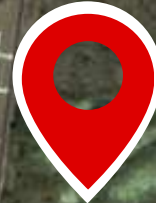


THE McENERY COMPANY



44.83 ACRES

OAK HARBOR TRACT

THE McENERY COMPANY

OFFERING MEMORANDUM

CONTACTS:



S. Parkerson McEnery

C: 504.236.9542

D: 504.274.2664

parke@mceneryco.com

**810 UNION STREET, 4TH FLOOR
NEW ORLEANS, LA 70112
504-274-2701 | MCENERYCO.COM**

OFFERING OVERVIEW

Address: E. Howze Beach Road, Slidell LA 70461 (just north of Oak Harbor)

General Comments: This outstanding development tract contains approximately 44.8 acres of un-developed land in the heart of a major new growth area of St. Tammany Parish. As most of the market is aware, Peninsula Pacific Entertainment has made significant progress in the proposal of a major new casino development plan just across Oak Harbor, a significant new development prospect for this market, especially as Lakeshore Estates and Fremaux Town Center continue to absorb land for apartment development, subdivisions, retail and most recently a new Amazon Fulfillment Center.

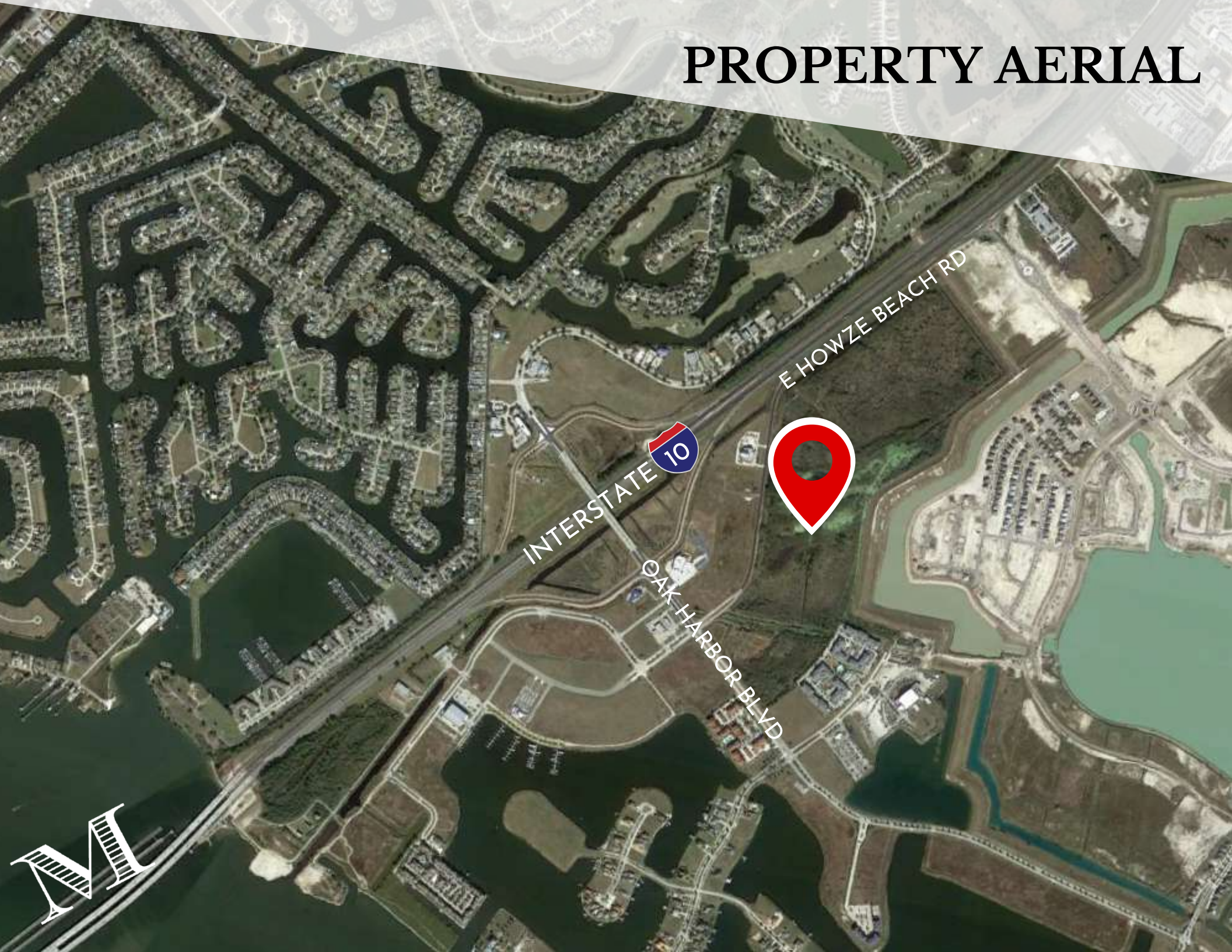
This tract has future potential to be developed as new apartments, a hotel, or possibly for industrial/distribution use. The property is zoned C-3 (Commercial Land) and is only 30 minutes from Downtown New Orleans!

List Price: \$3,475,000 | \$1.78 per SF

Gross Land Area: +/- 44.83 Acres

Zoning: C-3 Commercial Land (St. Tammany Parish)

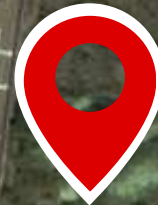
PROPERTY AERIAL

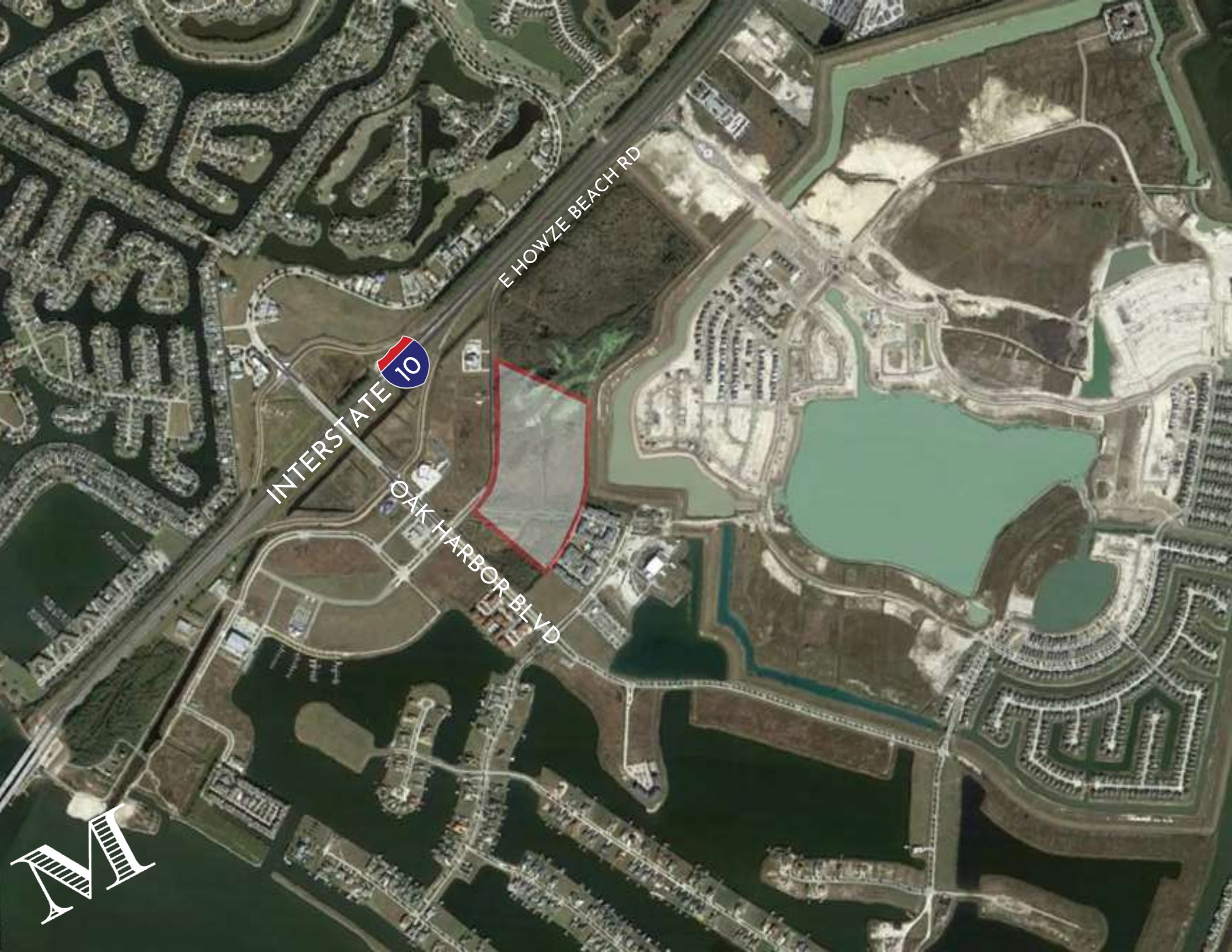


INTERSTATE 10

OAK HARBOR BLVD

E HOWZE BEACH RD



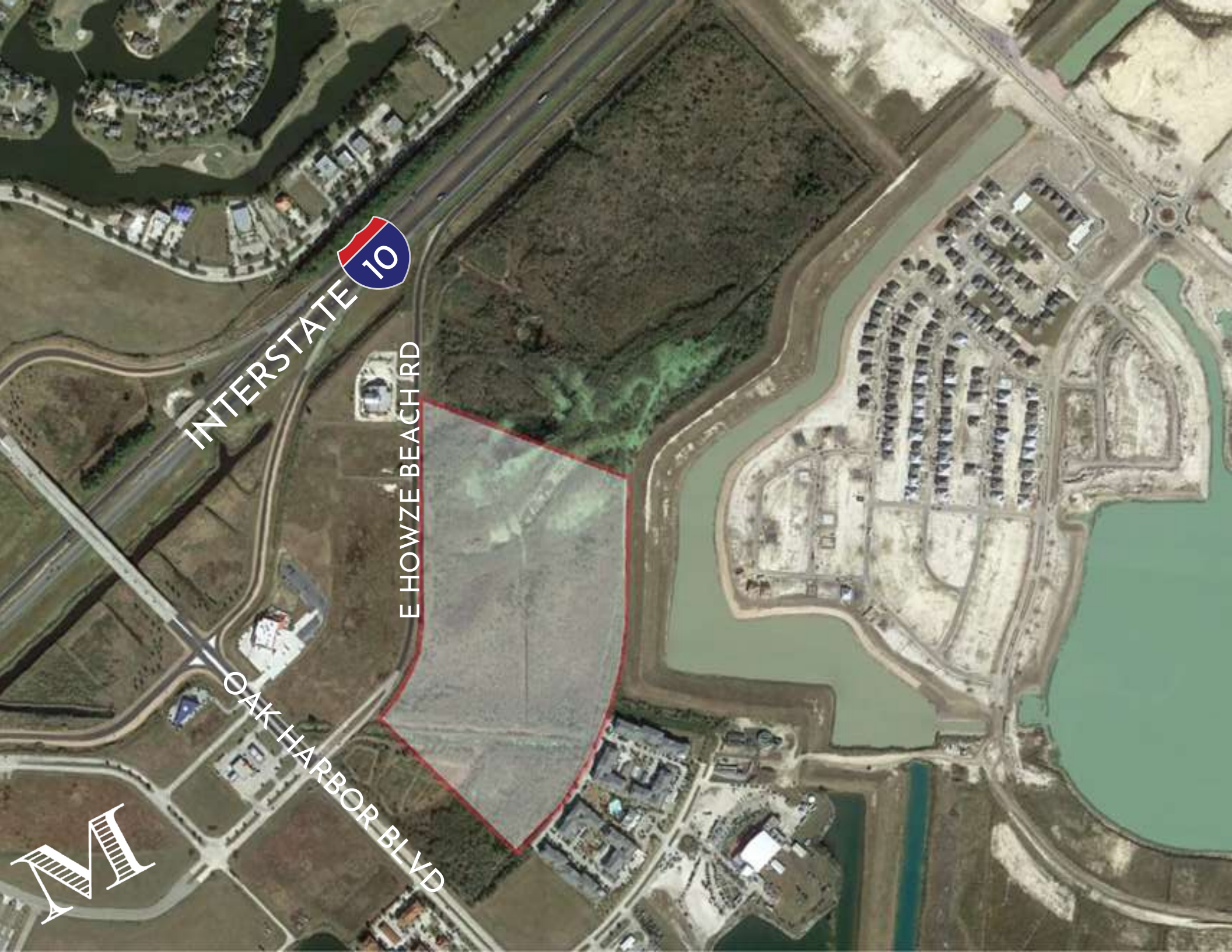


INTERSTATE 10

OAK HARBOR BLVD

E HOWZE BEACH RD





INTERSTATE 10

E HOWZE BEACH RD

OAK HARBOR BLVD

SURVEY OUTLINE



PROPOSED
CASINO SITE

PROPOSED CASINO





Casino Pitch Details:

- P2E's \$250 million casino scheme includes a 250-room hotel. The company says some 1,700 construction jobs would be created, and 1,000 ongoing permanent jobs at the resort once completed.

P2E chief executive Brent Stevens said in an interview Monday that the site just off the Interstate 10 twin spans near Slidell is the best single casino development site he's ever seen.



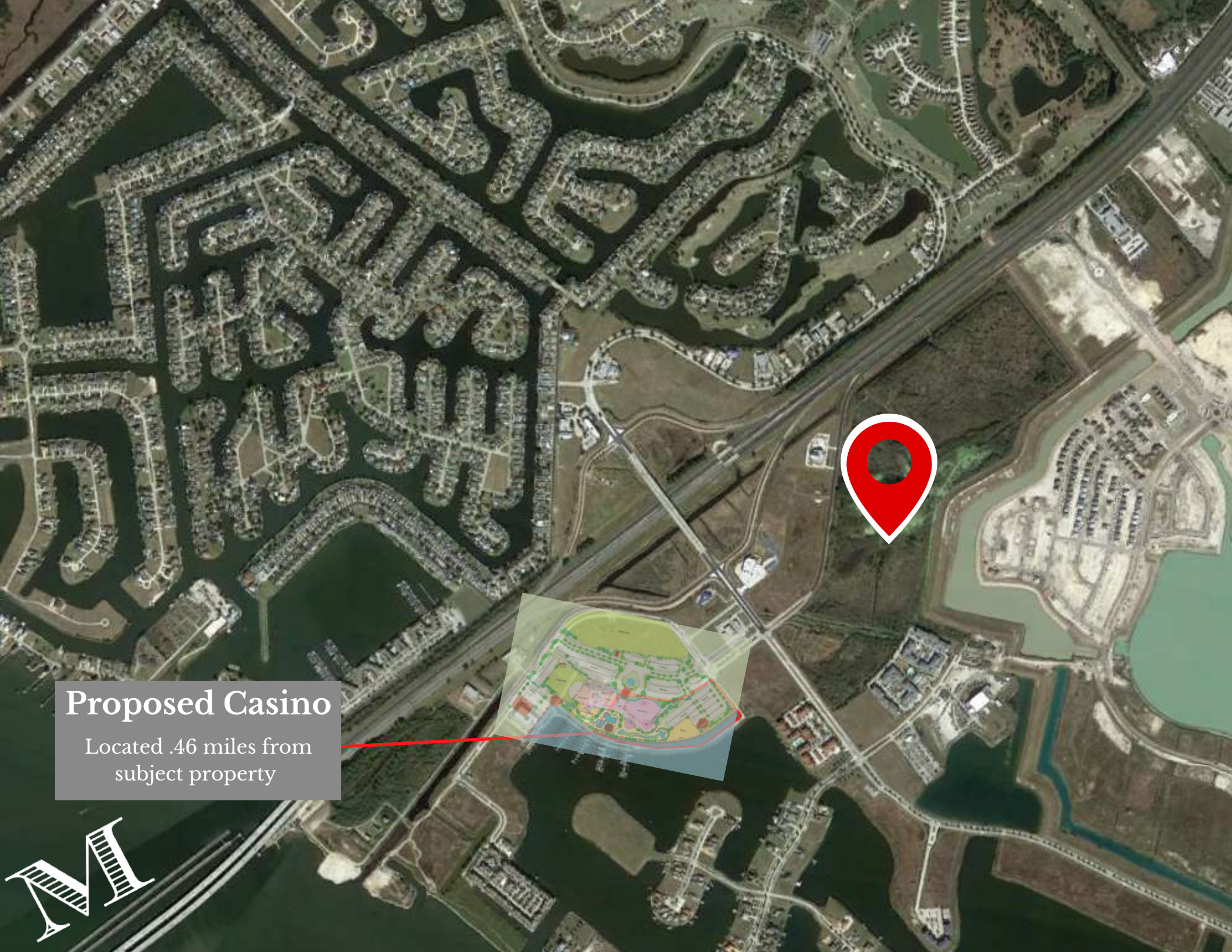
P2E has also agreed to put \$30 million toward a community sports and family entertainment complex in eastern St. Tammany that would provide a place for local recreation but also draw large-scale tournaments that bring in visitors. Voters in 2015 rejected a tax proposal to finance such a facility, the proposed Camellia Park near Slidell.

The facility would be large enough for high school graduations, something the parish lacks. "That was big for us, enough to make us stand up and listen," Cromer said. The company also agreed to pay \$5 million toward a long-sought levee to protect the Slidell area.









Proposed Casino

Located .46 miles from
subject property



POINTS OF INTEREST



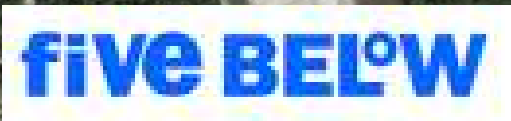
TWIN SPAN BRIDGE

HIGHWAY 433

INTERSTATE 10



FREMAUX TOWN CENTER



FREMAUX
TOWN
CENTER





DISCLOSURE AND CONSENT TO DUAL AGENT DESIGNATED AGENCY



This document serves three purposes:

- It discloses that a real estate licensee may potentially act as a disclosed dual agent who represents more than one party to the transaction.
- It explains the concept of disclosed dual agency.
- It seeks your consent to allow the real estate agent to act as a disclosed dual agent.

A LICENSEE MAY LEGALLY ACT AS A DUAL AGENT ONLY WITH YOUR CONSENT. BY CHOOSING TO SIGN THIS DOCUMENT, YOUR CONSENT TO DUAL AGENCY REPRESENTATION IS PRESUMED. BEFORE SIGNING THIS DOCUMENT, PLEASE READ THE FOLLOWING:

The undersigned designated agent(s) _____
(Insert name(s) of licensee(s) undertaking dual representation)
and any subsequent designated agent(s) may undertake a dual representation represent both the buyer (or lessee) and the seller (or lessor) for the sale or lease of property described as _____
(List address of property, if known)

The undersigned buyer (or lessee) and seller (or lessor) acknowledge that they were informed of the possibility of this type of representation. The licensee(s) will undertake this representation only with the written consent of ALL clients in the transaction.

Any agreement between the clients as to a final contract price and other terms is a result of negotiations between the clients acting in their own best interests and on their own behalf. The undersigned buyer (or lessee) and seller (or lessor) acknowledge that the licensee(s) has explained the implications of dual representation, including the risks involved. The undersigned buyer (or lessee) and seller (or lessor) acknowledge that they have been advised to seek independent advice from their advisors or attorneys before signing any documents in this transaction.

WHAT A LICENSEE CAN DO FOR CLIENTS WHEN ACTING AS A DUAL AGENT

- Treat all clients honestly.
- Provide information about the property to the buyer (or lessee).
- Disclose all latent material defects in the property that are known to the licensee(s).
- Disclose financial qualifications of the buyer (or lessee) to the seller (or lessor).
- Explain real estate terms.
- Help the buyer (or lessee) to arrange for property inspections.
- Explain closing costs and procedures.
- Help the buyer compare financing alternatives.
- Provide information about comparable properties that have sold so that both clients may make educated decisions on what price to accept or offer.

WHAT A LICENSEE CANNOT DISCLOSE TO CLIENTS WHEN ACTING AS A DUAL AGENT

- Confidential information that the licensee may know about the clients, without that client's permission.
- The price the seller (or lessor) will take other than the listing price without permission of the seller (or lessor).
- The price the buyer (or lessee) is willing to pay without permission of the buyer (or lessee).

You are not required to sign this document unless you want to allow the licensee(s) to proceed as a dual agent(s), representing BOTH the buyer (or lessee) and the seller (or lessor) in this transaction. If you do not want the licensee(s) to proceed as a dual agent(s) and do not want to sign this document, please inform the licensee(s).

By signing below, you acknowledge that you have read and understand this form and voluntarily consent to the licensee(s) acting as a dual agent(s), representing BOTH the buyer (or lessee) and the seller (or lessor) should that become necessary.

_____ Buyer or Lessee	_____ Seller or Lessor
_____ Date	_____ Date
_____ Buyer or Lessee	_____ Seller or Lessor
_____ Date	_____ Date
_____ Licensee	_____ Licensee
_____ Date	_____ Date

Customer Information Form

What Customers Need to Know When Working With Real Estate Brokers or Licensees

This document describes the various types of agency relationships that can exist in real estate transactions.

AGENCY means a relationship in which a real estate broker or licensee represents a client by the client's consent, whether expressed or implied, in an immovable property transaction. An agency relationship is formed when a real estate licensee works for you in your best interest and represents you. Agency relationships can be formed with buyers/sellers and lessors/lessees.

DESIGNATED AGENCY means the agency relationship that shall be presumed to exist when a licensee engaged in any real estate transaction, except as otherwise provided in LA R.S. 9:3891, is working with a client, unless there is a written agreement providing for a different relationship.

- The law presumes that the real estate licensee you work with is your designated agent, unless you have a written agreement otherwise.
- No other licensees in the office work for you, unless disclosed and approved by you.
- You should confine your discussions of buying/selling to your designated agent or agents only.

DUAL AGENCY means an agency relationship in which a licensee is working with both buyer and seller or both landlord and tenant in the same transaction. Such a relationship shall not constitute dual agency if the licensee is the seller of property that he/she owns or if the property is owned by a real estate business of which the licensee is the sole proprietor and agent. A dual agency relationship shall not be construed to exist in a circumstance in which the licensee is working with both landlord and tenant as to a lease that does not exceed a term of three years and the licensee is the landlord. Dual agency is allowed only when informed consent is presumed to have been given by any client who signed the dual agency disclosure form prescribed by the Louisiana Real Estate Commission. Specific duties owed to both buyer/seller and lessor/lessee are:

- To treat all clients honestly.
- To provide factual information about the property.
- To disclose all latent material defects in the property that are known to them.
- To help the buyer compare financing options.
- To provide information about comparable properties that have sold, so that both clients may make educated buying/selling decisions.
- To disclose financial qualifications to the buyer/lessee to the seller/lessor.
- To explain real estate terms.
- To help buyers/lessees arrange for property inspections
- To explain closing costs and procedures.

CONFIDENTIAL INFORMATION means information obtained by a licensee from a client during the term of a brokerage agreement that was made confidential by the written request or written instruction of the client or is information the disclosure of which could materially harm the position of the client, unless at any time any of the following occur:

- The client permits the disclosure by word or conduct.
- The disclosure is required by law or would reveal serious defect.
- The information became public from a source other than the licensee.

By signing below you acknowledge that you have read and understand this form and that you are authorized to sign this form in the capacity in which you have signed.

Buyer/Lessee:	Seller/Lessor:
_____	_____
By: _____	By: _____
Title: _____	Title: _____
Date: _____	Date: _____
Licensee: _____	Licensee: _____
Date: _____	Date: _____

