

SUMMARY**MAPS****SURVEY****CONCEPTUAL SITE PLAN****DEMOGRAPHICS**

FOR SALE

PROPERTY OVERVIEW

Fully delineated 8.279 acres on busy Hwy 190. Whether you are looking for a smaller lot, or planning to utilize the entire 8.279± acres for your business, this is a great location along the growing Highway 190 corridor in North Covington. Great location with strong traffic counts, access and visibility. City of Covington has verbally agreed to allow tie in for City sewer pending the use and capacity. Take advantage of being next to a brand-new Dollar General, High School and Rec fields. The subject property is located on the Highway 190 bypass, 0.5 miles west of Covington High School. It is zoned C-2 Highway Commercial. Owner financing is available. Seller is willing to subdivide. Mock site plan with proposed lots shown can be changed.

INDUSTRIAL USE

- 1) Small Industrial Business Park
- 2) Large Single Site for Industrial User

RETAIL USE

- 1) Any retail zoned for C-1 or C-2
- 2) Auto Services, Parts, etc.
- 3) Business, School, or Enterprise
- 4) Indoor/Outdoor Recreation
- 5) Dry Cleaning, Drug Store, etc.
- 6) Drive-Thru Restaurant

OFFICE USE

- 1) Any Permitted Office Use for C-1 or C-2
- 2) Medical, Dental, or Veterinary Clinics
- 3) Flex Offices less than 40,000 SF

FRONTAGE

- 201' on Highway 190

ZONING

- HC-2

SIZE:

Total Site: 8.279 Acres

Lot 1 – 2.18 Acres

Lot 2 – 1.63 Acres

Lot 3 – 2.39 Acres

Lot 4 – 1.09 Acres

*Lot sizes shown less setbacks

SALE PRICE:

Total Site: \$800,605 (\$2.22 PSF)

Lot 1 – \$284,882 (\$3.00 PSF)

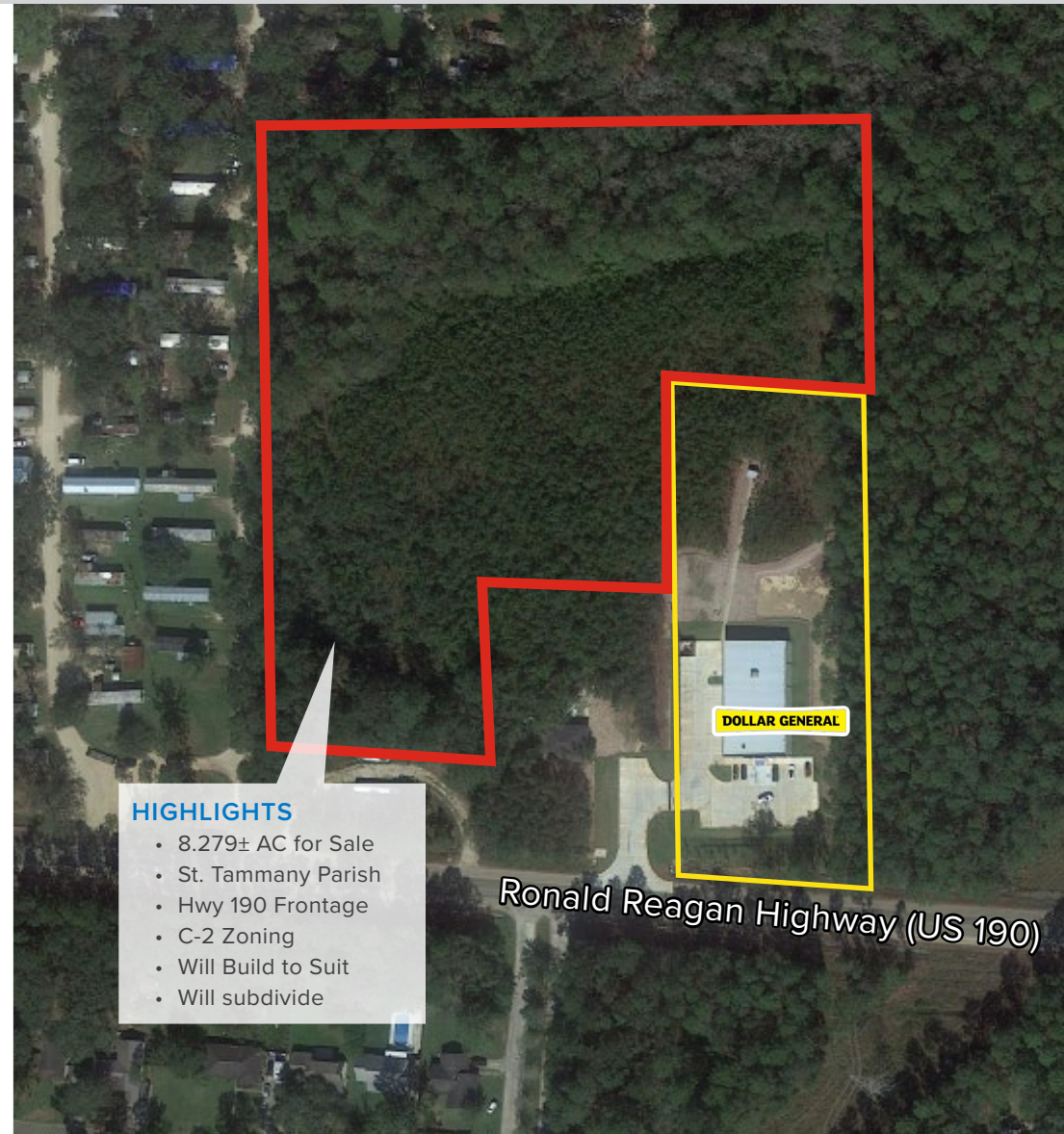
Lot 2 – \$213,008 (\$3.00 PSF)

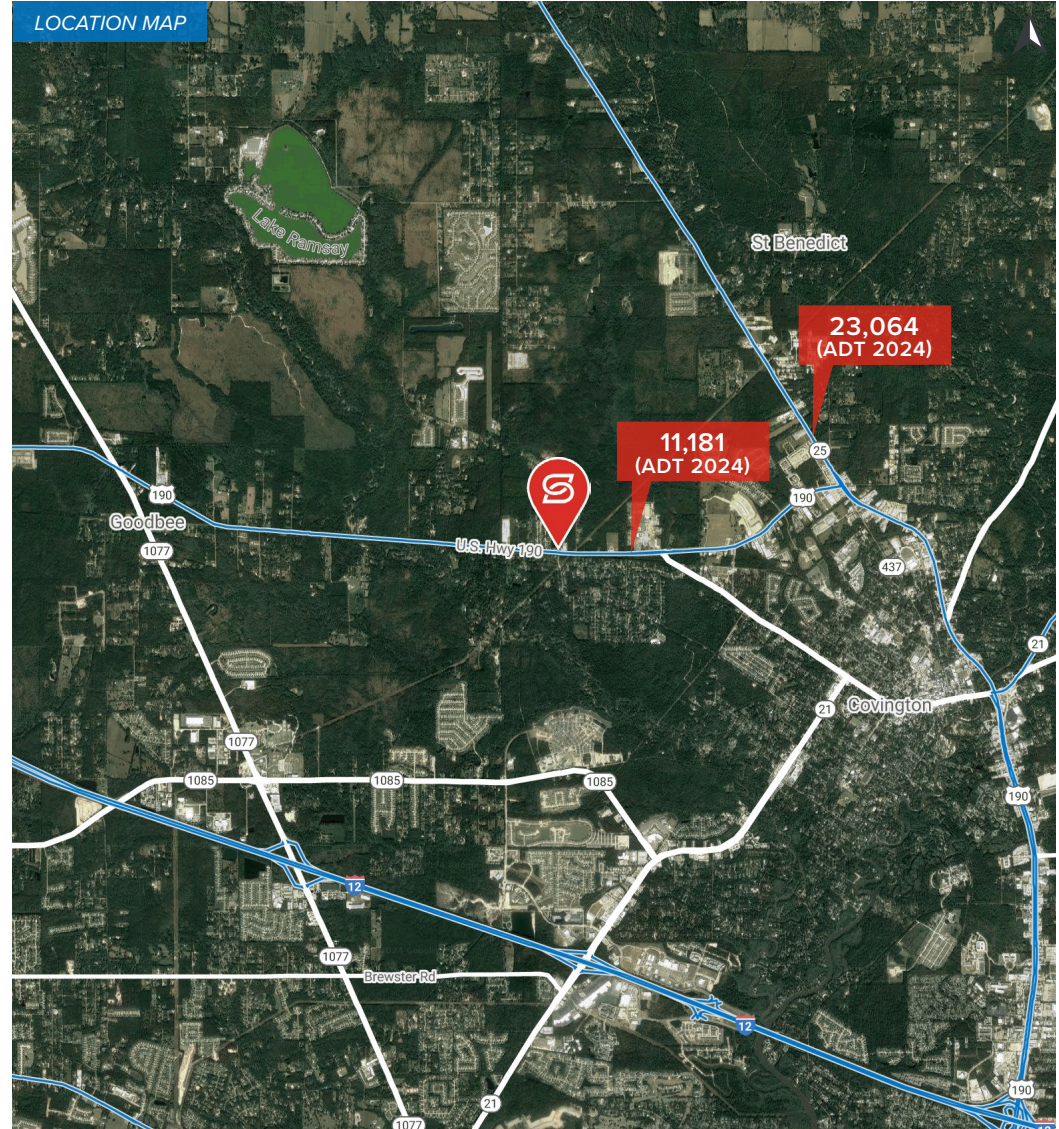
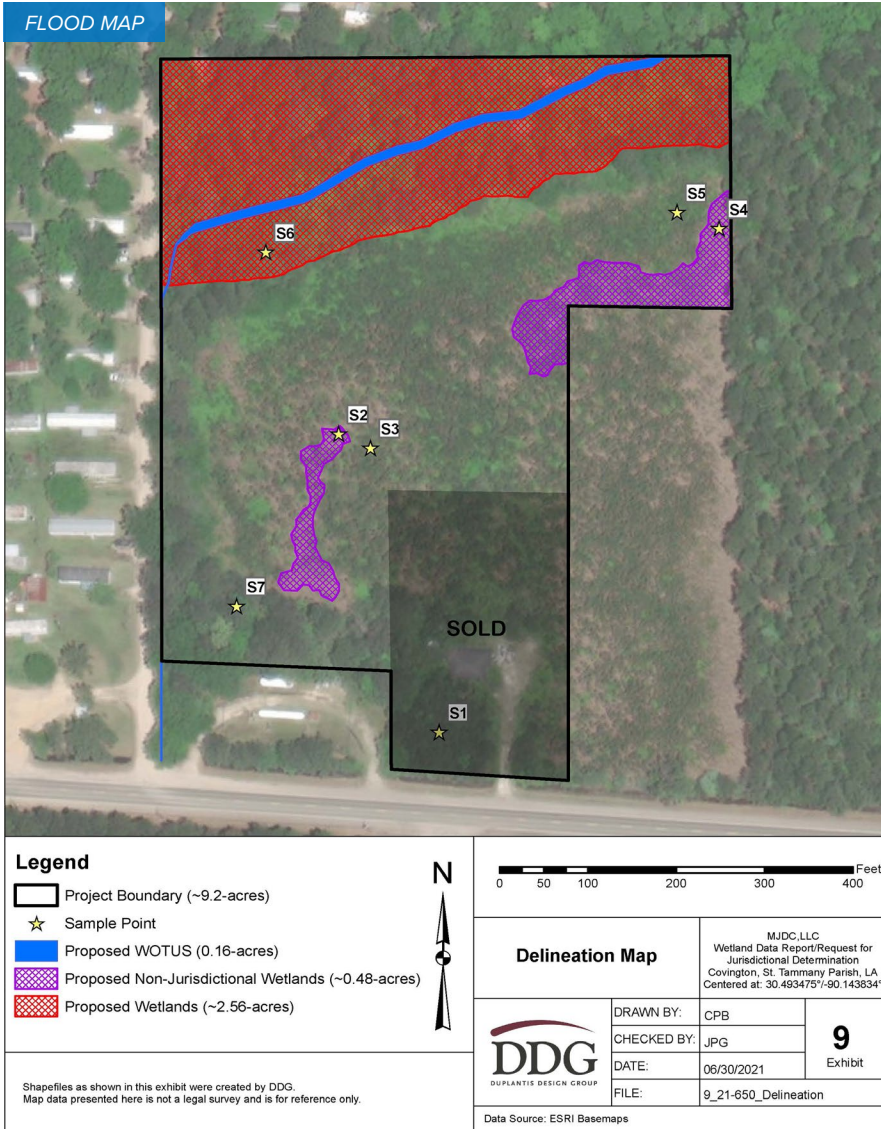
Lot 3 – \$312,325 (\$3.00 PSF)

Lot 4 – \$166,181 (\$3.50 PSF)

HIGHLIGHTS

- 8.279± AC for Sale
- St. Tammany Parish
- Hwy 190 Frontage
- C-2 Zoning
- Will Build to Suit
- Will subdivide





Click image for larger view

TA:
 S: 2
 ACREAGE: 9.279

L NOTES:

RVEY SHALL NOT CONSTITUTE A LEGAL OPINION OF
 ND WAS BASED SOLELY ON INFORMATION PROVIDED BY
 ENT; NO ABSTRACT WAS OBTAINED TO VERIFY
 SHIP OF PROPERTY.
 ANDS INVESTIGATION WAS NOT REQUESTED AND IS NOT
 THIS SURVEY.
 ICTION OF THIS PRINT IS PROHIBITED EXCEPT BY
 SION OF THIS FIRM.
 S NO REPRESENTATION THAT ALL APPLICABLE
 JDES AND OR RESTRICTIONS HAVE BEEN SHOWN
 ANY SERVITUDES AND OR RESTRICTIONS SHOWN
 ARE LIMITED TO THOSE FURNISHED BY THE CLIENT.
 IMPROVEMENTS LOCATED.
 KS: SEE LOCAL GOVERNMENT FOR CURRENT SETBACKS.

ES "Fd. 1/2" LR." (UNLESS OTHERWISE NOTED)
 ES "Fd. 1/2" LP." (UNLESS OTHERWISE NOTED)
 ES "Set. 1/2" LP." (UNLESS OTHERWISE NOTED)
 ES "Set Mag Nail" (UNLESS OTHERWISE NOTED)
 ES "Corner Not Set" (UNLESS OTHERWISE NOTED)

CERTIFICATION:

IG TO FEMA F.I.R.M. PANEL ID 2252050210C EFFECTIVE DATE
 THIS PROPERTY LIES IN FLOOD ZONES "C" & "B"

ICES:

OWING MINOR SUBD. OF PARCEL A INTO PARCELS A-1 & A-2
 D IN SECTION 25, T6S-R10E, PARISH OF ST. TAMMANY, LA
 ID B. FAZEKAS, P.L.S., DATED 10-12-2020. (Map File #5595-A)

ARING:

RTN (LA SOUTH ZONE - NAD83)

EGINNING:

OF BEGINNING IS THE N.E. CORNER OF PARCEL A-1 (REF. #1)

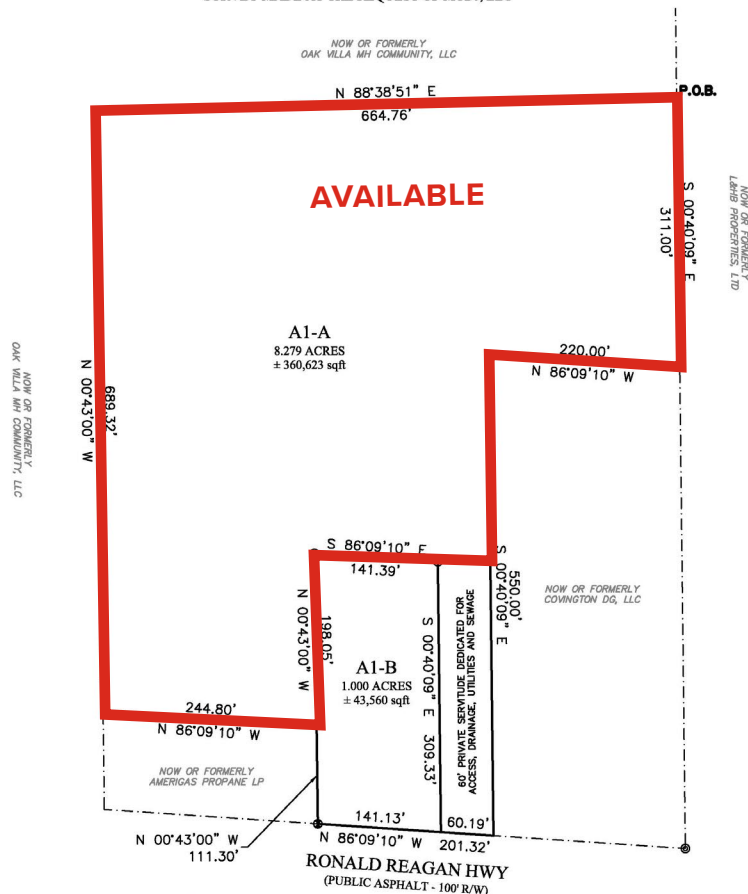
DISPOSAL:

N SHALL PROVIDE A METHOD OF SEWAGE DISPOSAL, EXCEPT
 ON TO AN APPROVED SANITARY SEWER SYSTEM, UNTIL THE
 F SEWAGE TREATMENT AND DISPOSAL HAS BEEN APPROVED BY
 BOARD OF HEALTH. LOTS ARE APPROVED ONLY FOR INDIVIDUAL
 E SYSTEM TECHNOLOGY WHICH WILL NOT PRODUCE OFF LOT
 ES UNLESS A SUITABLE SEWERAGE DISCHARGE POINT IS PROVIDED
 COMMENCING CONSTRUCTION OF ANY RESIDENCE.

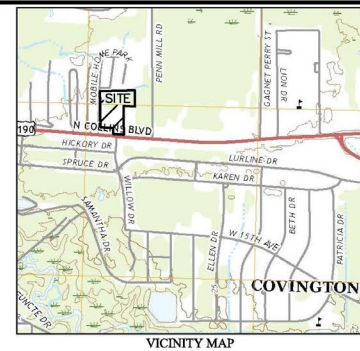
ATION:

IS MADE IN ACCORDANCE WITH THE PROVISIONS OF LOUISIANA
 ATUTES 33:501 AND CONFORMS TO ALL PARISH ORDINANCES AND
 THE TIME OF THIS SURVEY.
 IS MADE IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR
 C" BOUNDARY SURVEY. THE CERTIFICATE HEREON IS SPECIFICALLY
 ED TO THE CLIENT FOR THIS REQUIRED SUBDIVISION OF PROPERTY
 OES NOT EXTEND TO THIRD PARTIES UNLESS THE PLAT IS
 REVISED BY THE CERTIFIER.

MAP SHOWING MINOR SUBDIVISION OF PARCEL A-1 (9.28 AC)
 INTO PARCELS A1-A (8.279 AC) & A1-B (1.000 AC)
 LOCATED IN SECTION 25 OF T6S-R10E - EAST OF ST. HELENA MERIDIAN
 GREENSBURG LAND DISTRICT - PARISH OF ST. TAMMANY - STATE OF LOUISIANA
 SURVEY MADE AT THE REQUEST OF MCDI, LLC



0 120 240 360
FORESIGHT SURVEYING & MAPPING LLC
 19144 FLORIDA BLVD. ALBANY, LA 70711
 (225) 567-6202



FILE No. _____ DATE FILED _____

APPROVED:

CHAIRMAN OF THE PLANNING COMMISSION _____ DATE _____

SECRETARY OF THE PLANNING COMMISSION _____ DATE _____

DIRECTOR OF ENGINEERING _____ DATE _____

CLERK OF COURT _____ DATE _____

ROSS C. KINCHEN
 Name
PRELIMINARY
 5210
 PLS Lic. No.

THIS DOCUMENT IS NOT TO BE USED
 FOR CONSTRUCTION, BIDDING,
 RECORDATION, CONVEYANCE, SALES, OR
 AS THE BASIS FOR THE ISSUANCE
 OF A PERMIT

PRELIMINARY
ROSS C. KINCHEN
 PROFESSIONAL LAND SURVEYOR
 REGISTRATION NO. 5294
 DATE: AUGUST 23, 2023
 FILE: 2023.0151

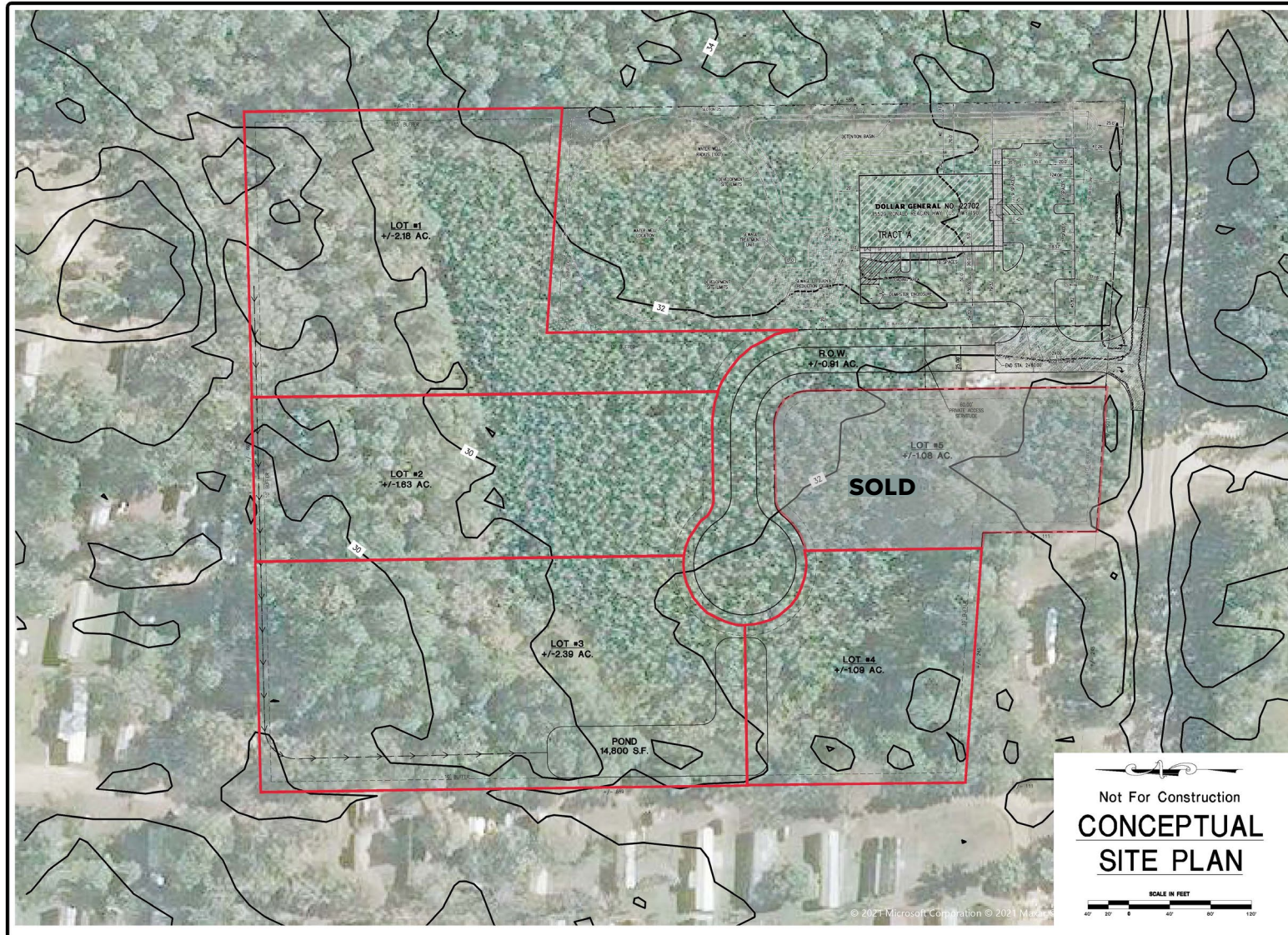
SUMMARY

MAPS

SURVEY

CONCEPTUAL SITE PLAN

DEMOGRAPHICS



REVISION	BY

314 E. Bayou Road
Covington, LA 70040
Office: 985.447.2090
Fax: 985.447.2098
www.ddgpc.com

DATE: _____
DRAWN BY: _____

HWY. 190, 12 ACRE REDEVELOPMENT
COVINGTON, LA
ST. TAMMANY PARISH
FOR MJD.C. LLC,
COVINGTON, LA

DRAWN	DTB
CHECKED	DTB
ISSUED DATE	9-14-21
ISSUED FOR	
PROJECT NO.	21-850
FILE	21-850 P-2
SHEET	P-2.1

Not For Construction
**CONCEPTUAL
SITE PLAN**



SUMMARY

MAPS

SURVEY

CONCEPTUAL SITE PLAN

DEMOGRAPHICS

2024 DEMOGRAPHICS

5 MIN 15 MIN 30 MIN



POPULATION

6,108 42,574 1158,609



AVG. HH INCOME

\$94,079 \$104,369 \$113,403



HOUSEHOLDS

2,540 16,900 62,048

