

TERRA BELLA

10.01.2024

FOR SALE

137 TERRA BELLA BLVD
COVINGTON, LA 70433



Brent Cordell
KPG Realty- Cordell Eustis Group
Cordell Eustis Group
(985) 373-6417
brent@cordelleustis.com
Lic: 995690890

Jessica Keating
KPG Realty
Commercial Broker
(985) 789-4315
jessica.cordelleustis@gmail.com
Lic: 995707926



OFFERING SUMMARY

ADDRESS **137 TERRA BELLA BLVD
COVINGTON LA 70433**

FINANCIAL SUMMARY

PRICE **\$650,000**

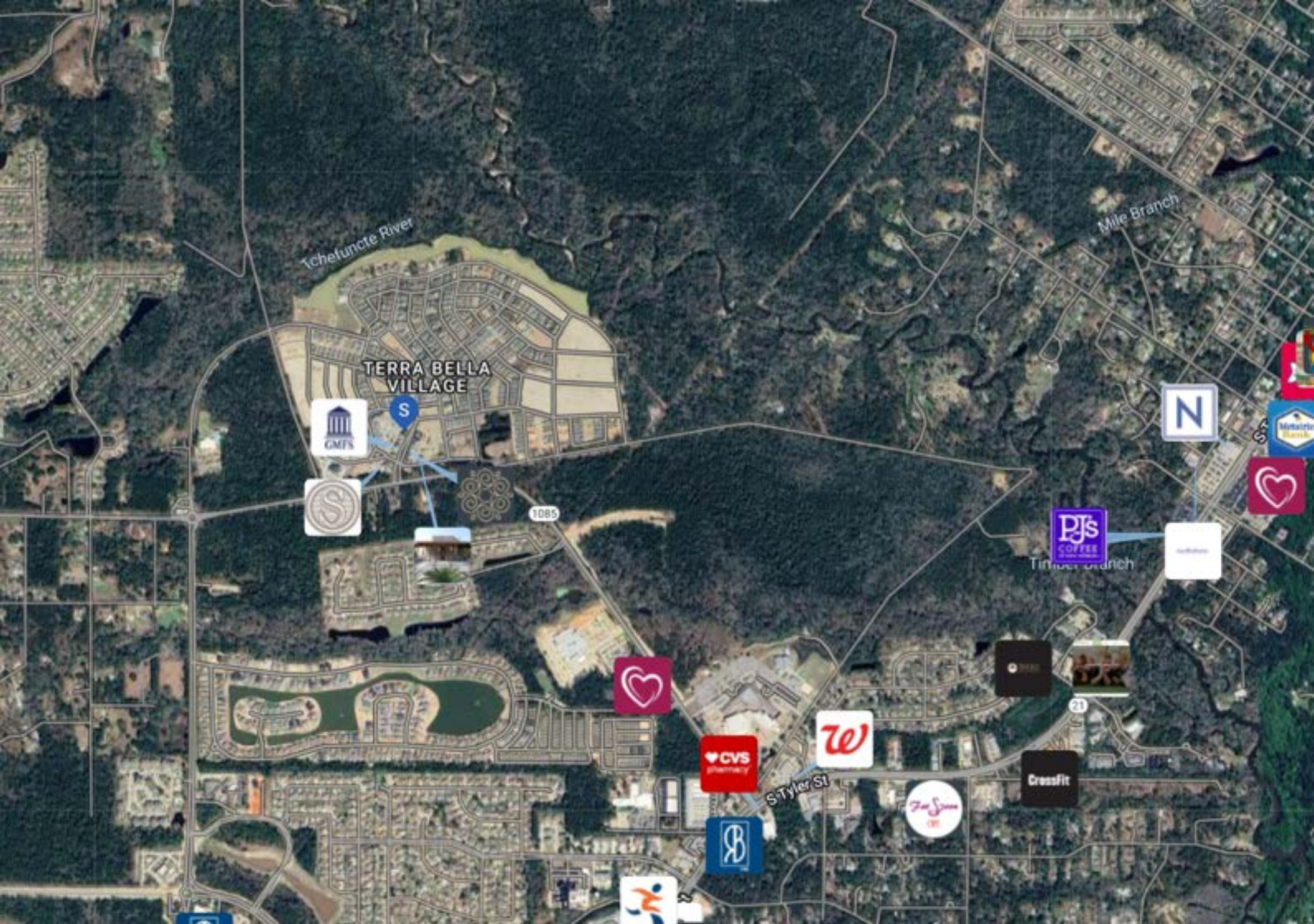
DEMOGRAPHICS

| | 1 MILE | 3 MILE | 5 MILE |
|------------------------|-----------|-----------|-----------|
| 2024 Population | 3,224 | 25,715 | 63,960 |
| 2024 Median HH Income | \$95,120 | \$87,050 | \$93,145 |
| 2024 Average HH Income | \$120,205 | \$117,368 | \$120,165 |

Property Overview

- Available for the first time, this two-story office building in Terra Bella offers 2,592 square feet of versatile space.
- The layout includes a reception area, four offices, a conference room, two kitchenettes, and three bathrooms, with the option to divide the building into two separate suites.
- The first floor features one office, a bathroom, a kitchenette, a waiting area, a reception space, and a conference room. The second floor provides three offices, two restrooms, a kitchenette, and two supply closets. High-end finishes are featured throughout the property.
- The second floor provides three offices, two restrooms, a kitchenette, and two supply closets.
- High-end finishes are featured throughout the property.







FIRST FLOOR PLAN



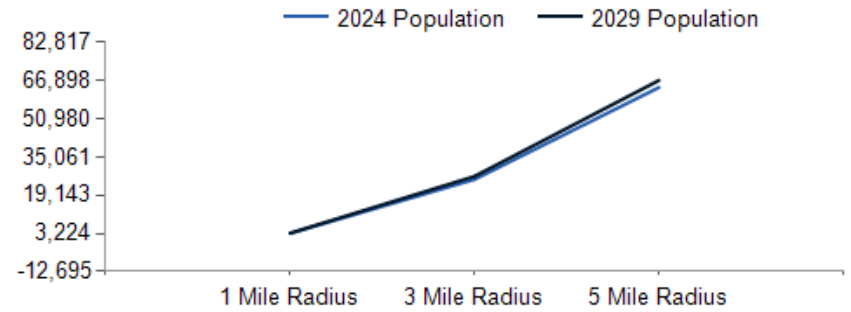
SECOND FLOOR PLAN



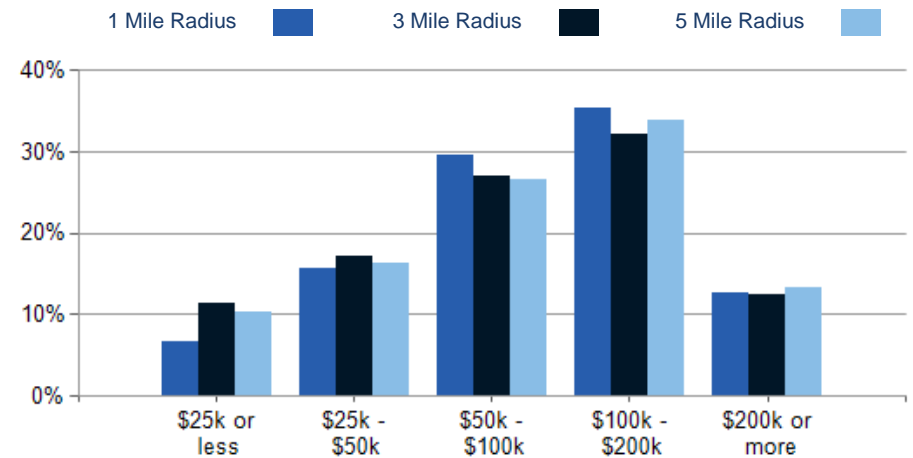
| POPULATION | 1 MILE | 3 MILE | 5 MILE |
|------------------------------------|--------|--------|--------|
| 2000 Population | 565 | 11,597 | 31,752 |
| 2010 Population | 1,367 | 16,641 | 44,750 |
| 2024 Population | 3,224 | 25,715 | 63,960 |
| 2029 Population | 3,342 | 26,995 | 66,898 |
| 2024-2029: Population: Growth Rate | 3.60% | 4.90% | 4.50% |

| 2024 HOUSEHOLD INCOME | 1 MILE | 3 MILE | 5 MILE |
|-----------------------|-----------|-----------|-----------|
| less than \$15,000 | 29 | 693 | 1,379 |
| \$15,000-\$24,999 | 57 | 488 | 1,186 |
| \$25,000-\$34,999 | 101 | 677 | 1,618 |
| \$35,000-\$49,999 | 105 | 1,099 | 2,477 |
| \$50,000-\$74,999 | 230 | 1,558 | 3,329 |
| \$75,000-\$99,999 | 158 | 1,263 | 3,333 |
| \$100,000-\$149,999 | 295 | 1,936 | 5,383 |
| \$150,000-\$199,999 | 169 | 1,415 | 3,127 |
| \$200,000 or greater | 166 | 1,285 | 3,317 |
| Median HH Income | \$95,120 | \$87,050 | \$93,145 |
| Average HH Income | \$120,205 | \$117,368 | \$120,165 |

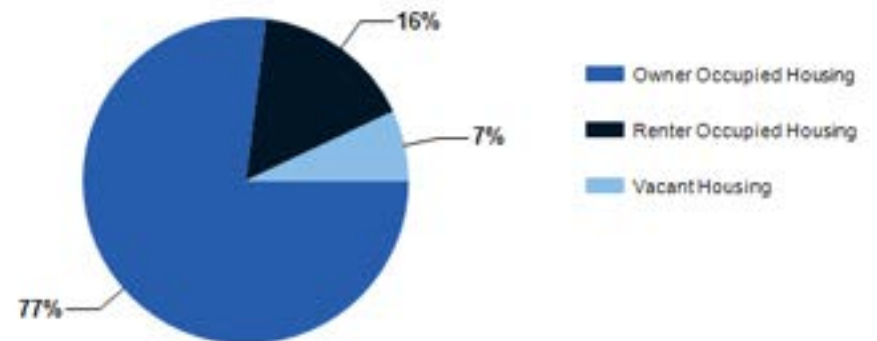
| HOUSEHOLDS | 1 MILE | 3 MILE | 5 MILE |
|------------------------------------|--------|--------|--------|
| 2000 Total Housing | 242 | 4,878 | 12,461 |
| 2010 Total Households | 509 | 6,503 | 16,819 |
| 2024 Total Households | 1,310 | 10,415 | 25,149 |
| 2029 Total Households | 1,390 | 11,181 | 26,820 |
| 2024 Average Household Size | 2.35 | 2.40 | 2.51 |
| 2024-2029: Households: Growth Rate | 5.95% | 7.15% | 6.45% |



2024 Household Income



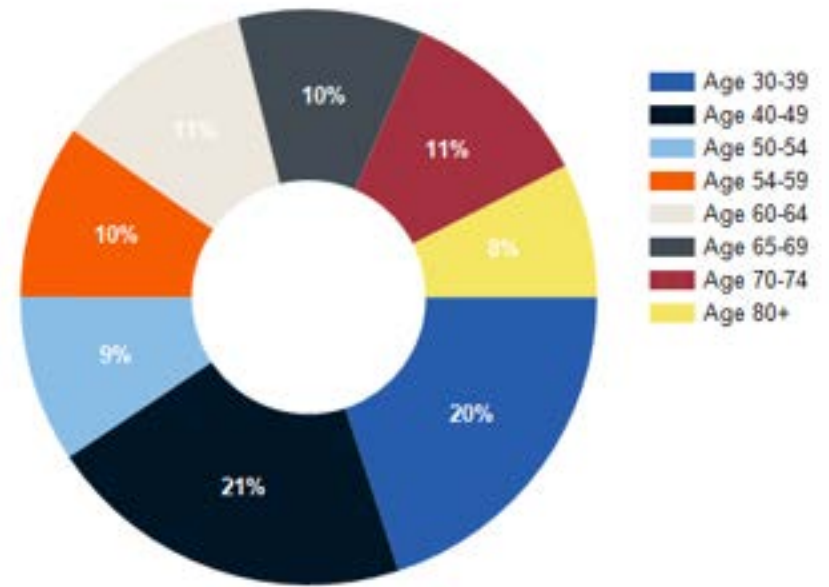
2024 Own vs. Rent - 1 Mile Radius



Source: esri



| 2024 POPULATION BY AGE | 1 MILE | 3 MILE | 5 MILE |
|---------------------------|--------|--------|--------|
| 2024 Population Age 30-34 | 185 | 1,483 | 3,667 |
| 2024 Population Age 35-39 | 210 | 1,594 | 4,050 |
| 2024 Population Age 40-44 | 223 | 1,768 | 4,413 |
| 2024 Population Age 45-49 | 186 | 1,551 | 3,938 |
| 2024 Population Age 50-54 | 186 | 1,528 | 4,036 |
| 2024 Population Age 55-59 | 194 | 1,540 | 3,876 |
| 2024 Population Age 60-64 | 222 | 1,659 | 3,967 |
| 2024 Population Age 65-69 | 206 | 1,633 | 3,871 |
| 2024 Population Age 70-74 | 218 | 1,512 | 3,401 |
| 2024 Population Age 75-79 | 149 | 1,076 | 2,617 |
| 2024 Population Age 80-84 | 98 | 668 | 1,553 |
| 2024 Population Age 85+ | 82 | 638 | 1,355 |
| 2024 Population Age 18+ | 2,508 | 20,057 | 49,332 |
| 2024 Median Age | 43 | 42 | 41 |
| 2029 Median Age | 44 | 43 | 42 |



| 2024 INCOME BY AGE | 1 MILE | 3 MILE | 5 MILE |
|--------------------------------|-----------|-----------|-----------|
| Median Household Income 25-34 | \$80,675 | \$76,947 | \$84,103 |
| Average Household Income 25-34 | \$111,482 | \$103,723 | \$106,400 |
| Median Household Income 35-44 | \$109,020 | \$106,740 | \$110,136 |
| Average Household Income 35-44 | \$130,443 | \$131,514 | \$134,839 |
| Median Household Income 45-54 | \$116,451 | \$117,364 | \$117,805 |
| Average Household Income 45-54 | \$135,832 | \$144,081 | \$146,901 |
| Median Household Income 55-64 | \$106,556 | \$104,181 | \$107,124 |
| Average Household Income 55-64 | \$132,110 | \$135,484 | \$139,108 |
| Median Household Income 65-74 | \$85,044 | \$78,401 | \$80,307 |
| Average Household Income 65-74 | \$114,831 | \$109,233 | \$108,244 |
| Average Household Income 75+ | \$91,213 | \$80,866 | \$80,653 |

