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**CONFIDENTIAL
OFFERING MEMORANDUM**

MAY 2026



PRIME COMMERCIAL
INVESTMENT OPPORTUNITY

2130 1ST ST. | SLIDELL, LA 70448

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Table of Contents

03

EXECUTIVE
SUMMARY

04

FINANCIAL
ANALYSIS

5

AREA
OVERVIEW

6

COMPANY
OVERVIEW

15

DISCLAIMER/
CONFIDENTIALITY



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| EXECUTIVE SUMMARY

LOCATION VALUE

2130 1st Street is strategically positioned within one of Slidell's established commercial corridors, offering convenient access to major transportation routes, surrounding residential neighborhoods, and nearby business activity. The property's location near Interstate 10 supports regional connectivity throughout the Northshore and Gulf Coast markets, making it well suited for continued medical or professional office use.

The surrounding area features a strong concentration of healthcare, retail, and service-oriented businesses, including Ochsner Health, Slidell Memorial Hospital, Walmart, Walgreens, and CVS Pharmacy. Continued commercial growth and investment throughout the Slidell market further support the long-term value of the property.

INVESTMENT STABILITY

The property is currently occupied by Beacon Behavioral Health, providing in-place tenancy and immediate investment income potential. As an established behavioral healthcare provider with multiple locations throughout Louisiana, Beacon Behavioral Health supports the long-term stability and functionality of the asset as a healthcare-oriented investment opportunity.

The tenant is currently set to renew for an additional three-year term upon expiration of the current lease term on January 1, 2028, further supporting the property's long-term occupancy outlook and investment stability.



Asking Price:	\$649,000
NOI:	\$45,241
Cap Rate:	7%
Site:	.9 Acre Lot
Property Highlight:	Located in Historic Old Town Slidell
Occupied:	100% 4,938 SF

| PROPERTY OVERVIEW

2130 1st Street presents an investment opportunity to acquire an approximately 4,938 SF commercial office building in the heart of Slidell. Located within one of St. Tammany Parish's established commercial corridors, the property is currently occupied by Beacon Behavioral Health, providing in-place tenancy and investment stability. With convenient access to major thoroughfares, surrounding commercial activity, and positioning within the growing Northshore market, this offering presents a strong opportunity for investors seeking a commercial asset in a desirable St. Tammany Parish location.

TAX INFORMATION:

- Parish: St. Tammany
- City: Slidell
- 2025 Assessed Tax Value: \$46,340
- 2025 Parish Taxes: \$6,741.62

SITE DETAILS:

- Zoning: C-3
- Flood Zone: AE
 - Parking: +/- 22 surface
 - Occupancy: 100%

CONSTRUCTION INFORMATION:

- Foundation: Slab
- Structure: Wood and brick
- Roof: Shingled
- Interior: Drywall
- Lighting: LED and fluorescent
- Flooring: Tile, wood, carpet, brick
- Air/Heat: HVAC (6 units)
- Walkways: Concrete

BUILDING DETAILS:

- Year built: 2008
- Year renovated: 2012
- Lot size: .9 acres
- Building size: 4,938 SF
- Floors: 2
 - Floor 1
 - o 5 group rooms
 - o 1 assessment room
 - o 1 storage room
 - o 2 small office rooms
 - o 4 bathrooms
 - o 1 kitchen area
 - Floor 2
 - o 6 offices
 - o 1 loft
 - o 1 large meeting room
 - o 2 bathrooms
 - o 1 kitchen
 - o 6 closets

UTILITIES:

- Water and Sewer: City
- Electricity: Cleco
 - HVAC: 6 units, 3 of which are new in the last 1.5 years. Units are serviced yearly.

| AREA OVERVIEW

ST. TAMMANY PARISH ECONOMIC HIGHLIGHTS

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

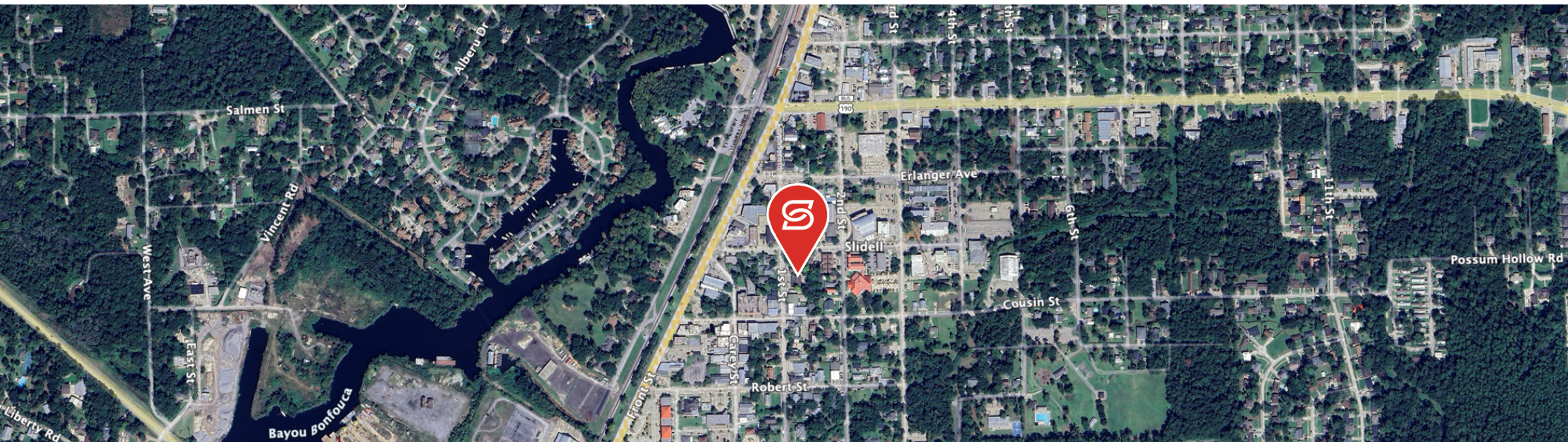
The Northshore market has experienced continued growth in healthcare, professional services, retail, and logistics, making St. Tammany Parish an attractive location for both businesses and long-term commercial investment.

WHY SLIDELL

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

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

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



TENANT OVERVIEW

Lease Commencement: January 1, 2011

- Term: 3-Year Terms
- Rate: \$5,436 Per Month
- Renewals: Yes, every three years
- Rate Bumps: Monthly rent increases \$200 per month each year, \$2,400 annually.

ABOUT BEACON BEHAVIORAL HEALTH:

Beacon Behavioral Health is a regional behavioral healthcare provider serving communities throughout Louisiana. The organization offers a range of mental health and wellness services designed to support individuals through outpatient care, counseling, and treatment programs. With multiple locations across the state, Beacon Behavioral Health has established a presence within the healthcare sector through its focus on accessible, community-oriented behavioral health services.

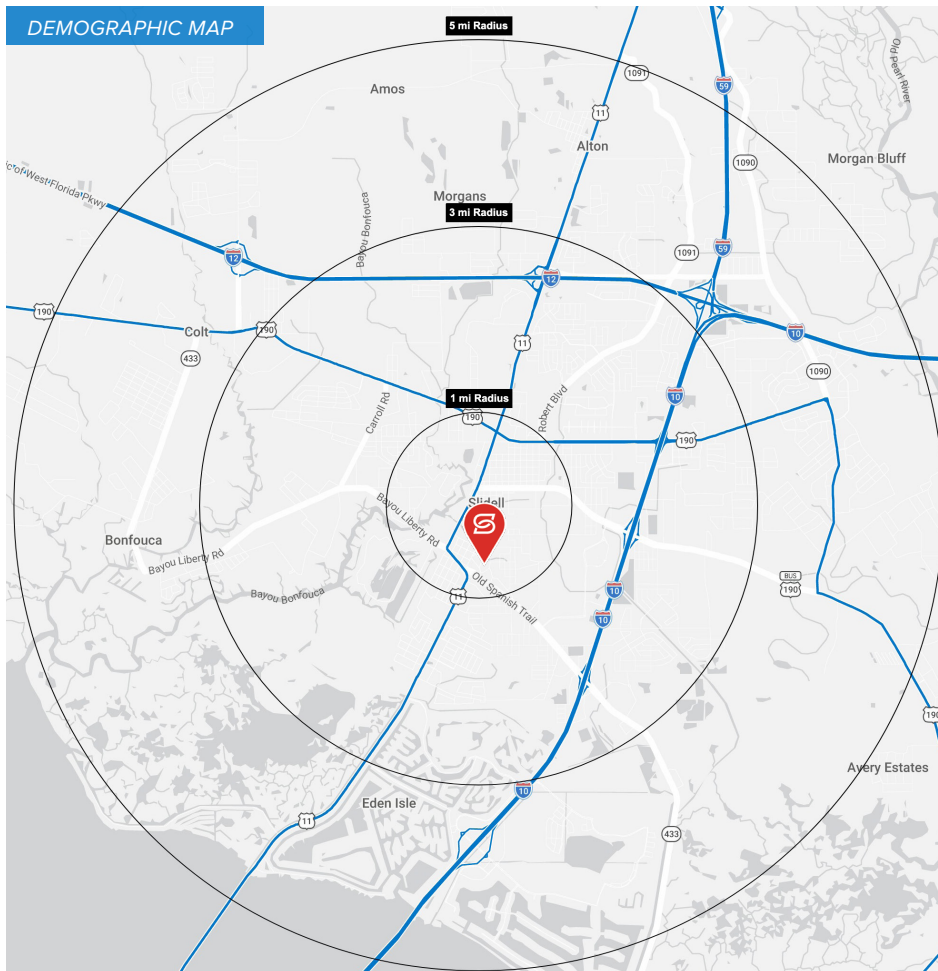


| PHOTOS

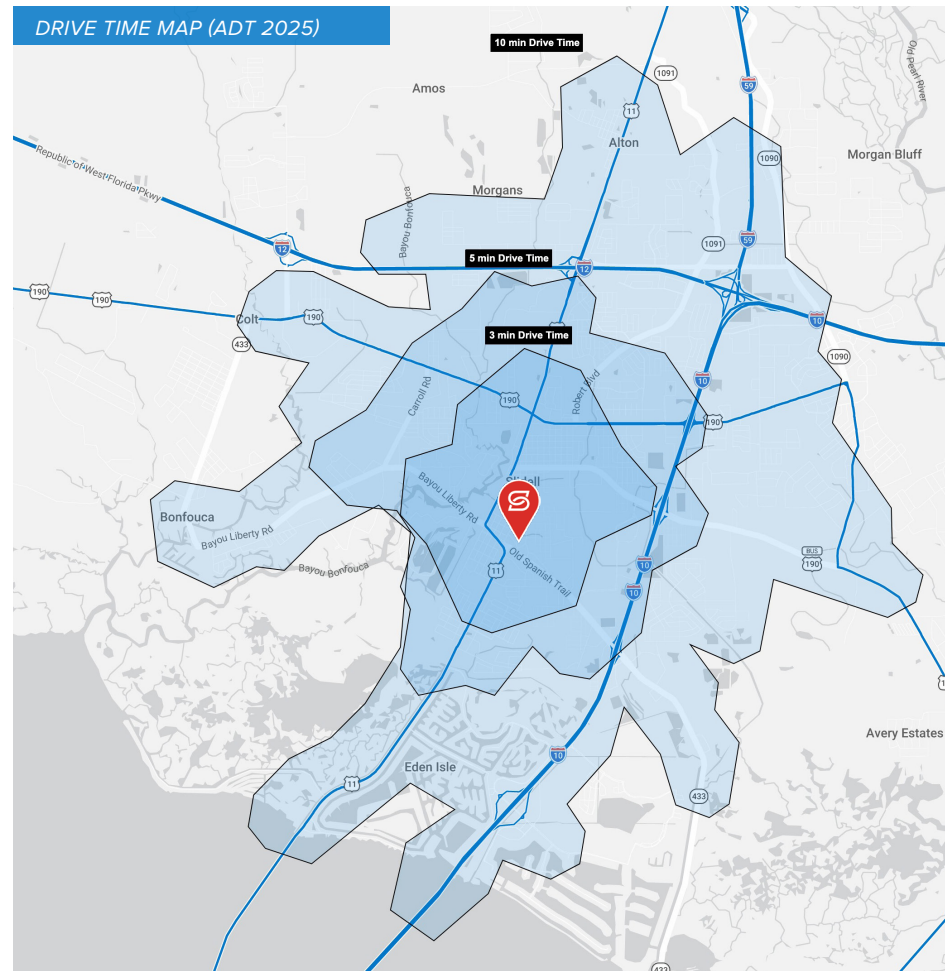


DEMOGRAPHICS

DEMOGRAPHIC MAP



DRIVE TIME MAP (ADT 2025)



3 MINUTES



17,101

POPULATION

36.2

MEDIAN AGE



7,165

HOUSEHOLDS

\$83,308

MEDIAN HOUSEHOLD
INCOME

5 MINUTES



47,614

POPULATION

37.8

MEDIAN AGE



19,742

HOUSEHOLDS

\$78,621

MEDIAN HOUSEHOLD
INCOME

10 MINUTES



89,262

POPULATION

37.0

MEDIAN AGE



36,608

HOUSEHOLDS

\$66,138

MEDIAN HOUSEHOLD
INCOME

ABOUT THE ADVISORS



BRADLEY COOK

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Bradley Cook, CCIM, is a Senior Advisor with Stirling's commercial real estate team in Covington, Louisiana. His practice focuses on large land tracts and portfolios, industrial sales and development, redevelopment, and investment advisory across Louisiana and Mississippi.

Bradley approaches commercial real estate as a strategic advisor and long-term market builder, working with landowners, investors, developers, companies, and public-sector partners to align real estate strategy with economic growth. His work spans site selection, development feasibility, industrial expansion, and land planning.

He holds the CCIM designation and is licensed in Louisiana and Mississippi. Bradley serves as President of the Realtor Land Institute (RLI) Louisiana Chapter and is an at-large board member for Louisiana Realtors.

Since joining Stirling, Bradley has advised on a wide range of assignments for clients including Carvana, Dollar General, Ochsner Health, and Dana Incorporated, and led Stirling's first build-to-suit industrial facility at Fremaux Park in Slidell, Louisiana.

Beyond brokerage, Bradley supports entrepreneurship and regional growth as co-founder of Palette Coworking and PACE on the Northshore.

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



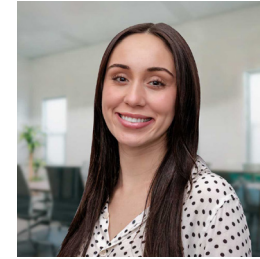
DANIEL COOK

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Born and raised in the Mandeville–Covington area, Daniel specializes in agricultural and industrial real estate. He holds a bachelor's degree from Southeastern Louisiana University and brings hands-on experience from both the oilfield and agricultural sectors, giving him a practical edge in understanding land, industrial, and investment properties. His background allows him to effectively guide clients across a wide range of property types, including agricultural, recreational, and industrial assets.

Daniel is an active member of the New Orleans Metropolitan Association of Realtors (NOMAR) and its Commercial Investment Division (CID), where he also serves on the CID Forecast Committee. He is committed to continued professional growth and to upholding strong ethical standards in the local real estate community while helping clients navigate complex transactions.

Driven by his dedication to family, Daniel is focused on delivering reliable guidance and long-term value for every client.



EMMA BATTIATO

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Emma Battiatto is a Junior Advisor at Stirling Properties. She works closely with advisors and agents, helping support day-to-day operations and client needs.

Emma is a licensed real estate agent in the state of Louisiana and a graduate of Louisiana State University, where she earned a bachelor's degree in mass communication with a concentration in public relations and a minor in entrepreneurship.

Outside of real estate, Emma is passionate about animal welfare and serves on the board of a local nonprofit focused on dog adoption and community outreach. In her free time, she enjoys cooking and spending time with her family, friends, and her dog.

| DISCLAIMER & CONFIDENTIALITY

DISCLAIMER

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

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

CONFIDENTIALITY

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

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

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

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



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