

River Chase



○ River Chase Development Facts

- 253 acres purchased between 2003 and 2005
- Project began as a shopping center and has become a master planned, mixed use development
- River Chase is part of a \$60 million comprehensive public / private infrastructure improvement project
 - Highway 21 / Interstate 12 Corridor
 - New interchange and Brewster Road extension
 - ◇ Opened October 2009
 - ◇ Projected 32,000 vehicles per day
- Impact Fee Credit
 - \$4 million +/- St. Tammany Parish credits available from the Developer
- Market Highlights
 - Excellent Growth Potential
 - Interstate 12 is one of the nation's fastest growing corridors
 - Access and Visibility - 2 Interchanges - I-12 & Highway 21
 - River Chase is at the center of everything with excellent access and convenience
 - Proven Developer in Stirling Properties & Jimmy Maurin
- Timeline
 - Retail / Outparcels / Office - Sales and Leasing has commenced
 - National Extended Stay Hotel (1.8 acres) - 4 Story, 95 rooms - Closing 3rd Quarter
 - Fidelity Homestead Branch Location (1.66 acres) - Closing 3rd Quarter
 - Infrastructure Work: Stirling Boulevard extension, utilities to service the retail and outparcel components (underground electric, water, gas, sewer), drainage enhancements, and additional drainage capacity - Completion 4th Quarter
- All Federal, State and Parish approvals and permitting have been secured

○ River Chase - Phase I (Formerly known as Stirling Covington)

- Opened in 2004 - Transformed Western St. Tammany Parish and Highway 21
- 640,000 SF - Anchored by Target, JCPenney, Belk and Hollywood Theaters
- Outparcels - Sold Parcels to Chick-Fil-A, Wendy's, Taco Bell, Longhorn Steakhouse and Region's Bank
- Highly successful and vibrant project

○ River Chase - Phase II

- Retail - Vacant land south of Kirkland's - Up to 70,000 SF, 6.72 +/- acres

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○ River Chase - Phase III

- Zoning in place for Retail, Outparcels, Office and Multi-Family uses

- Retail - Anchored In-Line Retail with Smaller Multi-Tenant Shop Space

- ◇ Up to 300,000 SF, 38 +/- acres

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- Outparcels

- ◇ Multiple outparcel opportunities for single tenant uses

- ◇ Sale, Lease and Build-to-Suit

- ◇ Varying acreage up to 3 acres

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- Office

- ◇ River Chase Office Park - Class A - Up to 780,000 SF, 41 +/- acres

- ◇ River Chase Office Suites - Smaller Individual Office Suites - Up to 220,000 SF, 26 +/- acres

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- Multi-Family

- ◇ Apartments - 240 Market Rate Units, 12 +/- Acres

- ◇ Townhomes - 195 Units, 44 +/- Acres

- ◇ Joint Venture opportunities available

○ 2009 Demographics*

	3 Mile	5 Mile	10 Mile
Population	16,578	49,112	108,334
Average Household Income	\$103,135	\$92,868	\$91,094

* Estimates by Claritas 4/2010

Contacts

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Outparcel / Hotel

Sales and Leasing

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Retail Sales and Leasing

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