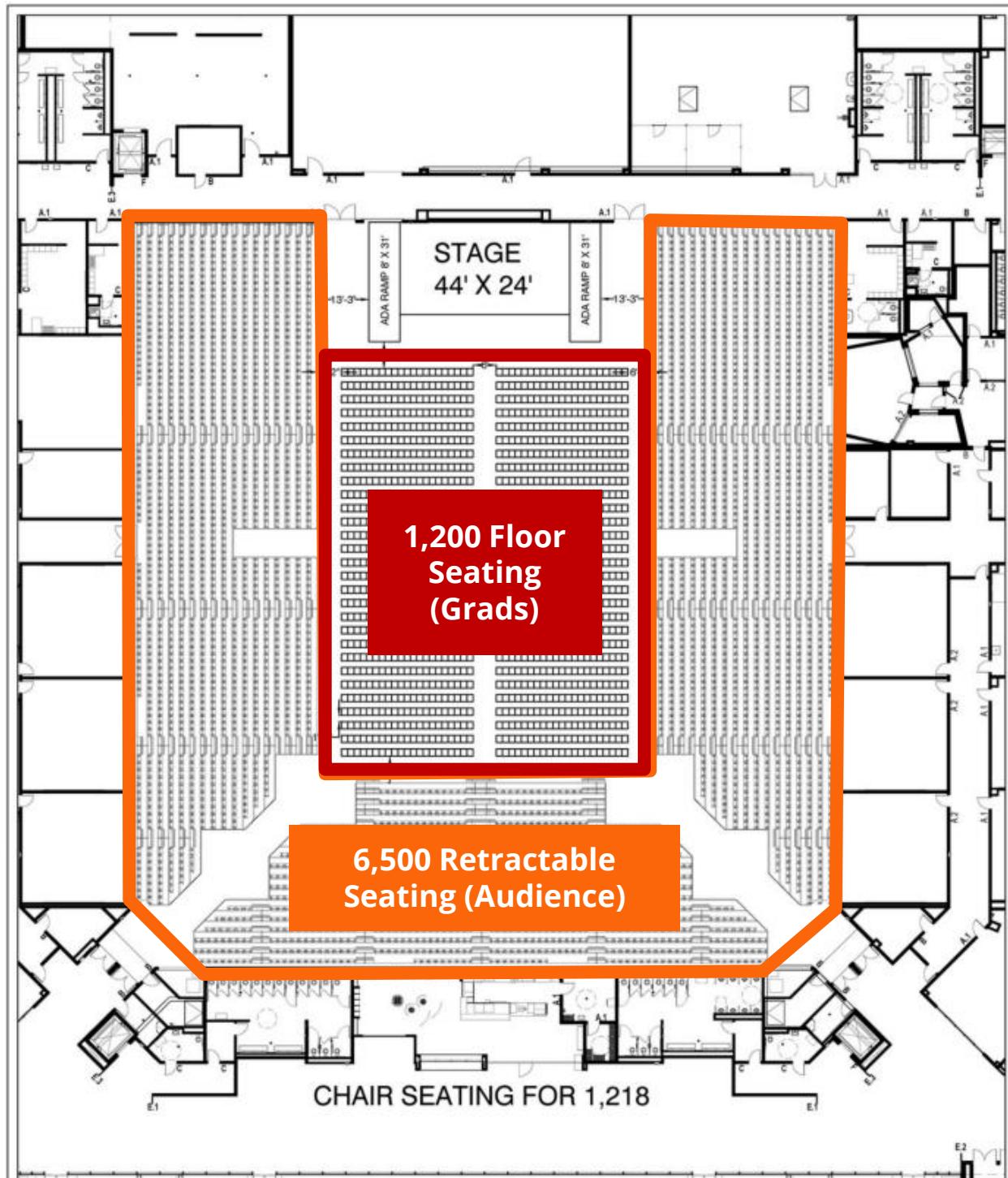
NRG Arena Exhibit Space – Houston, TX



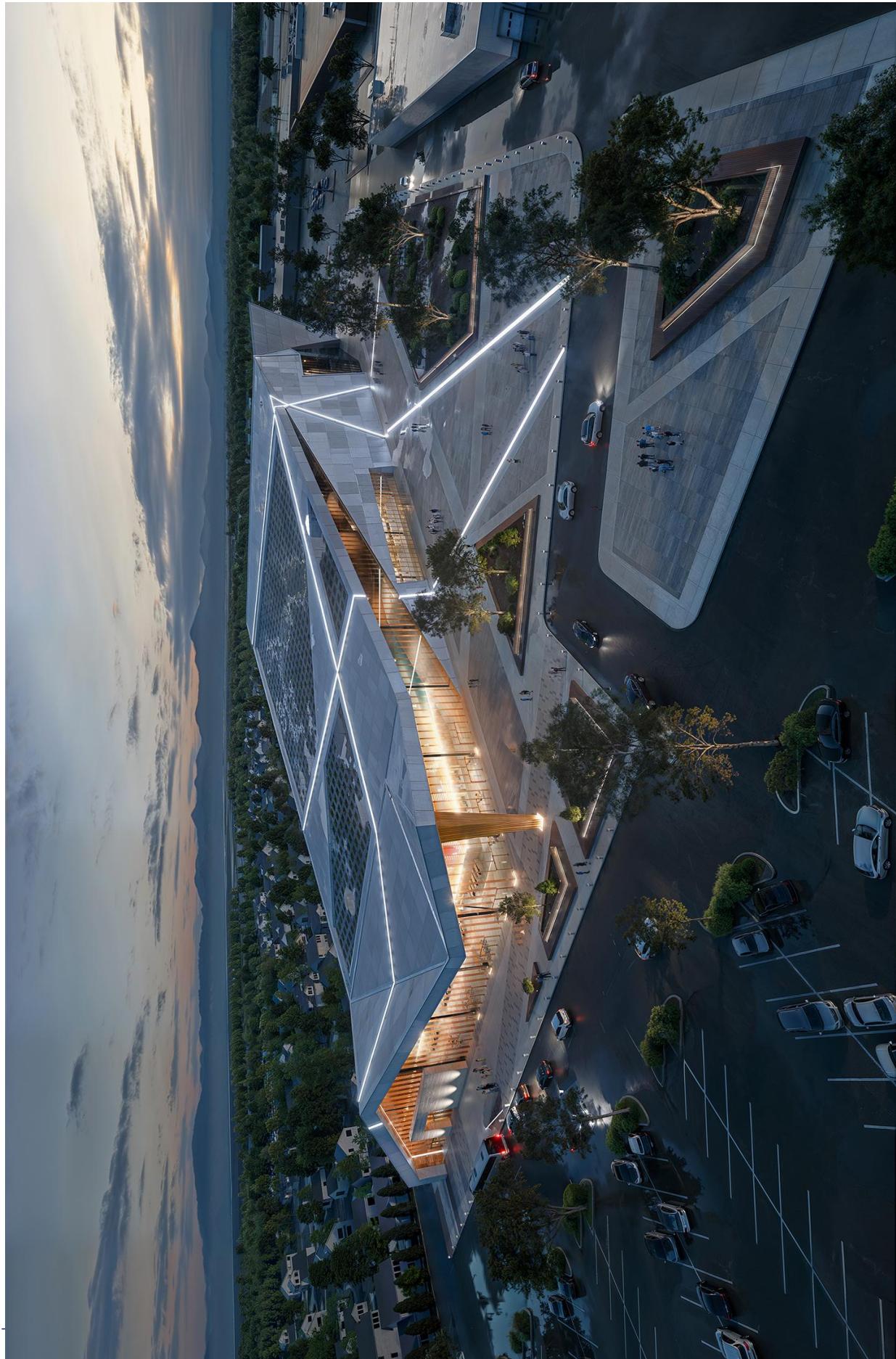
199,000 SF of Event Space

Appendix A: Comparable Event Center Specifics

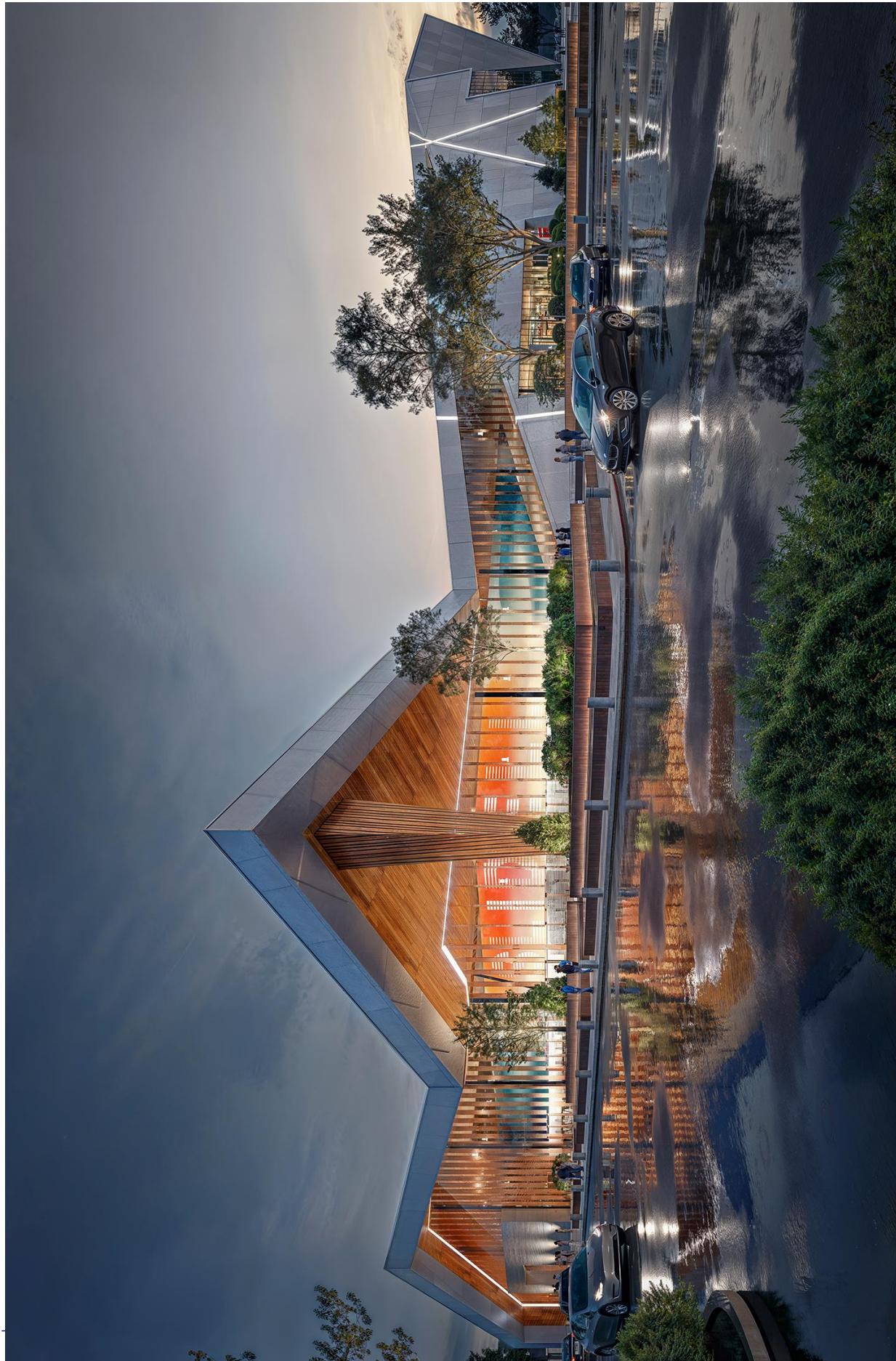
The OC Event Center Graduation Layout – Foley, TX



Appendix B: Event Center Renderings



Appendix B: Event Center Renderings



Appendix C

Market Reports



Slidell-Mandeville-Covington, LA



Seattle, Washington

Contents

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Report Parameters

1 MSA

43640 Slidell-Mandeville-Covington, LA

Class of Worker

QCEW Employees, Non-QCEW Employees, and Self-Employed

The information in this report pertains to the chosen geographical area.

Economy Overview

279,145

Population (2024)

Population grew by 17,842 over the last 5 years and is projected to grow by 16,568 over the next 5 years.

112,898

Total Regional Employment

Jobs grew by 6,742 over the last 5 years and are projected to grow by 6,894 over the next 5 years.

\$62.7K

Median Household Income (2022)

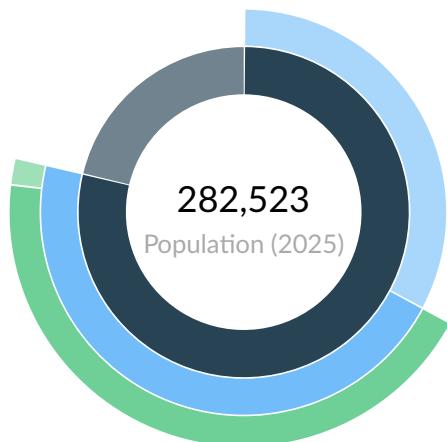
Median household income is \$12.4K below the national median household income of \$75.1K.

Takeaways

- As of 2024 the region's population increased by 6.8% since 2019, growing by 17,842. Population is expected to increase by 5.9% between 2024 and 2029, adding 16,568.
- From 2019 to 2024, jobs increased by 6.4% in Slidell-Mandeville-Covington, LA from 106,156 to 112,898. This change outpaced the national growth rate of 4.1% by 2.3%. As the number of jobs increased, the labor force participation rate decreased from 59.5% to 58.8% between 2019 and 2024.
- Concerning educational attainment, 24.0% of Slidell-Mandeville-Covington, LA residents possess a Bachelor's Degree (2.5% above the national average), and 7.4% hold an Associate's Degree (1.5% below the national average).
- The top three industries in 2024 are Restaurants and Other Eating Places, Education and Hospitals (Local Government), and Offices of Physicians.

	Population (2025)	Labor Force (Mar 2025)	Jobs (2024)	Cost of Living	GRP	Imports	Exports
Region	282,523	129,580	112,898	102.5	\$16.58B	\$17.85B	\$12.42B
State	4,538,821	2,076,499	2,190,109	97.2	\$322.14B	\$302.96B	\$374.22B

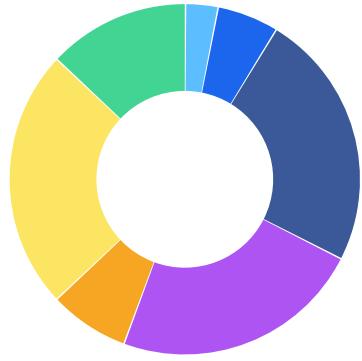
Mar 2025 Labor Force Breakdown



	Population
● 16+ Civilian Non-Institutionalized Population	222,178
● Not in Labor Force (16+)	92,598
● Labor Force	129,580
● Employed	124,364
● Unemployed	5,216
● Under 16, Military, and institutionalized Population	60,345

Educational Attainment

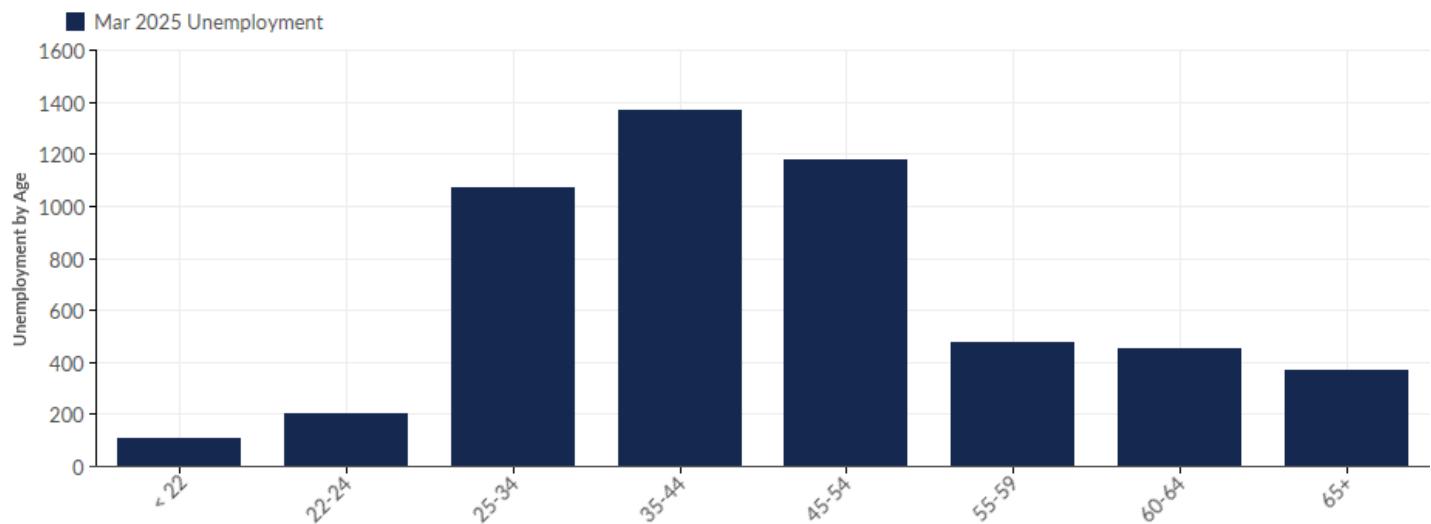
Concerning educational attainment, 24.0% of Slidell-Mandeville-Covington, LA residents possess a Bachelor's Degree (2.5% above the national average), and 7.4% hold an Associate's Degree (1.5% below the national average).



	% of Population	Population
● Less Than 9th Grade	3.0%	5,778
● 9th Grade to 12th Grade	5.7%	10,952
● High School Diploma	23.7%	45,826
● Some College	23.1%	44,661
● Associate's Degree	7.4%	14,238
● Bachelor's Degree	24.0%	46,273
● Graduate Degree and Higher	13.1%	25,229

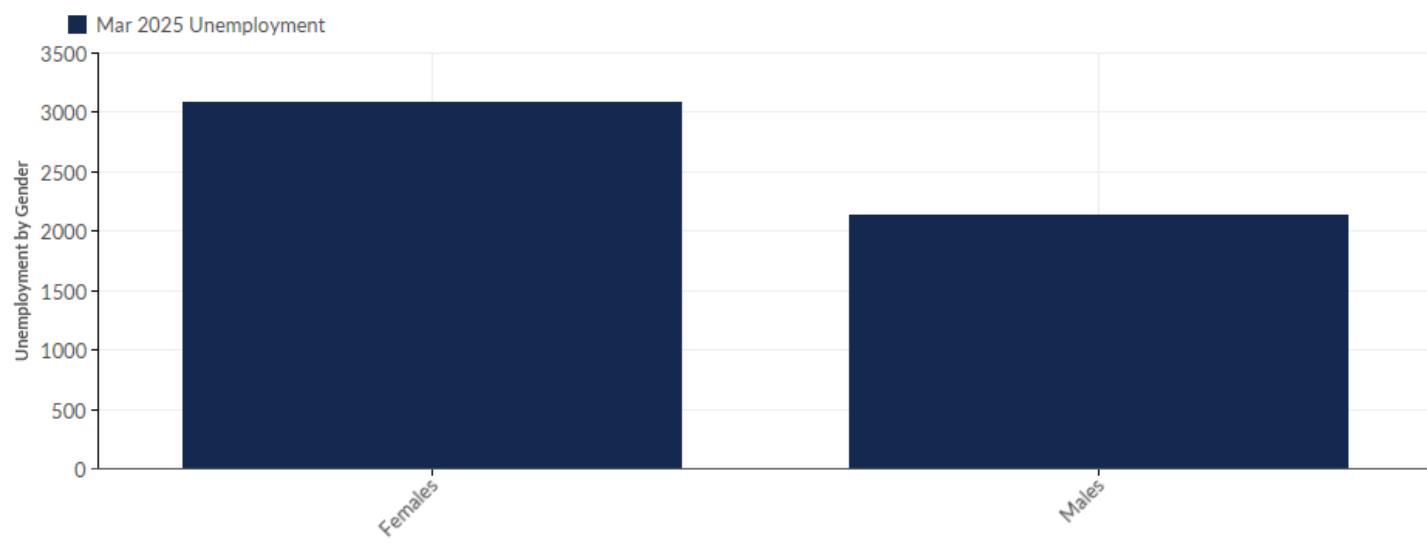
Unemployment by Demographics

Unemployment by Age



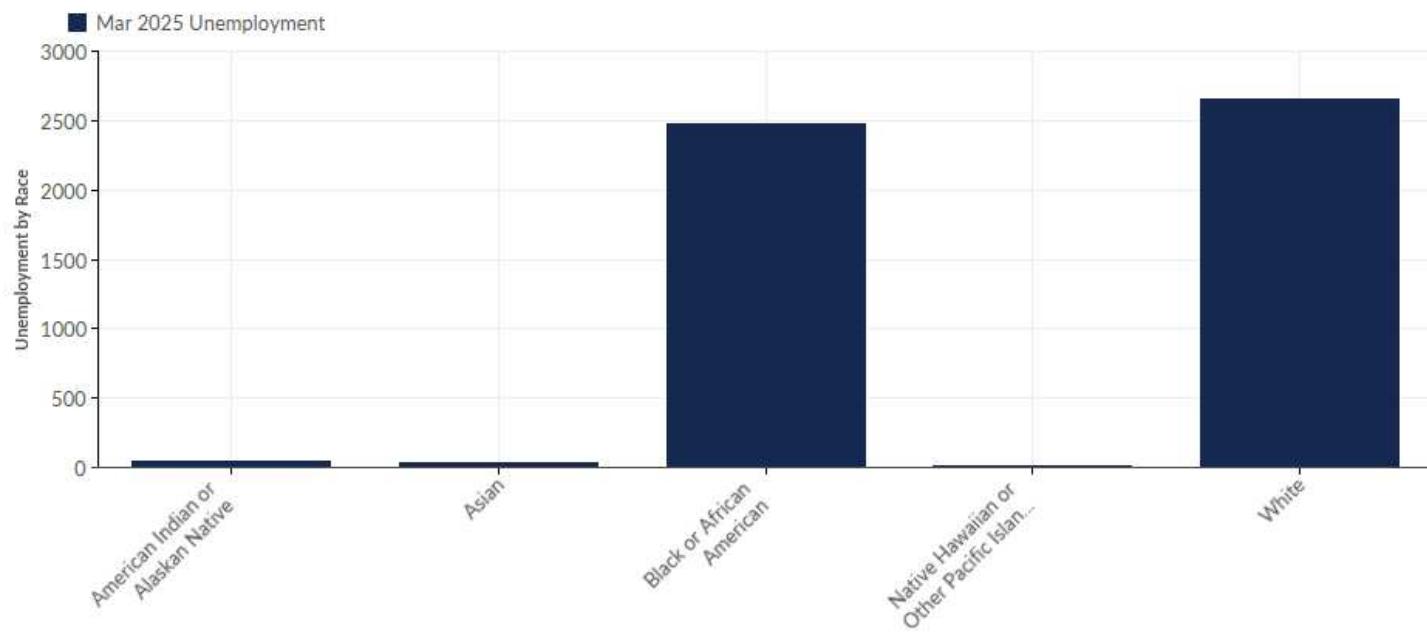
Age	Unemployment (Mar 2025)	% of Unemployed
< 22	107	2.05%
22-24	202	3.87%
25-34	1,071	20.53%
35-44	1,365	26.17%
45-54	1,175	22.53%
55-59	474	9.09%
60-64	451	8.65%
65+	370	7.09%
Total	5,216	100.00%

Unemployment by Gender



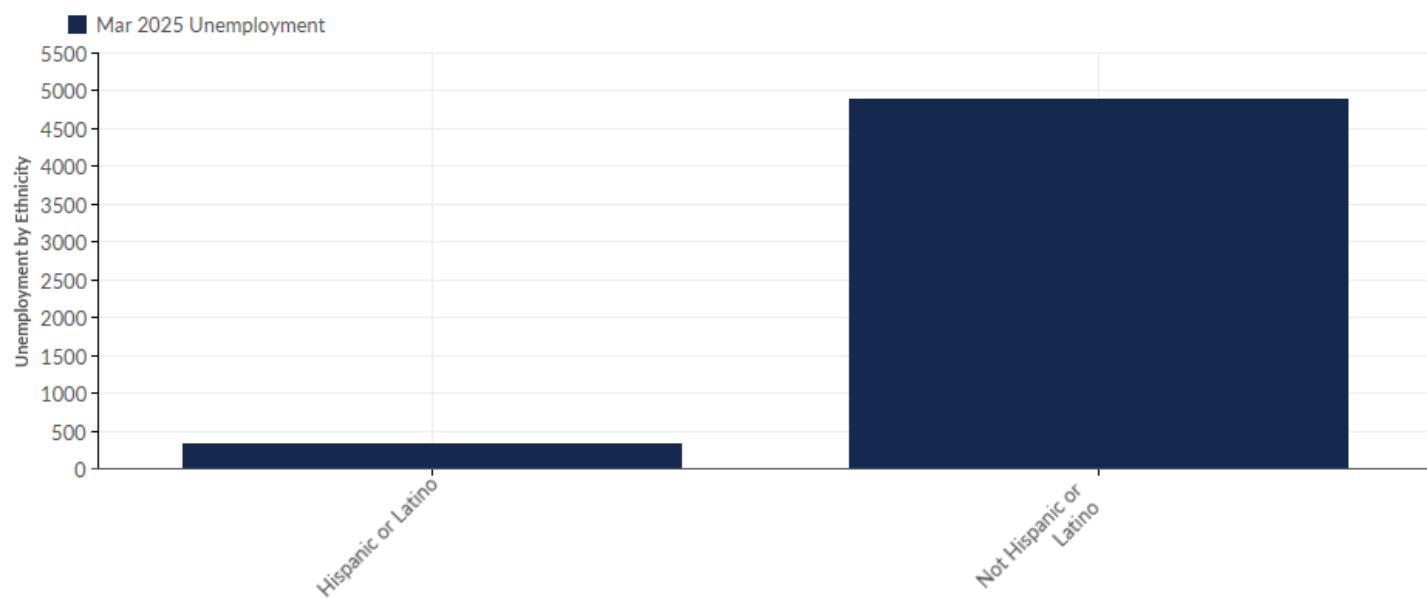
Gender	Unemployment (Mar 2025)	% of Unemployed
Females	3,077	58.99%
Males	2,139	41.01%
Total	5,216	100.00%

Unemployment by Race



Race	Unemployment (Mar 2025)	% of Unemployed
American Indian or Alaskan Native	40	0.77%
Asian	37	0.71%
Black or African American	2,481	47.57%
Native Hawaiian or Other Pacific Islander	7	0.13%
White	2,650	50.81%
Total	5,216	100.00%

Unemployment by Ethnicity

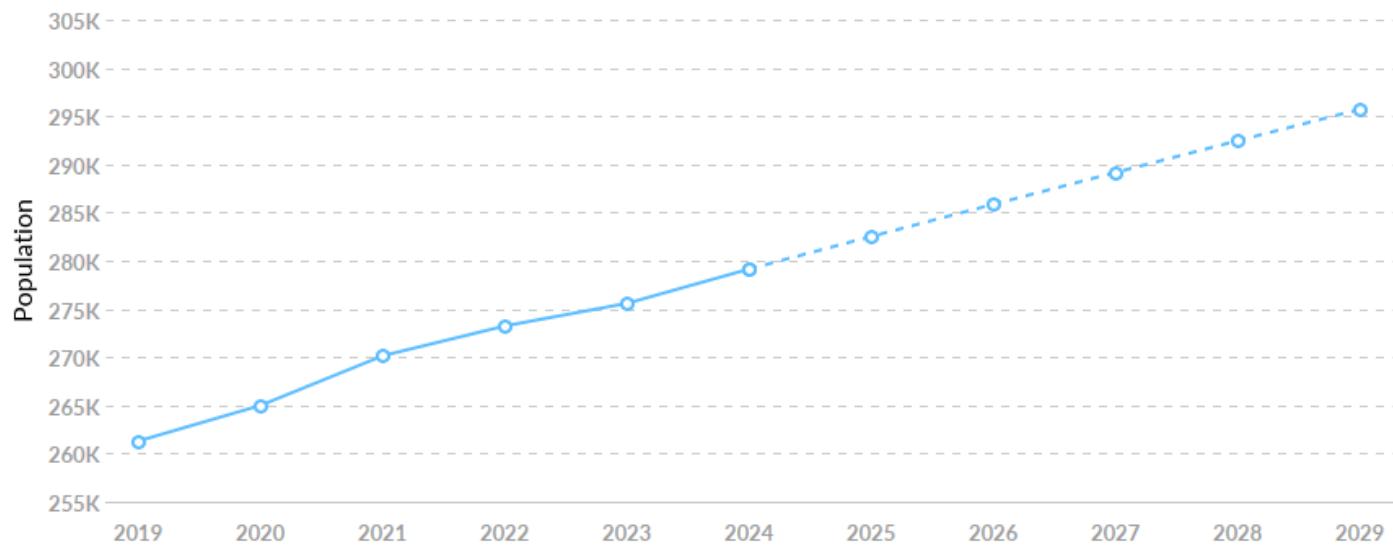


Ethnicity	Unemployment (Mar 2025)	% of Unemployed
Hispanic or Latino	333	6.38%
Not Hispanic or Latino	4,883	93.62%
Total	5,216	100.00%

Historic & Projected Trends

Population Trends

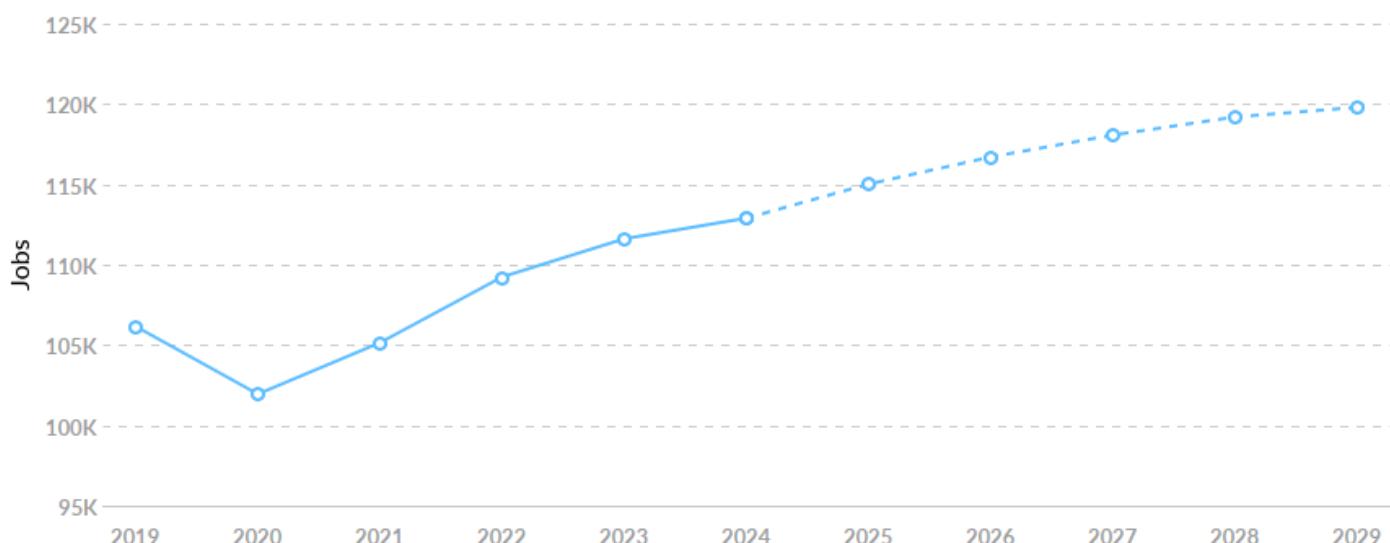
As of 2024 the region's population **increased by 6.8%** since 2019, growing by 17,842. Population is expected to **increase by 5.9%** between 2024 and 2029, adding 16,568.



Timeframe	Population
2019	261,303
2020	265,000
2021	270,147
2022	273,237
2023	275,583
2024	279,145
2025	282,523
2026	285,860
2027	289,163
2028	292,454
2029	295,713

Job Trends

From 2019 to 2024, jobs **increased by 6.4%** in Slidell-Mandeville-Covington, LA from 106,156 to **112,898**. This change **outpaced** the national growth rate of 4.1% by 2.3%.



Timeframe	Jobs
2019	106,156
2020	101,948
2021	105,146
2022	109,239
2023	111,613
2024	112,898
2025	115,017
2026	116,704
2027	118,068
2028	119,195
2029	119,792

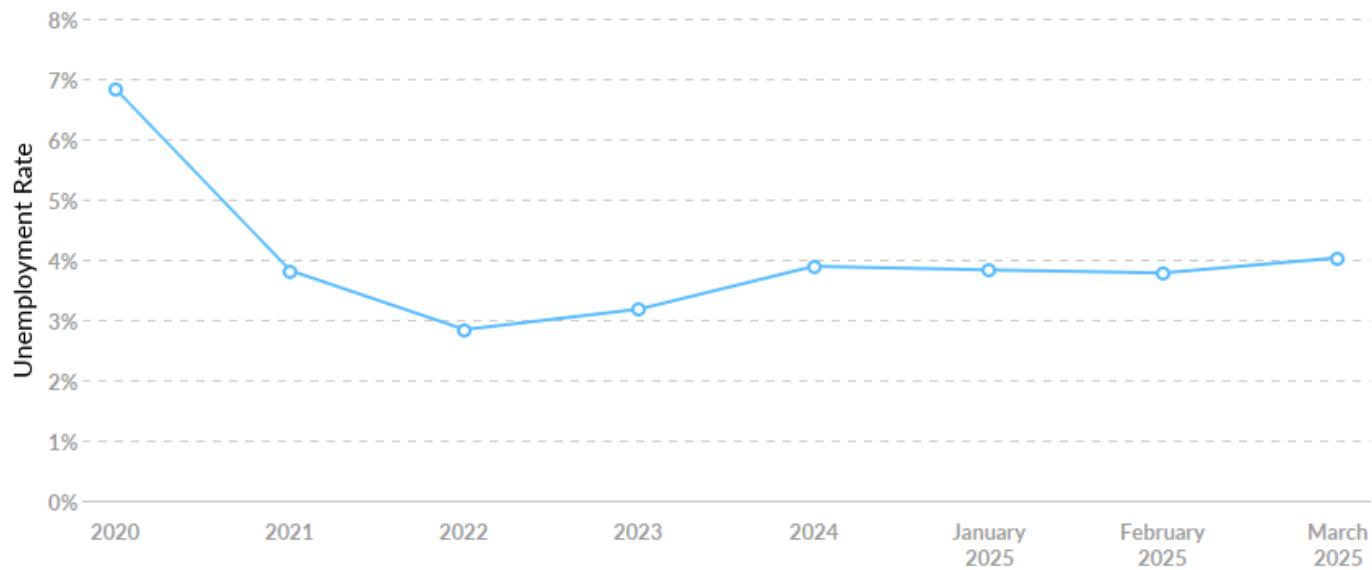
Labor Force Participation Rate Trends



Timeframe	Labor Force Participation Rate
2020	58.45%
2021	58.47%
2022	59.28%
2023	59.58%
2024	59.00%
January 2025	57.12%
February 2025	57.65%
March 2025	58.32%

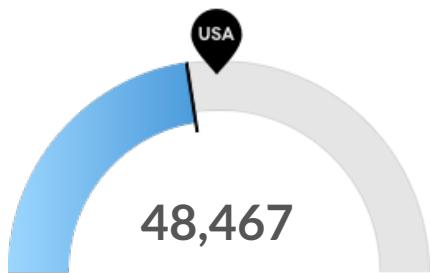
Unemployment Rate Trends

Slidell-Mandeville-Covington, LA had a March 2025 unemployment rate of 4.03%, decreasing from 6.83% 5 years before.



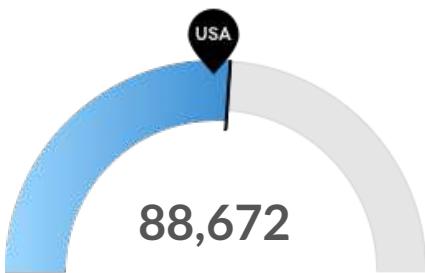
Timeframe	Unemployment Rate
2020	6.83%
2021	3.82%
2022	2.84%
2023	3.18%
2024	3.89%
January 2025	3.83%
February 2025	3.78%
March 2025	4.03%

Population Characteristics



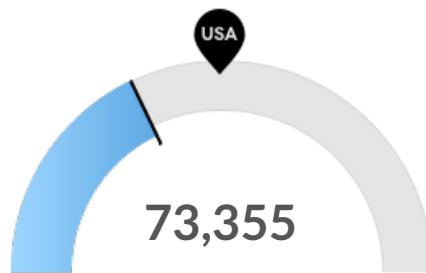
Millennials

Slidell-Mandeville-Covington, LA has 48,467 millennials (ages 25-39). The national average for an area this size is 55,994.



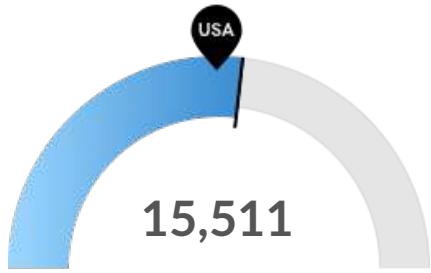
Retiring Soon

Retirement risk is about average in Slidell-Mandeville-Covington, LA. The national average for an area this size is 83,192 people 55 or older, while there are 88,672 here.



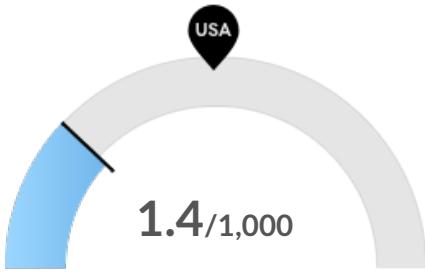
Racial Diversity

Racial diversity is low in Slidell-Mandeville-Covington, LA. The national average for an area this size is 114,772 racially diverse people, while there are 73,355 here.



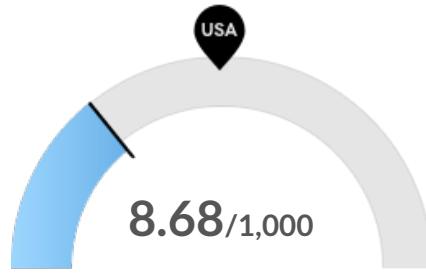
Veterans

Slidell-Mandeville-Covington, LA has 15,511 veterans. The national average for an area this size is 13,969.



Violent Crime

Slidell-Mandeville-Covington, LA has 1.4 violent crimes per 1,000 people. The national rate is 3.54 per 1,000 people.

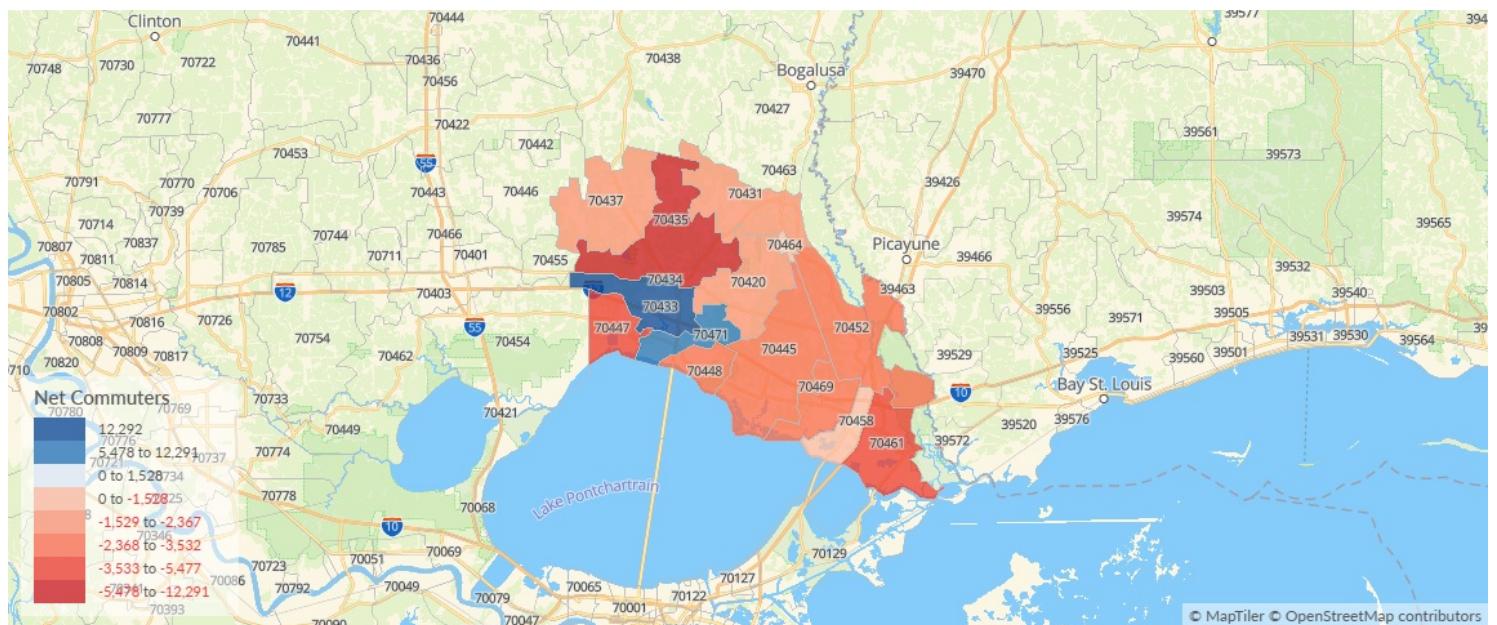


Property Crime

Slidell-Mandeville-Covington, LA has 8.68 property crimes per 1,000 people. The national rate is 18.02 per 1,000 people.

Place of Work vs Place of Residence

Understanding where talent in Slidell-Mandeville-Covington, LA currently works compared to where talent lives can help you optimize site decisions. For example, the #1 ranked ZIP for employment ranks #2 for resident workers. The top ZIP for resident workers is 70458.



Where Talent Works

ZIP	Name	2024 Employment
70433	Covington, LA (in St. Ta...	31,396
70458	Slidell, LA (in St. Tamma...	18,891
70471	Mandeville, LA (in St. Ta...	16,536
70461	Slidell, LA (in St. Tamma...	9,727
70448	Mandeville, LA (in St. Ta...	9,303

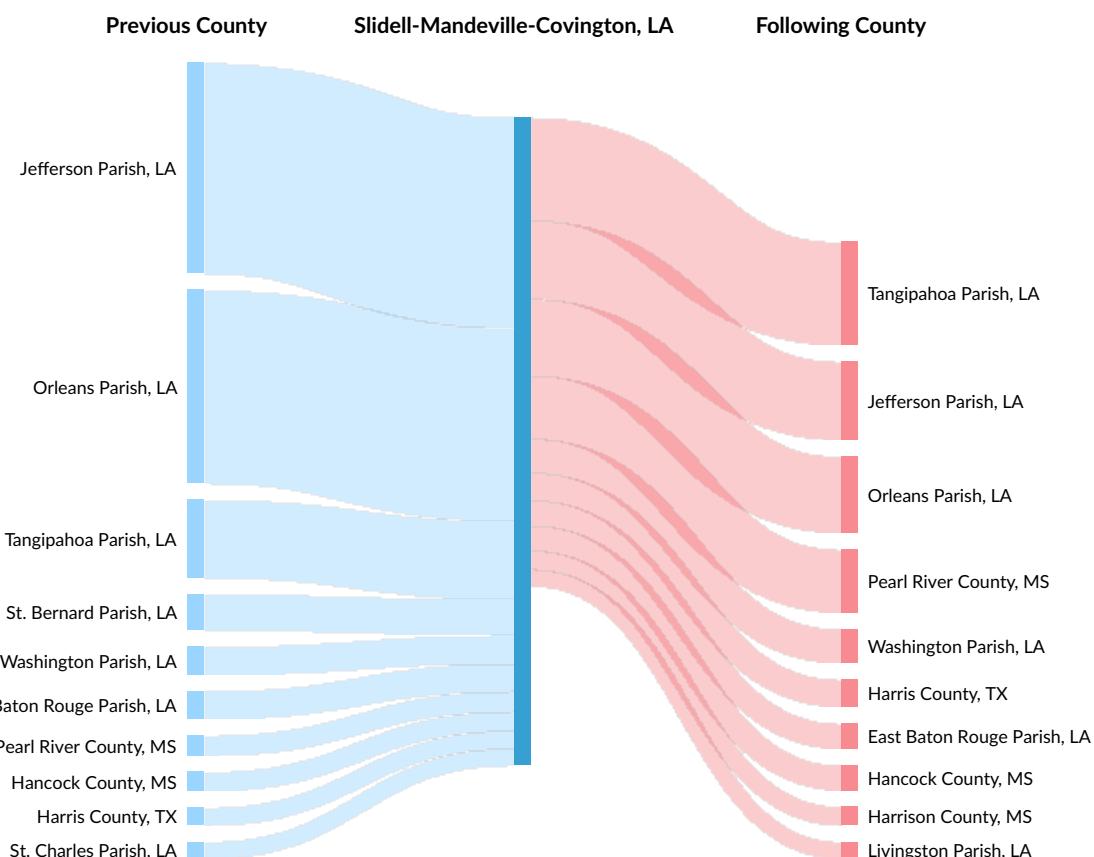
Where Talent Lives

ZIP	Name	2024 Workers
70458	Slidell, LA (in St. Tamma...	19,691
70433	Covington, LA (in St. Ta...	19,104
70461	Slidell, LA (in St. Tamma...	13,850
70448	Mandeville, LA (in St. Ta...	11,712
70471	Mandeville, LA (in St. Ta...	11,058

Inbound and Outbound Migration

The table below analyzes past and current residents of Slidell-Mandeville-Covington, LA. The left column shows residents of other counties migrating to Slidell-Mandeville-Covington, LA. The right column shows residents migrating from Slidell-Mandeville-Covington, LA to other counties.

As of 2022, **2,127** people have migrated from Jefferson Parish, LA to Slidell-Mandeville-Covington, LA. In the same year, **1,042** people left Slidell-Mandeville-Covington, LA migrating to Tangipahoa Parish, LA. The total Net Migration for Slidell-Mandeville-Covington, LA in 2022 was **1,357**.



Top Previous Counties	Migrations
Jefferson Parish, LA	2,127
Orleans Parish, LA	1,951
Tangipahoa Parish, LA	789
St. Bernard Parish, LA	362
Washington Parish, LA	285

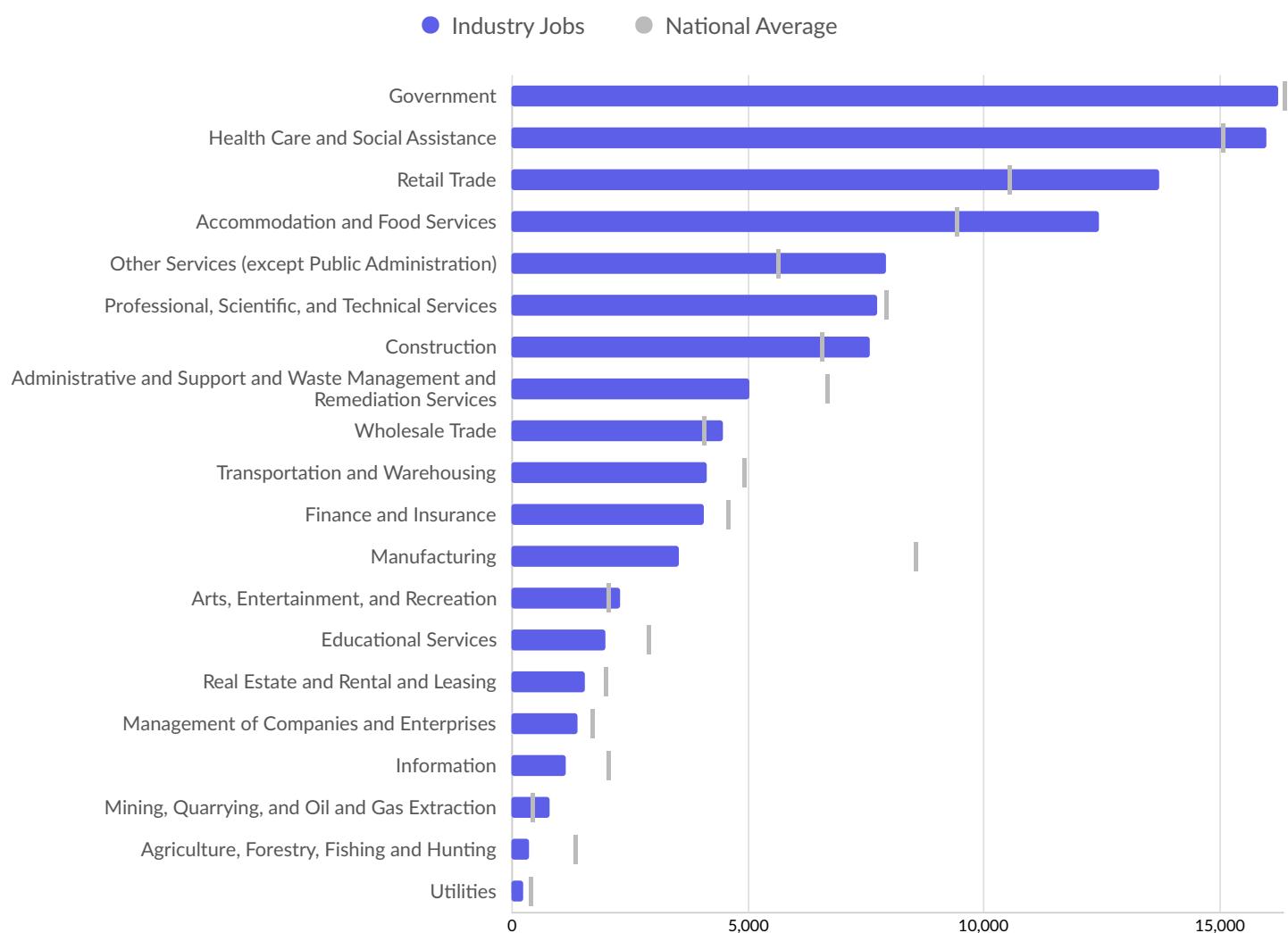
Top Previous Counties	Migrations
East Baton Rouge Parish, LA	282
Pearl River County, MS	202
Hancock County, MS	193
Harris County, TX	180
St. Charles Parish, LA	171
Livingston Parish, LA	142
Lafayette Parish, LA	133
San Diego County, CA	117
Plaquemines Parish, LA	114
Harrison County, MS	105
Top Following Counties	Migrations
Tangipahoa Parish, LA	1,042
Jefferson Parish, LA	792
Orleans Parish, LA	774
Pearl River County, MS	639
Washington Parish, LA	342
Harris County, TX	278
East Baton Rouge Parish, LA	255
Hancock County, MS	253
Harrison County, MS	188
Livingston Parish, LA	171
St. Bernard Parish, LA	144
Lafayette Parish, LA	94
Ascension Parish, LA	81
Baldwin County, AL	69

Top Following Counties**Migrations**

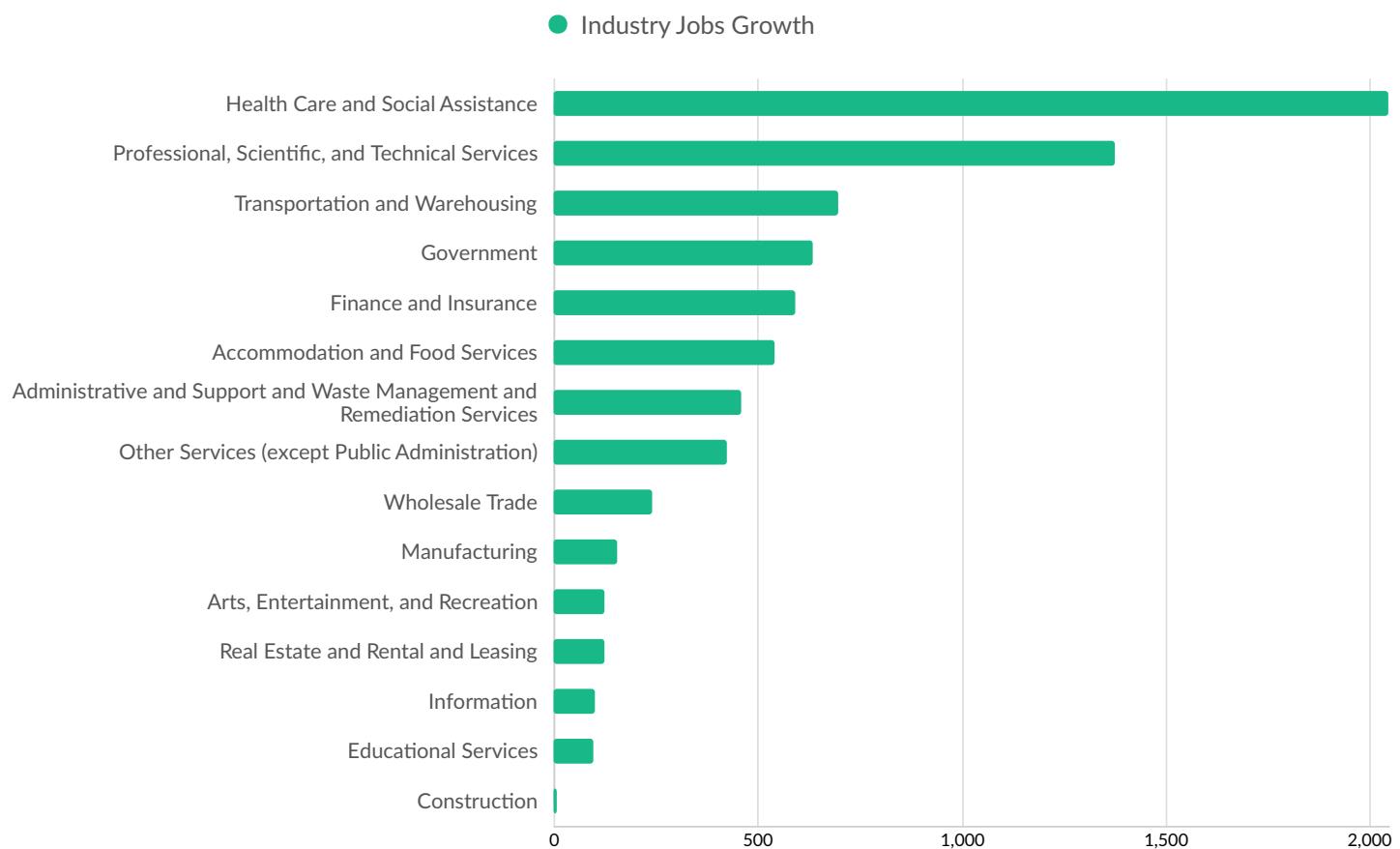
Hillsborough County, FL	67
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Industry Characteristics

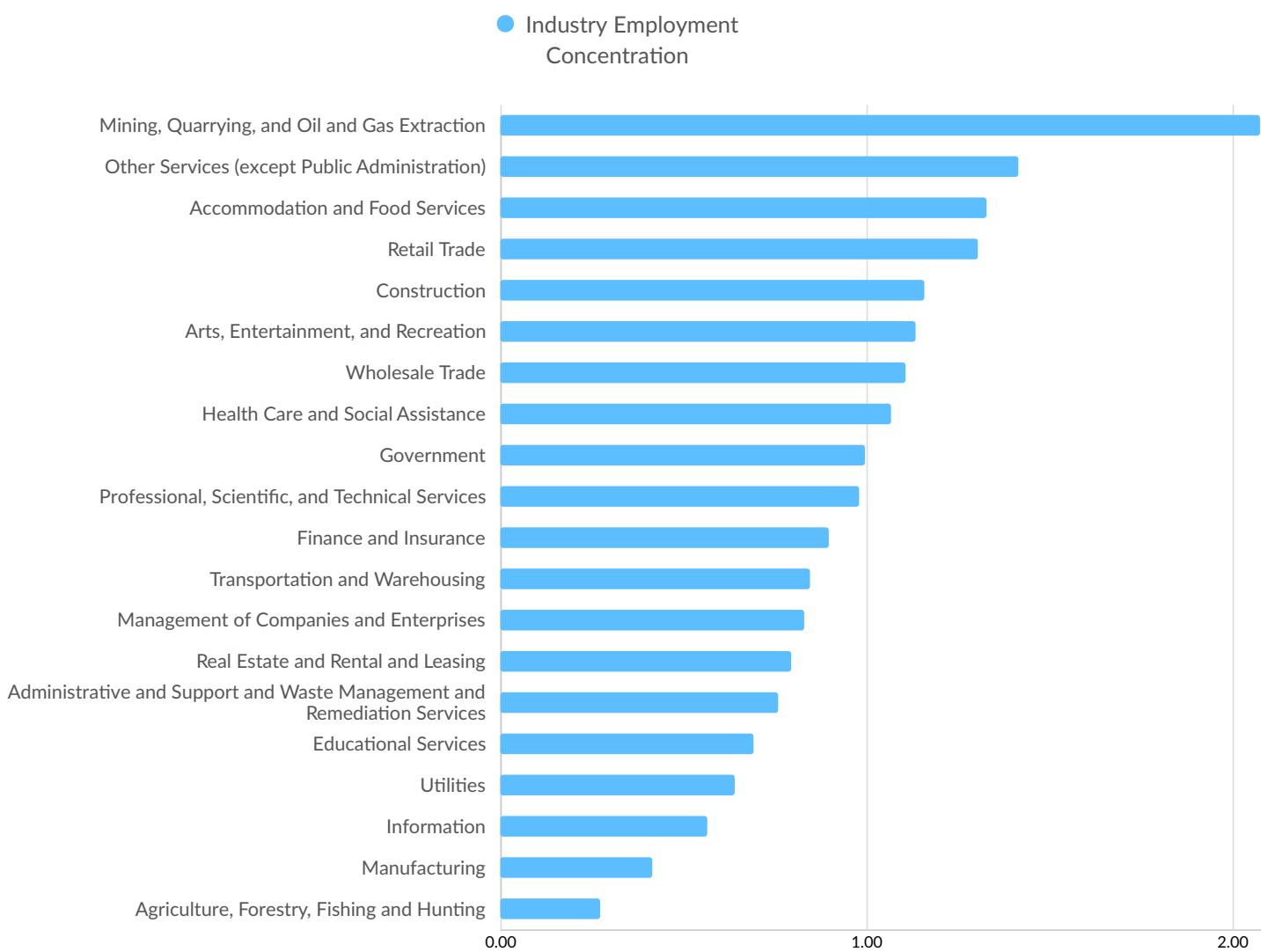
Largest Industries



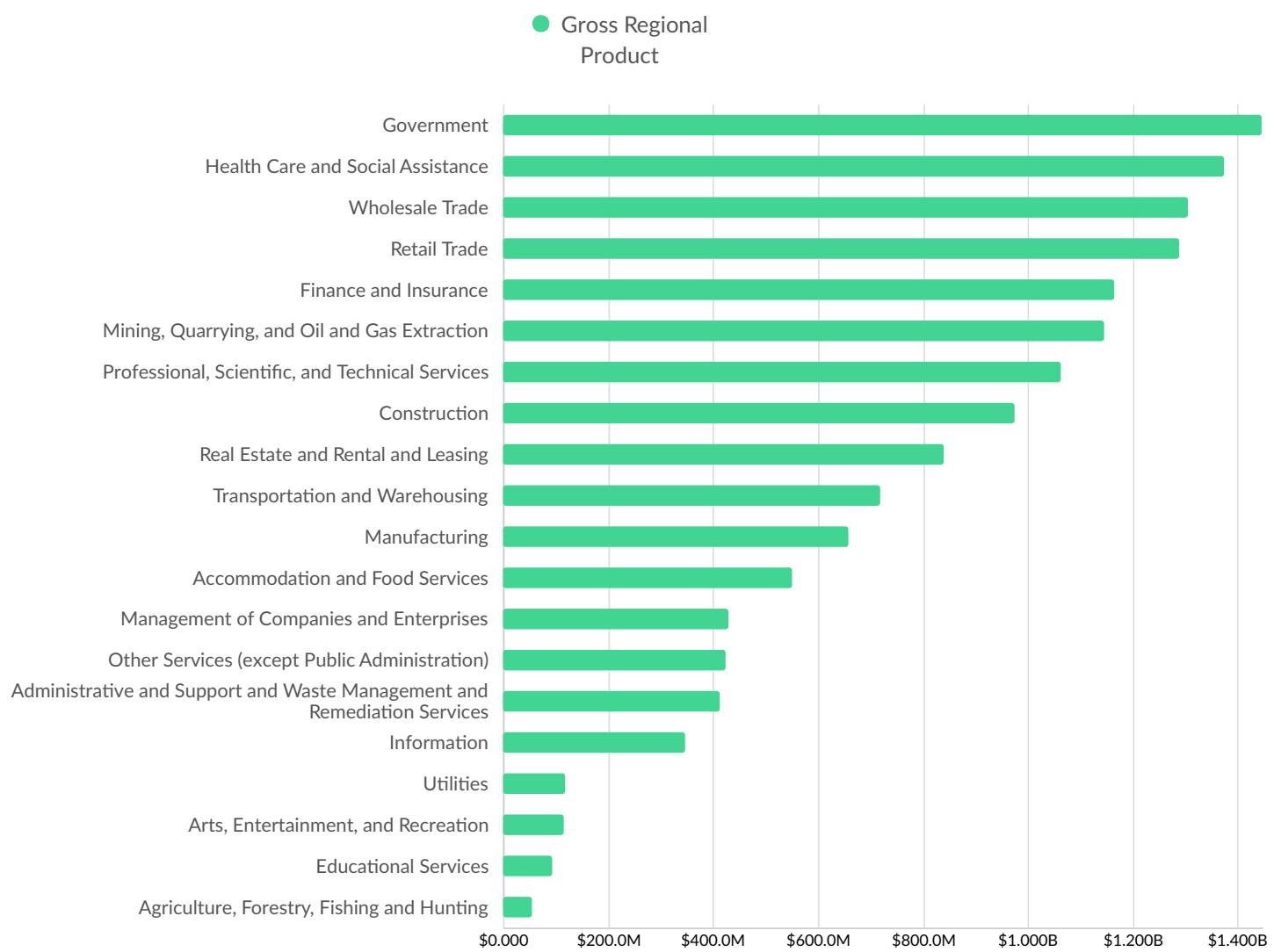
Top Growing Industries



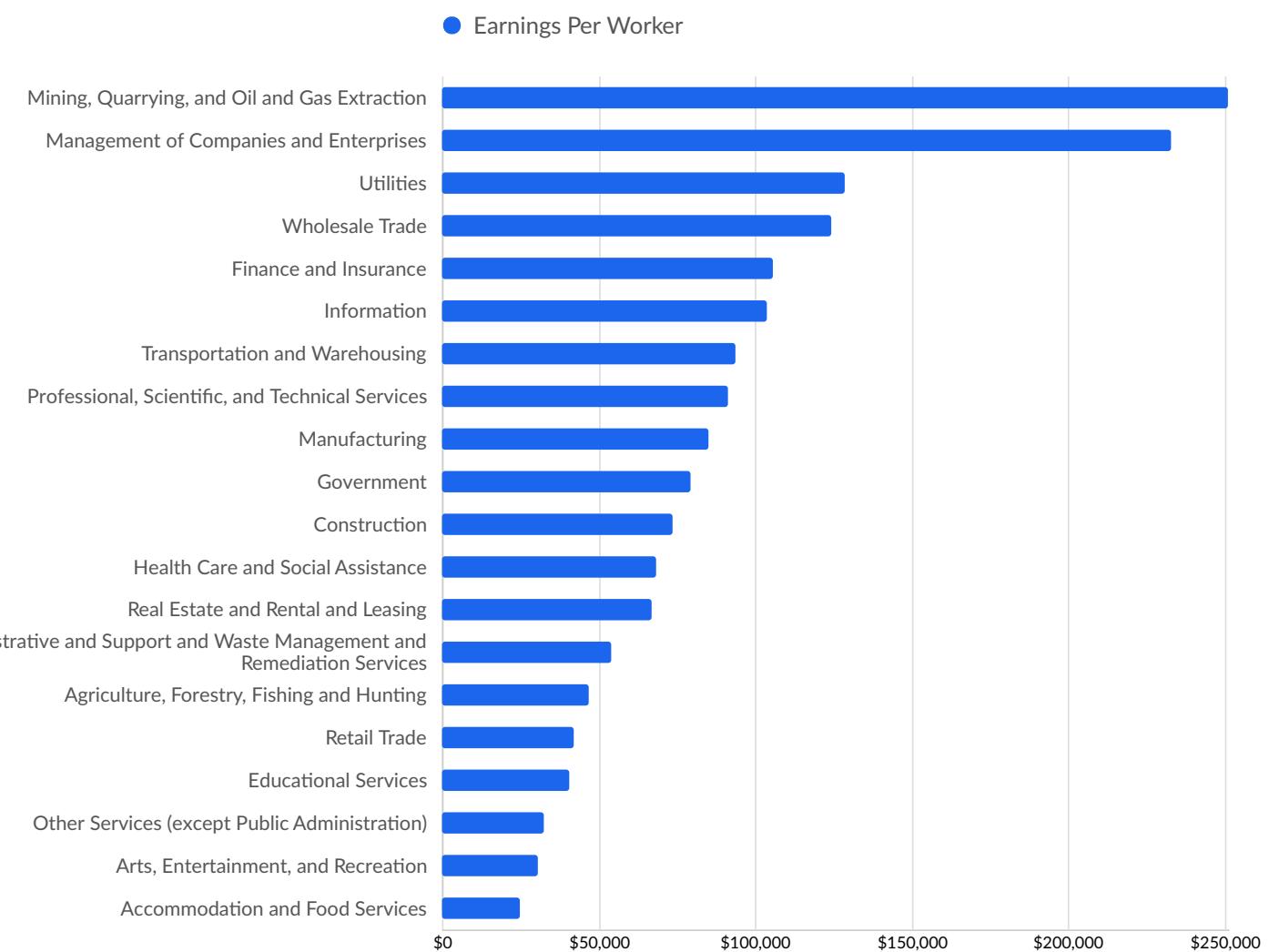
Top Industry Employment Concentration



Top Industry GRP



Top Industry Earnings



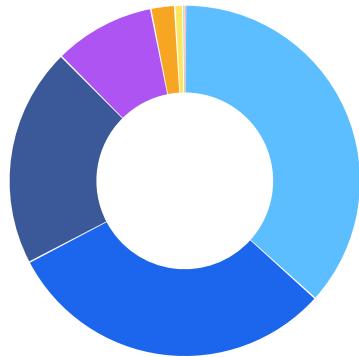
Business Characteristics

18,341 Companies Employ Your Workers

Online profiles for your workers mention 18,341 companies as employers, with the top 10 appearing below. In the last 12 months, 1,963 companies in Slidell-Mandeville-Covington, LA posted job postings, with the top 10 appearing below.

Top Companies	Profiles	Top Companies Posting	Unique Postings
Ochsner Health	1,055	Ochsner Health	1,364
Mvp Video Productions	896	St. Tammany Parish Hospital	773
St Tammany Parish Public Schoo...	780	Walmart	344
St. Tammany Parish Hospital	644	LCMC Health	255
Chevron	540	Slidell Memorial Hospital	197
Slidell Memorial Hospital	365	State of Louisiana	145
Tulane University	322	Sam's Club	144
Walmart	296	Walgreens Boots Alliance	130
Entergy	289	Compass Group	106
St. Tammany Parish	267	Northlake Behavioral Health Sys...	103

Business Size

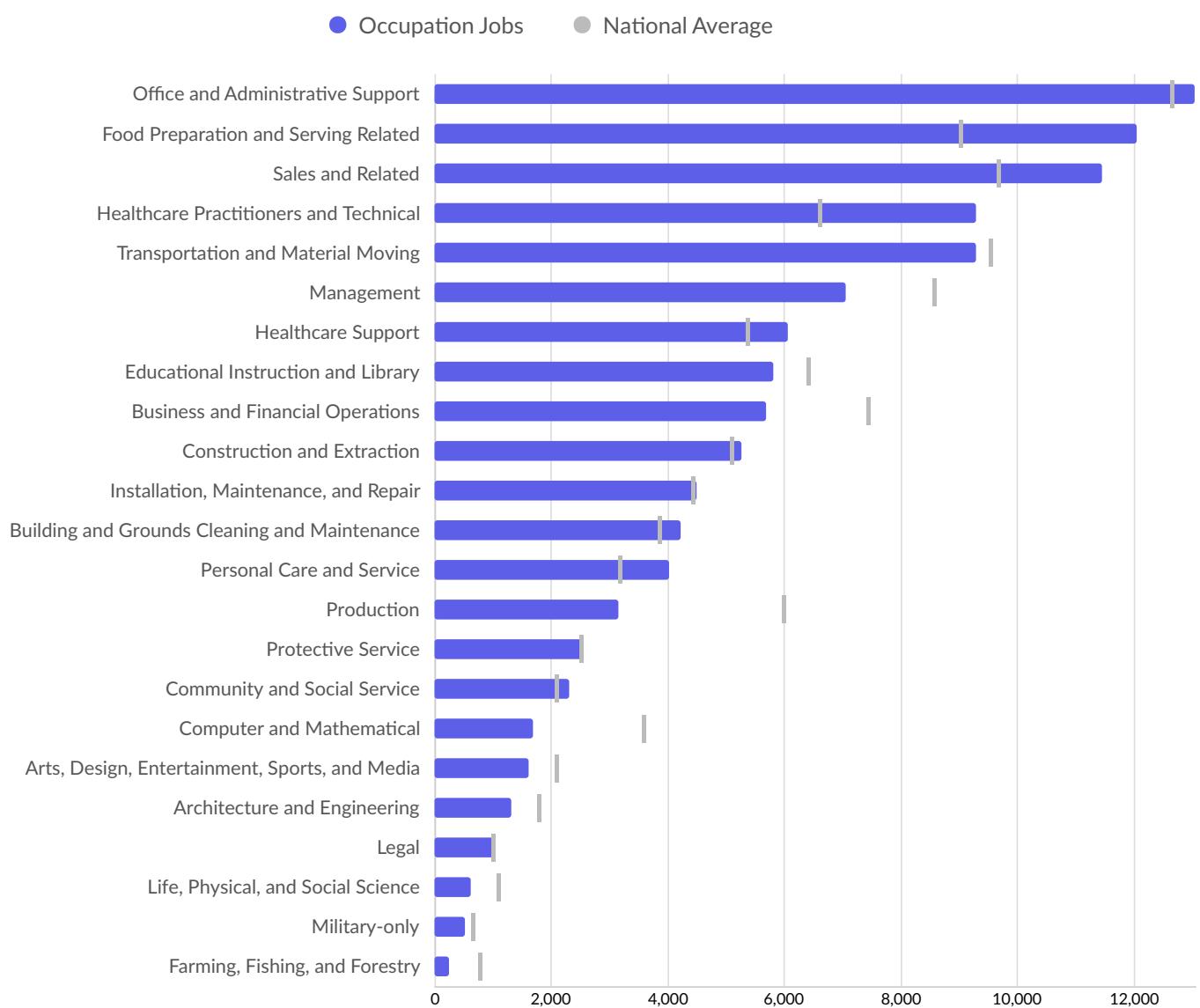


	Percentage	Business Count
1 to 4 employees	36.6%	5,098
5 to 9 employees	30.7%	4,269
10 to 19 employees	20.2%	2,818
20 to 49 employees	9.3%	1,298
50 to 99 employees	2.2%	306
100 to 249 employees	0.7%	102
250 to 499 employees	0.2%	25
500+ employees	0.1%	11

*Business Data by DatabaseUSA.com is third-party data provided by Lightcast to its customers as a convenience, and Lightcast does not endorse or warrant its accuracy or consistency with other published Lightcast data. In most cases, the Business Count will not match total companies with profiles on the summary tab.

Workforce Characteristics

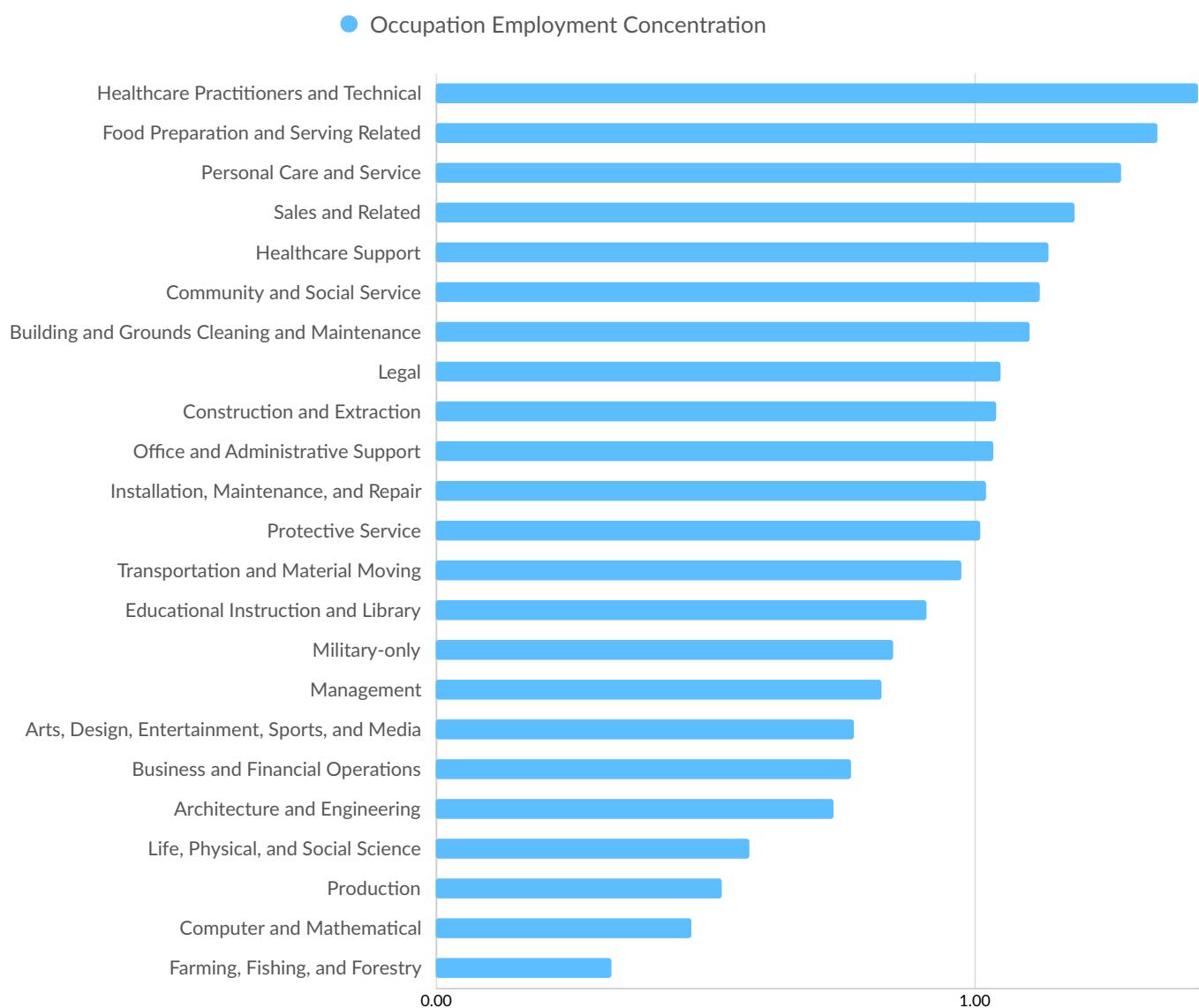
Largest Occupations



Top Growing Occupations

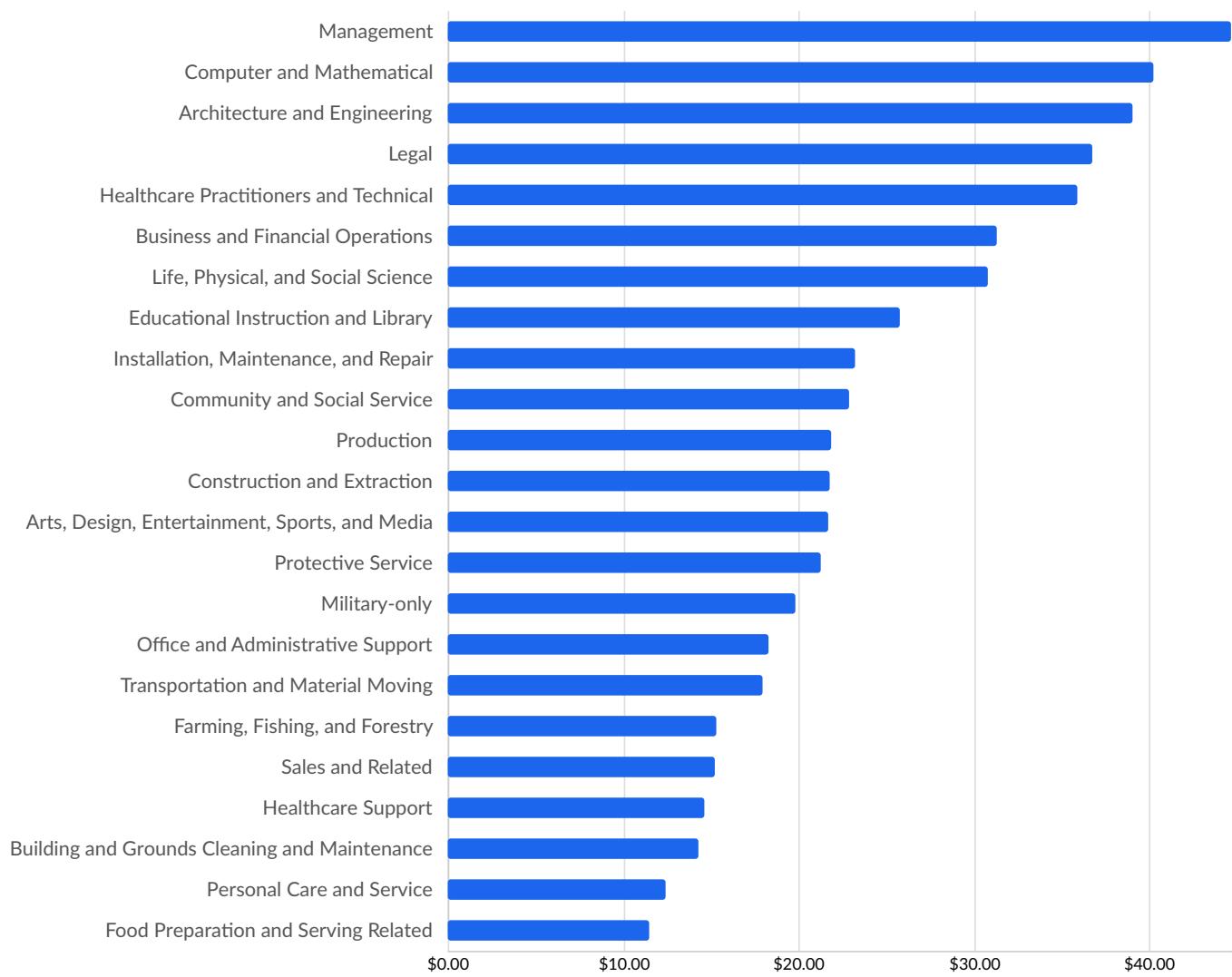


Top Occupation Employment Concentration

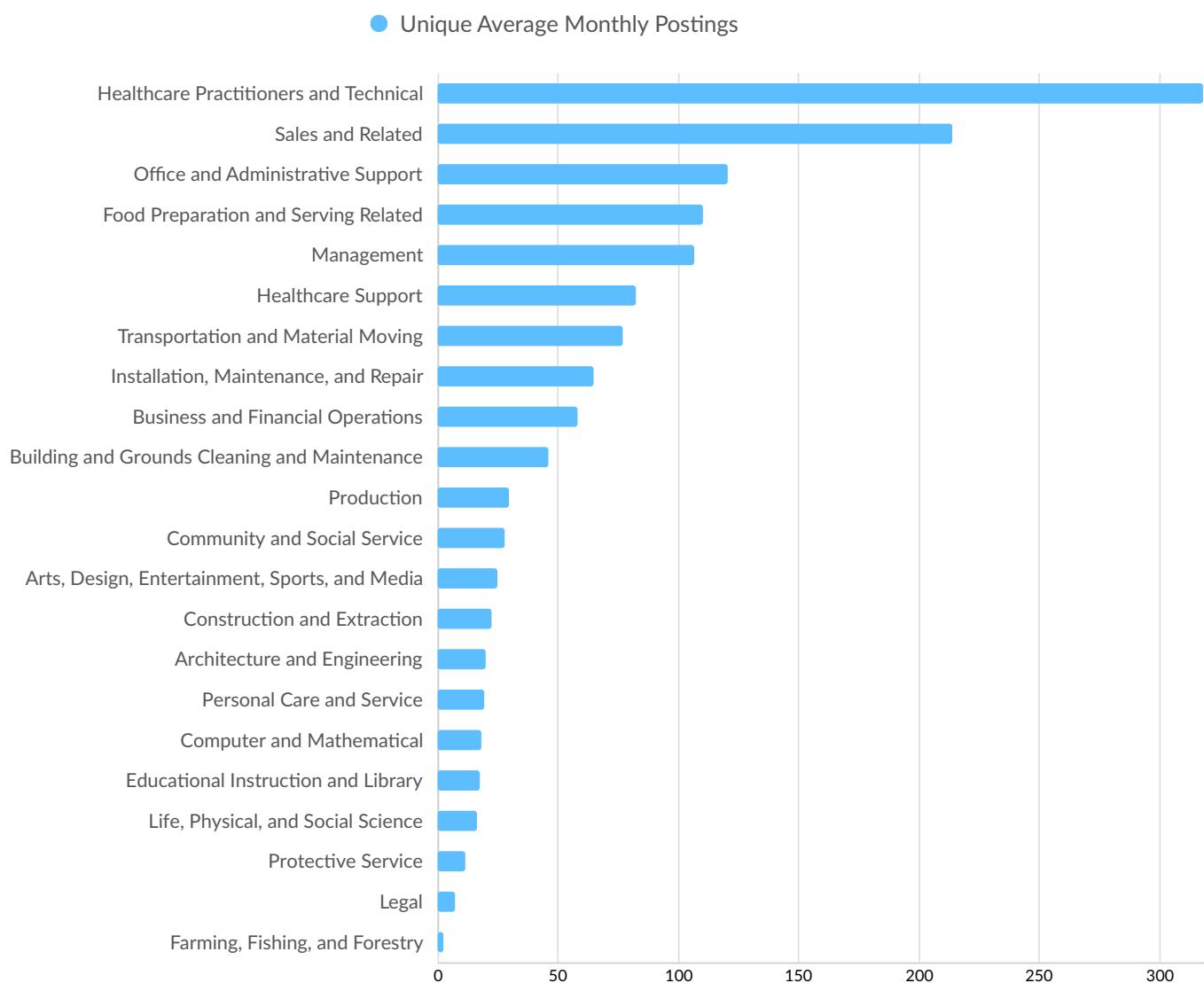


Top Occupation Earnings

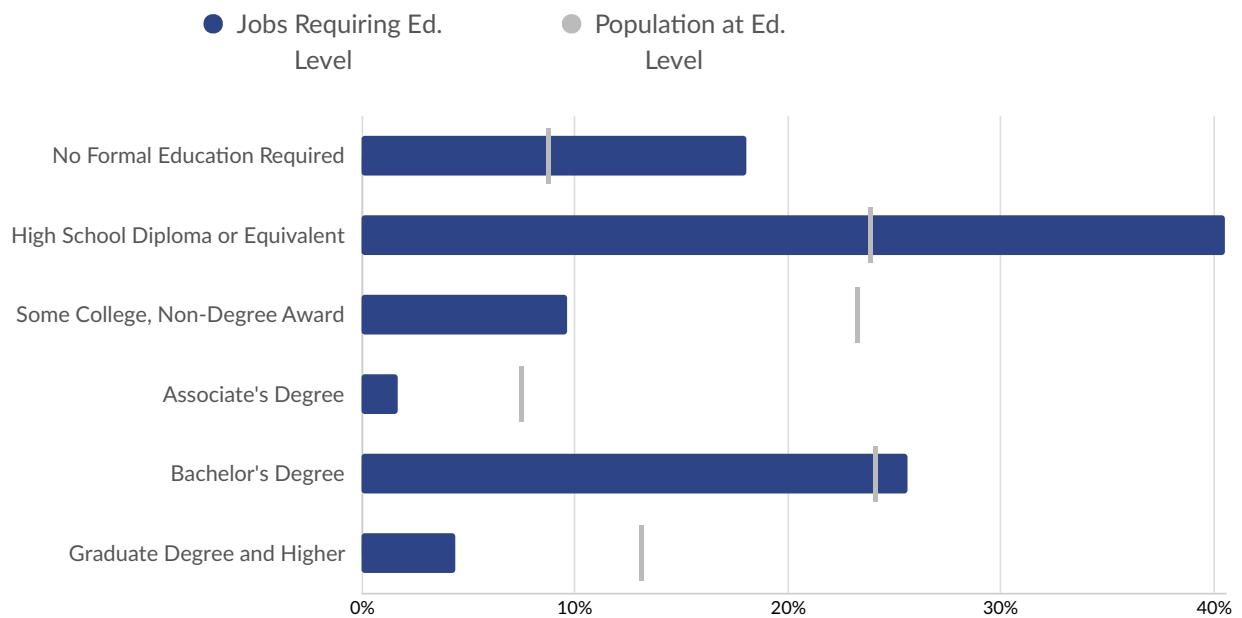
● Median Hourly Earnings



Top Posted Occupations

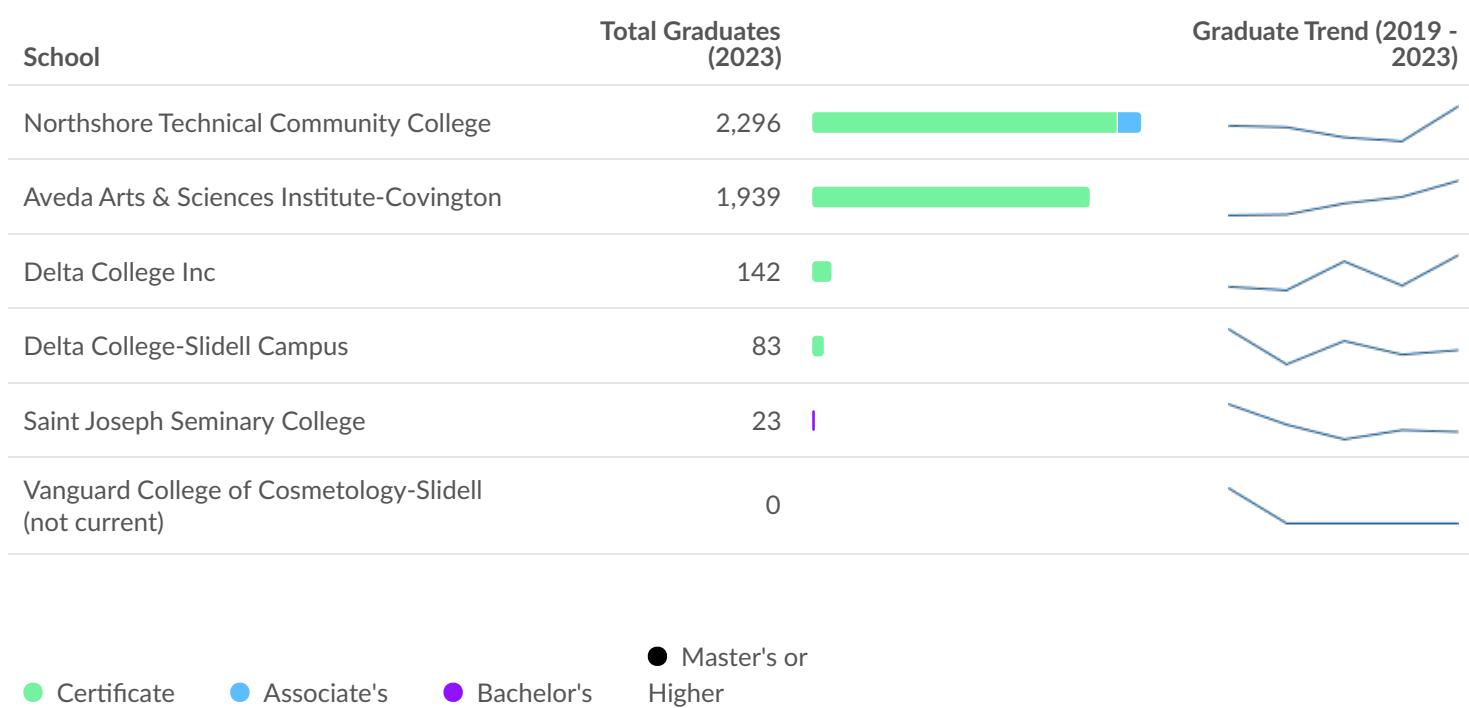


Underemployment

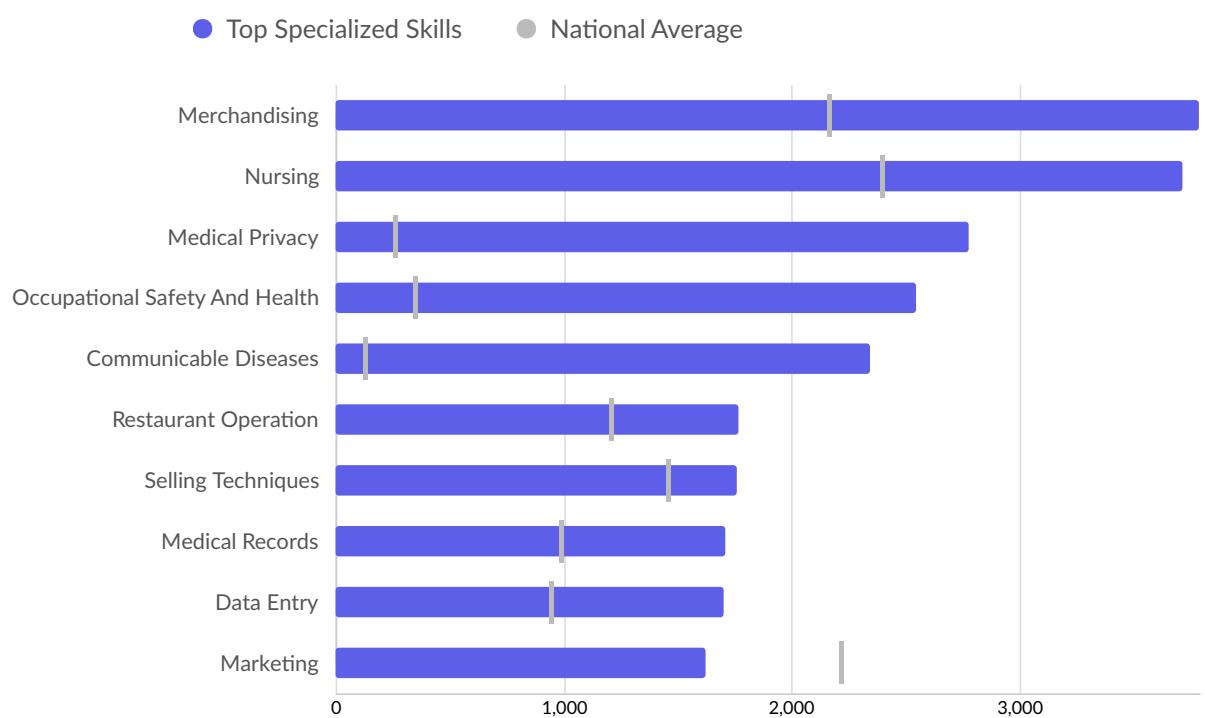


Educational Pipeline

In 2023, there were 4,483 graduates in Slidell-Mandeville-Covington, LA. This pipeline has grown by 12% over the last 5 years. The highest share of these graduates come from "Aesthetician/Esthetician and Skin Care Specialist" (Certificate), "Cosmetology/Cosmetologist, General" (Certificate), and "Computer Systems Networking and Telecommunications" (Certificate).



In-Demand Skills



Slidell-Mande...

Population Summary

2024 Estimated Population	278,144
2024 Estimated Population / Sq. Mi.	329.1

2029 Projected Population	289,544
2010 Census Population	
2000 Census Population	191,268

2023-2028 Annual Pop Change (CAGR)	0.81%
2010-2020 Annual Pop Change (CAGR)	1.25%
2020-2023 Annual Pop Change (CAGR)	1.18%

Household Summary

2024 Estimated Households	108,600
2024 Average Household Size	2.54

2029 Projected Households	115,234
2010 Census Households	87,521
2000 Census Households	69,253

2023-2028 Annual HH Change (CAGR)	1.19%
2010-2020 Annual HH Change (CAGR)	1.54%
2020-2023 Annual HH Change (CAGR)	1.48%

Income and Home Value

2024 Average Household Income	\$105,705
2029 Average Household Income	\$120,582

2024 Median Household Income	\$79,935
2029 Median Household Income	\$91,233

2024 Per Capita Income	\$41,286
2029 Per Capita Income	\$48,003

2024 Aggregate Income	\$11,483,467,260
2029 Aggregate Income	\$13,899,041,831

2024 Average Home Value	\$346,657
2029 Average Home Value	\$391,109

2024 Median Home Value	\$306,819
2029 Median Home Value	\$342,183

2024 Disposable Income, Net Worth, Wealth

Average Disposable Income	\$81,083
Median Disposable Income	\$65,170
Average Net Worth	\$1,302,767
Median Net Worth	\$293,409
Wealth Index	99.0

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: ACS, Esri, Esri-Data Axle, Esri-U.S. BLS, U.S. Census

Slidell-Mande...

Race and Ethnicity

2024 Total Population

White	199,870	71.9%
Black/African American	40,159	14.4%
American Indian/Alaska Native	1,329	0.5%
Asian	4,536	1.6%
Pacific Islander	127	0.1%
Other Race	6,777	2.4%
Multiple Races	25,346	9.1%

2024 Population < Age 20

White	44,542	22.3%
Black/African American	11,946	29.7%
American Indian/Alaska Native	341	25.7%
Asian	1,000	22.0%
Pacific Islander	31	24.4%
Other Race	2,196	32.4%
Multiple Races	9,115	36.0%

2024 Hispanic Population

White	4,830	20.1%
Black/African American	604	2.5%
American Indian/Alaska Native	416	1.7%
Asian	84	0.3%
Pacific Islander	10	0.0%
Other Race	5,325	22.2%
Multiple Races	12,740	53.1%

2024 Non-Hispanic Population

White	195,040	76.8%
Black/African American	39,555	15.6%
American Indian/Alaska Native	913	0.4%
Asian	4,452	1.8%
Pacific Islander	117	0.1%
Other Race	1,452	0.6%
Multiple Races	12,606	5.0%

2024 Diversity Index

54.0		
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2029 Total Population

White	203,168	70.2%
Black/African American	43,588	15.1%
American Indian/Alaska Native	1,422	0.5%
Asian	5,218	1.8%
Pacific Islander	136	0.1%
Other Race	7,609	2.6%
Multiple Races	28,403	9.8%

2029 Hispanic Population

27,056	9.3%	
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2029 Non-Hispanic Population

262,488	90.7%	
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Slidell-Mande...

Population by Age and Sex		
2024 Total Population	278,144	
Age 0 - 4	15,396	5.5%
Age 5 - 9	17,147	6.2%
Age 10 - 14	18,241	6.6%
Age 15 - 19	18,387	6.6%
Age 20 - 24	16,229	5.8%
Age 25 - 29	14,266	5.1%
Age 30 - 34	15,639	5.6%
Age 35 - 39	17,553	6.3%
Age 40 - 44	19,045	6.8%
Age 45 - 49	17,006	6.1%
Age 50 - 54	17,748	6.4%
Age 55 - 59	17,493	6.3%
Age 60 - 64	18,608	6.7%
Age 65 - 69	17,739	6.4%
Age 70 - 74	14,780	5.3%
Age 75 - 79	11,059	4.0%
Age 80 - 84	6,360	2.3%
Age 85+	5,448	2.0%
Age 18+	216,074	77.7%
Age 21+	205,539	73.9%
2024 Median Age	41.6	
2024 Female Population	140,769	50.6%
Age 0 - 4	7,526	5.3%
Age 5 - 9	8,343	5.9%
Age 10 - 14	8,848	6.3%
Age 15 - 19	8,882	6.3%
Age 20 - 24	7,758	5.5%
Age 25 - 29	6,954	4.9%
Age 30 - 34	7,845	5.6%
Age 35 - 39	8,837	6.3%
Age 40 - 44	9,528	6.8%
Age 45 - 49	8,565	6.1%
Age 50 - 54	8,865	6.3%
Age 55 - 59	8,837	6.3%
Age 60 - 64	9,520	6.8%
Age 65 - 69	9,278	6.6%
Age 70 - 74	7,862	5.6%
Age 75 - 79	6,081	4.3%
Age 80 - 84	3,659	2.6%
Age 85+	3,581	2.5%
Age 18+	110,592	78.6%
Age 21+	105,538	75.0%
2024 Median Female Age	42.8	

Slidell-Mande...

Population by Age and Sex		Slidell-Mande...	
2024 Male Population		137,375	49.4%
Age 0 - 4		7,870	5.7%
Age 5 - 9		8,804	6.4%
Age 10 - 14		9,393	6.8%
Age 15 - 19		9,505	6.9%
Age 20 - 24		8,471	6.2%
Age 25 - 29		7,312	5.3%
Age 30 - 34		7,794	5.7%
Age 35 - 39		8,716	6.3%
Age 40 - 44		9,517	6.9%
Age 45 - 49		8,441	6.1%
Age 50 - 54		8,883	6.5%
Age 55 - 59		8,656	6.3%
Age 60 - 64		9,088	6.6%
Age 65 - 69		8,461	6.2%
Age 70 - 74		6,918	5.0%
Age 75 - 79		4,978	3.6%
Age 80 - 84		2,701	2.0%
Age 85+		1,867	1.4%
Age 18+		105,482	76.8%
Age 21+		100,001	72.8%
2024 Median Male Age		40.4	

Household Type	
2024 Total Households	108,600
2010-2020 Annual HH Change (CAGR)	1.54%
2020-2023 Annual HH Change (CAGR)	1.48%
2023-2028 Annual HH Change (CAGR)	1.19%
2024 Average Household Size	2.54
2024 Total Family Households	74,202
2023-2028 Family CAGR	1.00%
2024 Family Population	229,356
2024 Average Family Size	3.09

2018-2022 ACS	
Households with Population Age <18	34,369 34.0%
Households w/Pop <18: Family	34,030 33.6%
Married-couple Family	22,010 21.8%
Other Family w/Male Householder	3,344 3.3%
Other Family w/Female Householder	8,676 8.6%
Households w/Pop <18: Nonfamily	339 0.3%
Households w/No Population Age <18	66,843 66.0%
HHs w/No Pop <18: Married-couple Family	30,983 30.6%
HHs w/No Pop <18: Other Family	6,250 6.2%
HHs w/No Pop <18: Nonfamily	29,610 29.3%

Slidell-Mande...

2024 Marital Status

Population Age 15+	227,360	
Never Married	64,333	28.3%
Married	123,668	54.4%
Widowed	14,180	6.2%
Divorced	25,179	11.1%

2024 Educational Attainment

Population Age 25+	192,744	
Less than 9th Grade	4,636	2.4%
9th - 12th Grade, No Diploma	9,734	5.0%
High School Graduate	36,961	19.2%
GED/Alternative Credential	9,647	5.0%
Some College, No Degree	40,708	21.1%
Associate Degree	16,486	8.6%
Bachelor's Degree	47,221	24.5%
Graduate/Professional Degree	27,351	14.2%

Housing Unit Summary

2000 Housing Units	75,399	
Owner Occupied Housing Units	55,719	80.5%
Renter Occupied Housing Units	13,534	19.5%
Vacant Housing Units	6,146	8.2%
2010 Housing Units	95,413	
Owner Occupied Housing Units	69,598	79.5%
Renter Occupied Housing Units	17,923	20.5%
Vacant Housing Units	7,892	8.3%
2024 Housing Units	117,226	
Owner Occupied Housing Units	84,340	77.7%
Renter Occupied Housing Units	24,260	22.3%
Vacant Housing Units	8,626	7.4%
2029 Housing Units	123,901	
Owner Occupied Housing Units	90,540	78.6%
Renter Occupied Housing Units	24,694	21.4%
Vacant Housing Units	8,667	7.0%

2024 Household Income Distribution

Total Households	108,600	
Income less than \$15,000	6,734	6.2%
Income \$15,000-\$24,999	7,284	6.7%
Income \$25,000-\$34,999	9,184	8.5%
Income \$35,000-\$49,999	11,776	10.8%
Income \$50,000-\$74,999	15,681	14.4%
Income \$75,000-\$99,999	14,716	13.6%
Income \$100,000-\$149,999	21,199	19.5%
Income \$150,000-\$199,999	11,455	10.6%
Income \$200,000 or greater	10,571	9.7%

Slidell-Mande...

Household Vehicles Available (2017 - 2022 ACS)

Total Households	101,212	
Owner HHs with No Vehicles	1,748	2.2%
Owner HHs with 1 Vehicle	20,905	26.1%
Owner HHs with 2 Vehicles	36,841	46.0%
Owner HHs with 3 Vehicles	14,932	18.7%
Owner HHs with 4 Vehicles	3,921	4.9%
Owner HHs with 5 or More Vehicles	1,692	2.1%
Renter HHs with No Vehicles	2,128	10.1%
Renter HHs with 1 Vehicles	10,539	49.8%
Renter HHs with 2 Vehicles	6,505	30.7%
Renter HHs with 3 Vehicles	1,400	6.6%
Renter HHs with 4 Vehicles	601	2.8%
Renter HHs with 5 or More Vehicles	0	0.0%

Commute Time To Work (2017 - 2022 ACS)

Workers Age 16+	121,358	
Commute < 5 Minutes	2,408	2.2%
Commute 5-9 Minutes	7,992	7.4%
Commute 10-14 Minutes	12,936	12.0%
Commute 15-19 Minutes	15,023	13.9%
Commute 20-24 Minutes	12,565	11.7%
Commute 25-29 Minutes	5,476	5.1%
Commute 30-34 Minutes	12,919	12.0%
Commute 35-39 Minutes	3,338	3.1%
Commute 40-44 Minutes	4,897	4.5%
Commute 45-59 Minutes	14,344	13.3%
Commute 60-89 Minutes	12,409	11.5%
Commute 90+ Minutes	3,523	3.3%
Worked at Home	13,528	11.2%

Transportation To Work (2017 - 2022 ACS)

Workers Age 16+	121,358	
Drove Alone to Work	95,424	78.6%
Carpooled	9,515	7.8%
Took Public Transportation	173	0.1%
Bus or Trolley Bus	155	0.1%
Light Rail, Streetcar or Trolley	0	0.0%
Subway or Elevated	0	0.0%
Long-distance Train, Commuter Rail	18	0.0%
Took a Ferryboat	0	0.0%
Took a Taxicab	245	0.2%
Motorcycled	23	0.0%
Bicycled	138	0.1%
Walked	1,020	0.8%
Took Other Means of Transportation	1,292	1.1%
Worked at Home	13,528	11.2%

Slidell-Mande...

2024 Daytime Statistics

Total Daytime Population	260,017	
Daytime Population: Workers	111,206	42.8%
Daytime Population: Residents	148,811	57.2%
Daytime Population per Sq. Mi.	307.6	

2024 Labor Force

2024 Civilian Pop Age 16+ in Labor Force	136,206	
2024 Employed Civilian Pop Age 16+	129,197	
2024 Unemployed Pop Age 16+	7,009	
2024 Unemployment Rate	5.1%	

2024 Occupation

Employed Civilian Population Age 16+	129,197	
White Collar		66.7%
Architecture/Engineering	3,701	2.9%
Arts/Design/Ent./Sports/Media	2,529	2.0%
Business/Financial	9,069	7.0%
Community/Social Service	2,347	1.8%
Computer/Mathematical	3,300	2.5%
Education/Training/Library	8,412	6.5%
Healthcare Practitioner/Technician	10,629	8.2%
Legal	2,250	1.7%
Life/Physical/Social Science	1,089	0.8%
Management	17,250	13.3%
Sales and Sales Related	12,708	9.8%
Office/Administrative Support	12,881	10.0%
Blue Collar		17.1%
Construction/Extraction	6,621	5.1%
Farming/Fishing/Forestry	143	0.1%
Installation/Maintenance/Repair	4,624	3.6%
Production	4,277	3.3%
Transportation/Material Moving	6,383	4.9%
Other Occupations		16.2%
Building/Grounds Cleaning/Maintenance	3,446	2.7%
Food Preparation/Serving Related	7,136	5.5%
Healthcare Support	3,456	2.7%
Personal Care/Service	3,409	2.6%
Protective Service	3,537	2.7%

Housing Units in Structure (2017 - 2022 ACS)

2019 Total Housing Units	110,680	
1 Detached Unit	86,465	78.1%
1 Attached Unit	2,863	2.6%
2 Units in Structure	1,910	1.7%
3 or 4 Units in Structure	2,140	1.9%
5 to 9 Units	1,946	1.8%
10 to 19 Units in Structure	3,172	2.9%
20 to 49 Units	2,177	2.0%
50 or More Units	2,125	1.9%
Mobile Homes	7,750	7.0%
Boat/RV/Van/etc.	132	0.1%

Slidell-Mande...

Homes by Year Built (2017 - 2022 ACS)

2021 Total Housing Units	110,680	
Built in 2020 or Later	1,325	1.2%
Built in 2010-2019	13,575	12.3%
Built in 2000-2009	28,035	25.3%
Built in 1990-1999	22,822	20.6%
Built in 1980-1989	18,237	16.5%
Built in 1970-1979	15,673	14.2%
Built in 1960-1969	5,507	5.0%
Built in 1950-1959	2,302	2.1%
Built in 1940-1949	1,091	1.0%
Built in 1939 or Earlier	2,113	1.9%

2024 Owner Occupied Housing Units by Value

Total	84,340	
<\$50,000	3,467	4.1%
\$50,000 - \$99,999	2,296	2.7%
\$100,000 - \$149,999	3,679	4.4%
\$150,000 - \$199,999	9,167	10.9%
\$200,000 - \$249,999	11,725	13.9%
\$250,000 - \$299,999	10,363	12.3%
\$300,000 - \$399,999	21,600	25.6%
\$400,000 - \$499,999	10,787	12.8%
\$500,000 - \$749,999	7,418	8.8%
\$750,000 - \$999,999	2,434	2.9%
\$1,000,000 - \$1,499,999	780	0.9%
\$1,500,000 - \$1,999,999	266	0.3%
\$2,000,000 +	358	0.4%
Average Home Value	\$346,657	
Median Home Value	\$306,819	
Median Contract Rent (2015-2019 ACS)	\$1,071	
Median Gross Rent (2015-2019 ACS)	\$1,247	

Slidell-Mande...

2024 Total Consumer Expenditures

Annual Budget Expenditures	\$10,027,930,863
Retail Goods	\$3,338,624,153
Food	\$1,130,854,518
Food at Home	\$732,848,954
Food Away from Home	\$398,005,564
Alcoholic Beverages	\$64,022,145
Apparel & Services	\$237,595,313
Meals at Restaurants/Other	\$380,736,714
Education	\$170,010,196
Entertainment/Recreation	\$418,683,212
Health Care	\$810,514,045
Household Furnishings & Equipment	\$326,374,124
Household Operations	\$285,986,570
Housekeeping Supplies	\$92,410,244
Housing	\$3,246,538,210
Personal Care Products & Services	\$98,877,943
Transportation	\$1,145,465,457
Travel	\$305,824,771

2024 Average Household Annual Consumer Expenditures

Annual Budget Expenditures	\$92,338
Retail Goods	\$30,742
Food	\$10,413
Food at Home	\$6,748
Food Away from Home	\$3,665
Alcoholic Beverages	\$590
Apparel & Services	\$2,188
Meals at Restaurants/Other	\$3,506
Education	\$1,565
Entertainment/Recreation	\$3,855
Health Care	\$7,463
Household Furnishings & Equipment	\$3,005
Household Operations	\$2,633
Housekeeping Supplies	\$851
Housing	\$29,894
Personal Care Products & Services	\$910
Transportation	\$10,548
Travel	\$2,816