

VACANT LAND FOR SALE

HWY 59 AND LONESOME - LOT 1-C1

MANDEVILLE, LA 70448



VACANT LAND FOR SALE

KPG REALTY
1427 West Causeway Approach
Mandeville, LA 70471



PRESENTED BY:

BRENT CORDELL
Commercial Broker
O: (985) 629-3500
C: (985) 373-6417
brent@cordelleustis.com

LIZBY EUSTIS
O: 985-966-2712
leustis@att.net

EXECUTIVE SUMMARY



OFFERING SUMMARY

PRICE:	\$500,000
LOT SIZE:	0.94 Acres
PRICE / ACRE:	531,915
ZONING:	NC6
FRONTAGE:	159.00
TRAFFIC COUNT:	2700

PROPERTY OVERVIEW

Located just south of Lonesome Road on the west side of Hwy 59, next to the Diaz Shell Station. There are 2 parcels available, each listed for \$500,000 or approx \$12 psf. Zoning (NC6) with multiple allowable uses only 1.5 miles south of I-12. High traffic counts and excellent demographics. Parcels can be purchased together for \$1,000,000 or separately for \$500,000 each. Some exclusions.



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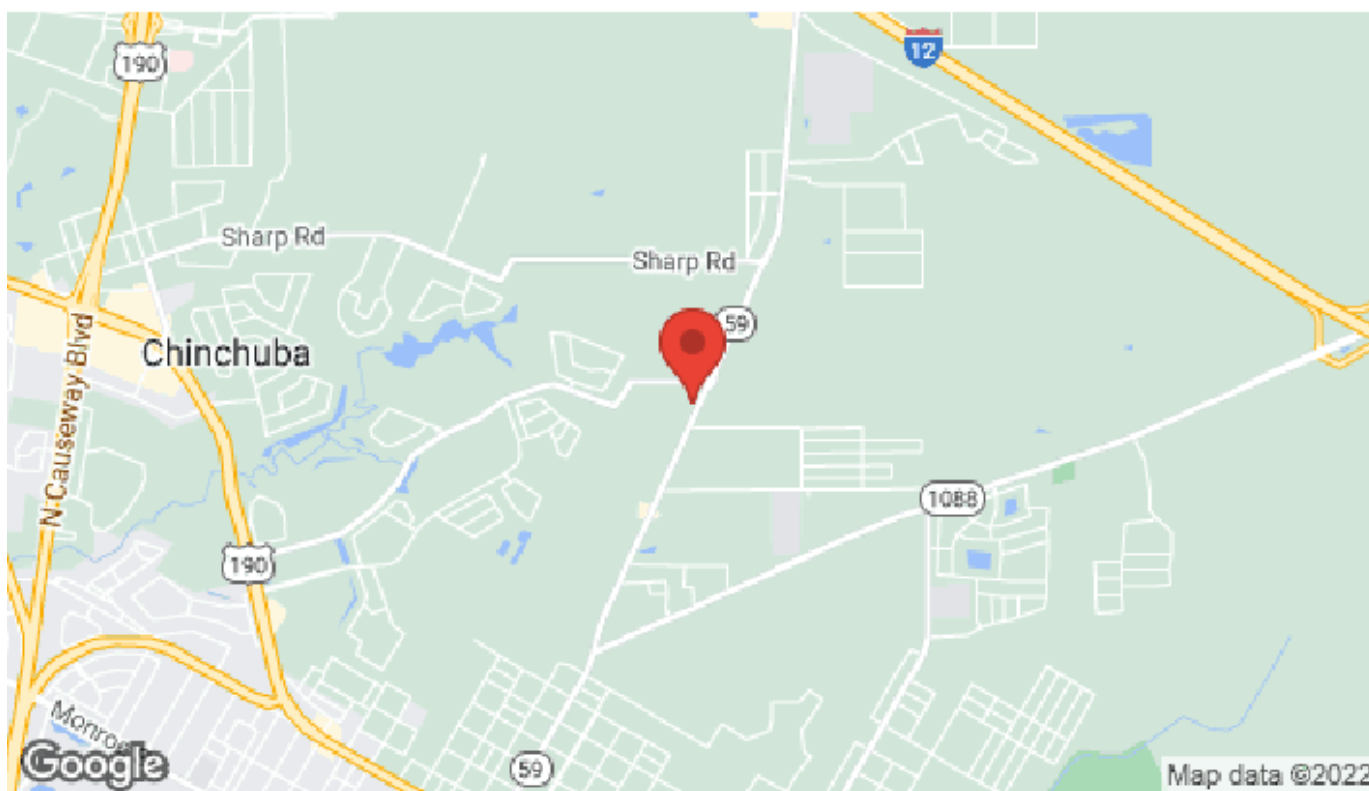
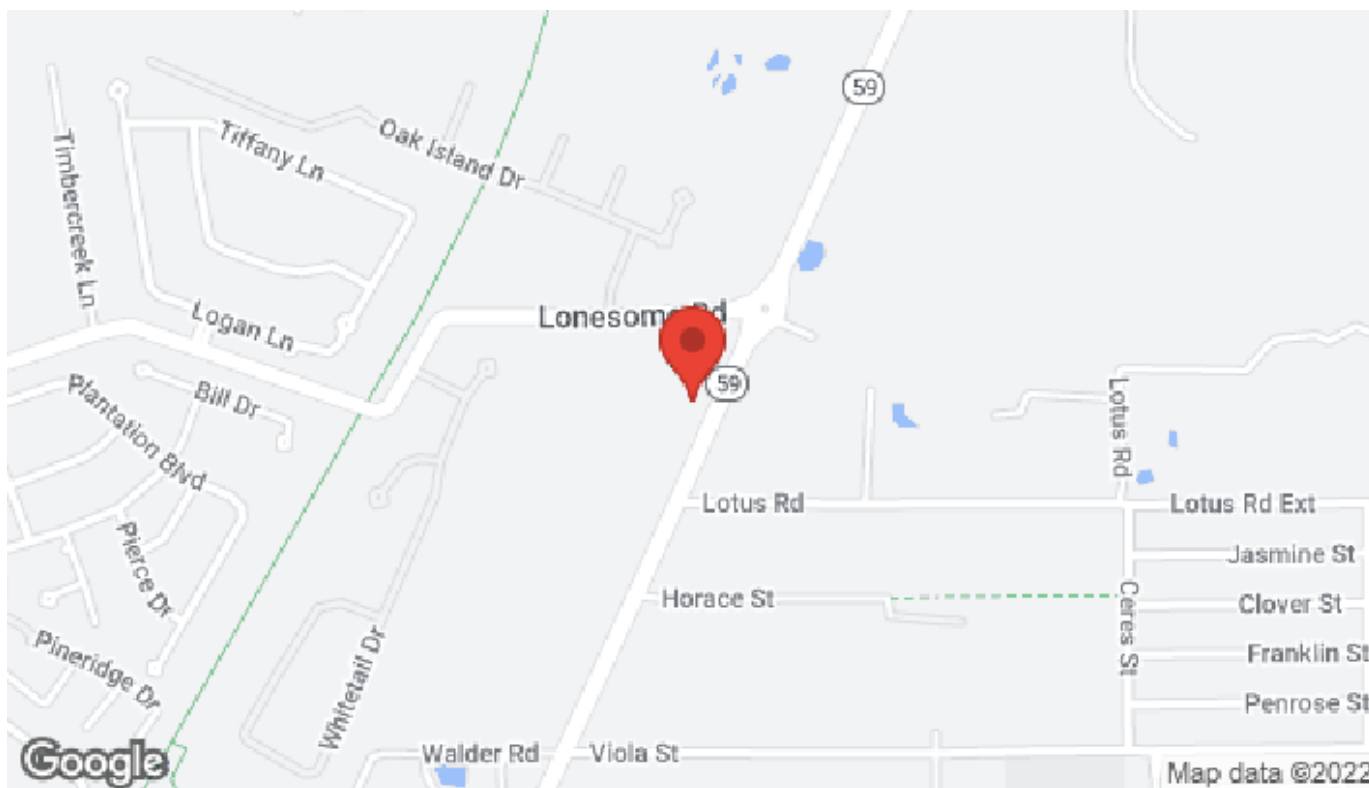


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LOCATION MAPS



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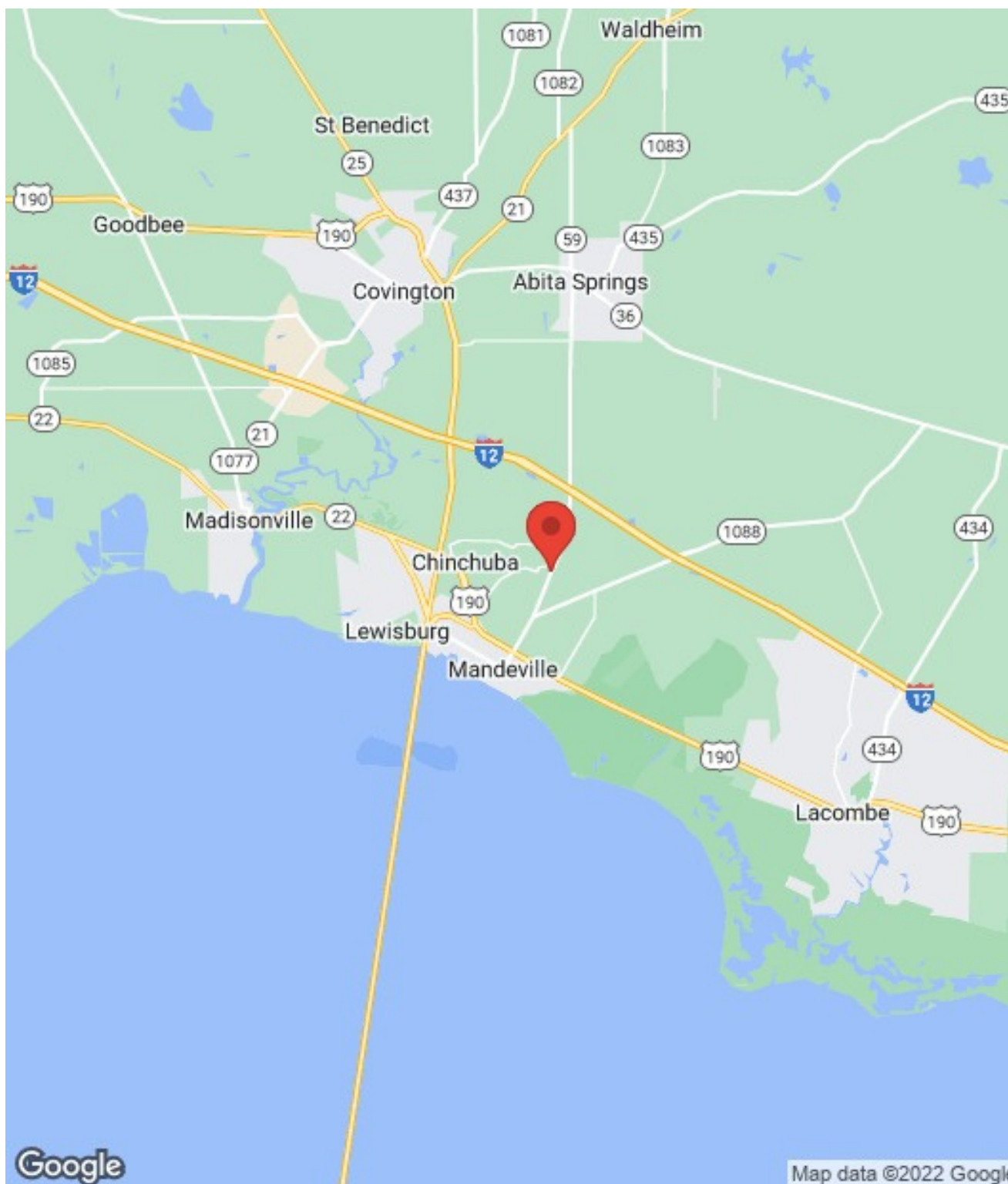


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REGIONAL MAP



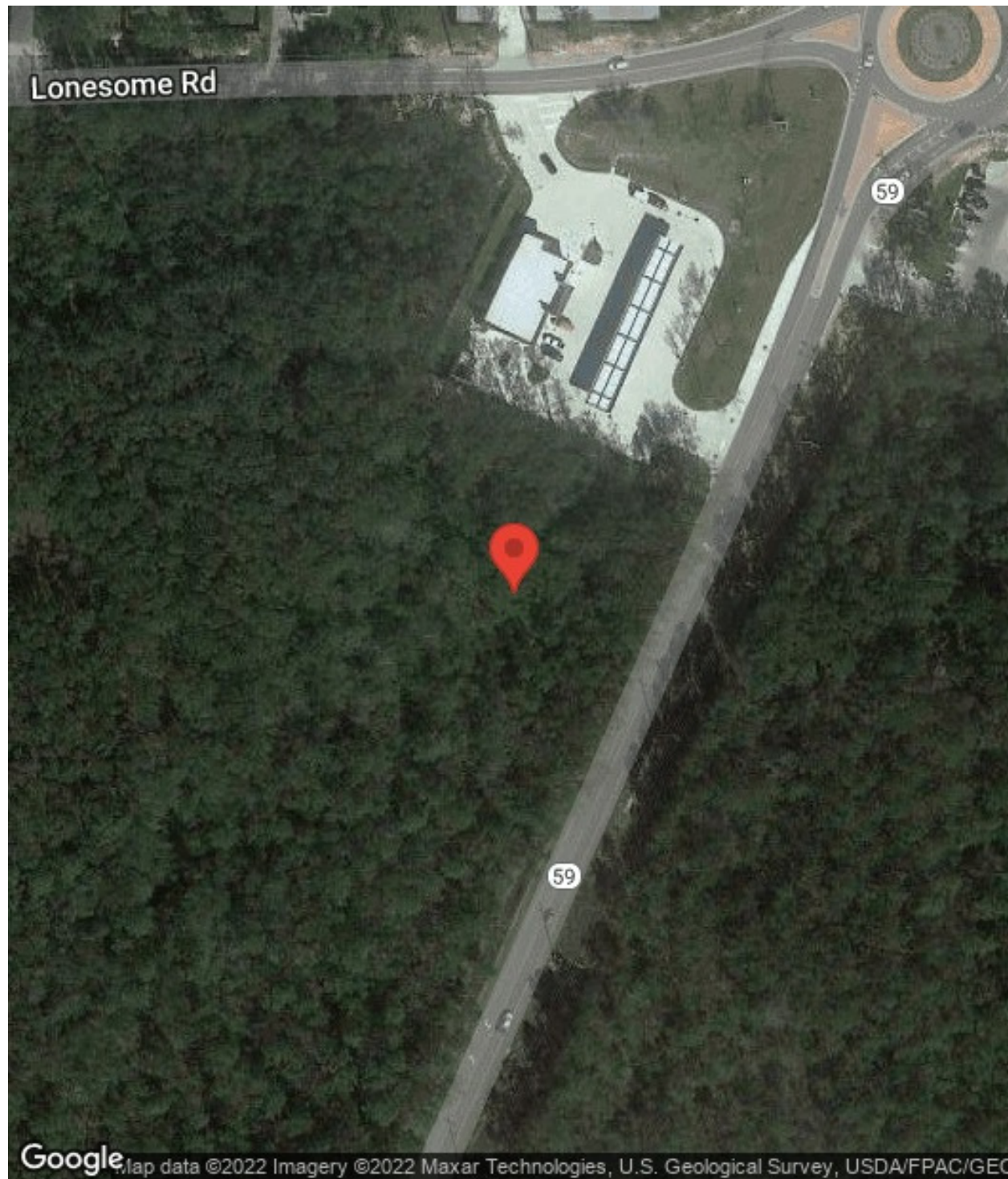
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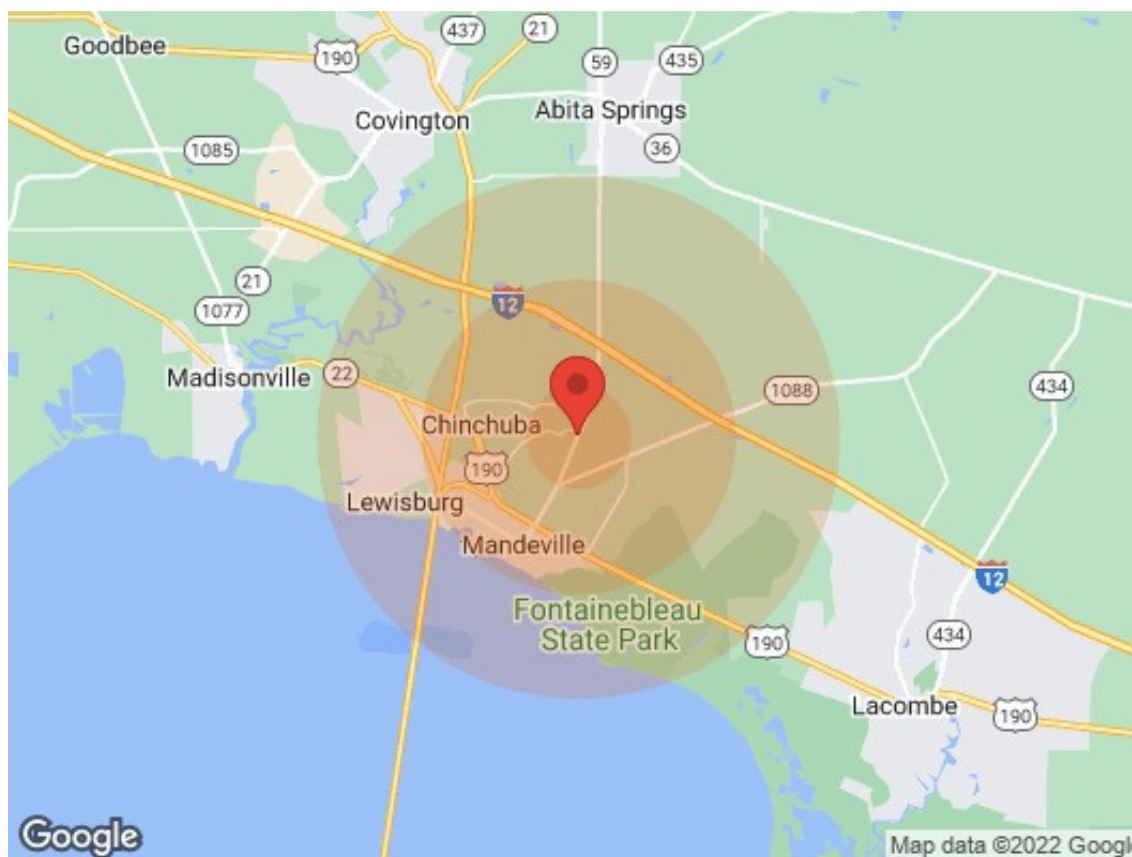


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DEMOGRAPHICS



	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
Population				Income			
Male	711	17,480	28,911	Median	\$41,940	\$85,753	\$82,388
Female	758	18,154	30,376	< \$15,000	103	847	1,545
Total Population	1,469	35,634	59,287	\$15,000-\$24,999	61	725	1,522
				\$25,000-\$34,999	56	1,135	1,893
Age				\$35,000-\$49,999	114	1,497	2,649
Ages 0-14	306	7,428	12,214	\$50,000-\$74,999	61	2,127	3,977
Ages 15-24	233	5,788	9,317	\$75,000-\$99,999	47	1,937	3,108
Ages 55-64	167	4,690	7,604	\$10,000-\$149,999	118	2,816	4,057
Ages 65+	146	4,039	7,596	\$150,000-\$199,999	26	904	1,593
				> \$200,000	N/A	1,131	1,721
Race				Housing			
White	1,390	34,047	55,867	Total Units	609	14,033	23,537
Black	48	800	1,823	Occupied	564	13,225	21,970
Am In/AK Nat	N/A	1	15	Owner Occupied	399	10,124	17,236
Hawaiian	N/A	10	10	Renter Occupied	165	3,101	4,734
Hispanic	63	1,277	2,213	Vacant	45	808	1,567
Multi-Racial	50	968	1,950				

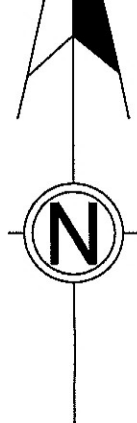
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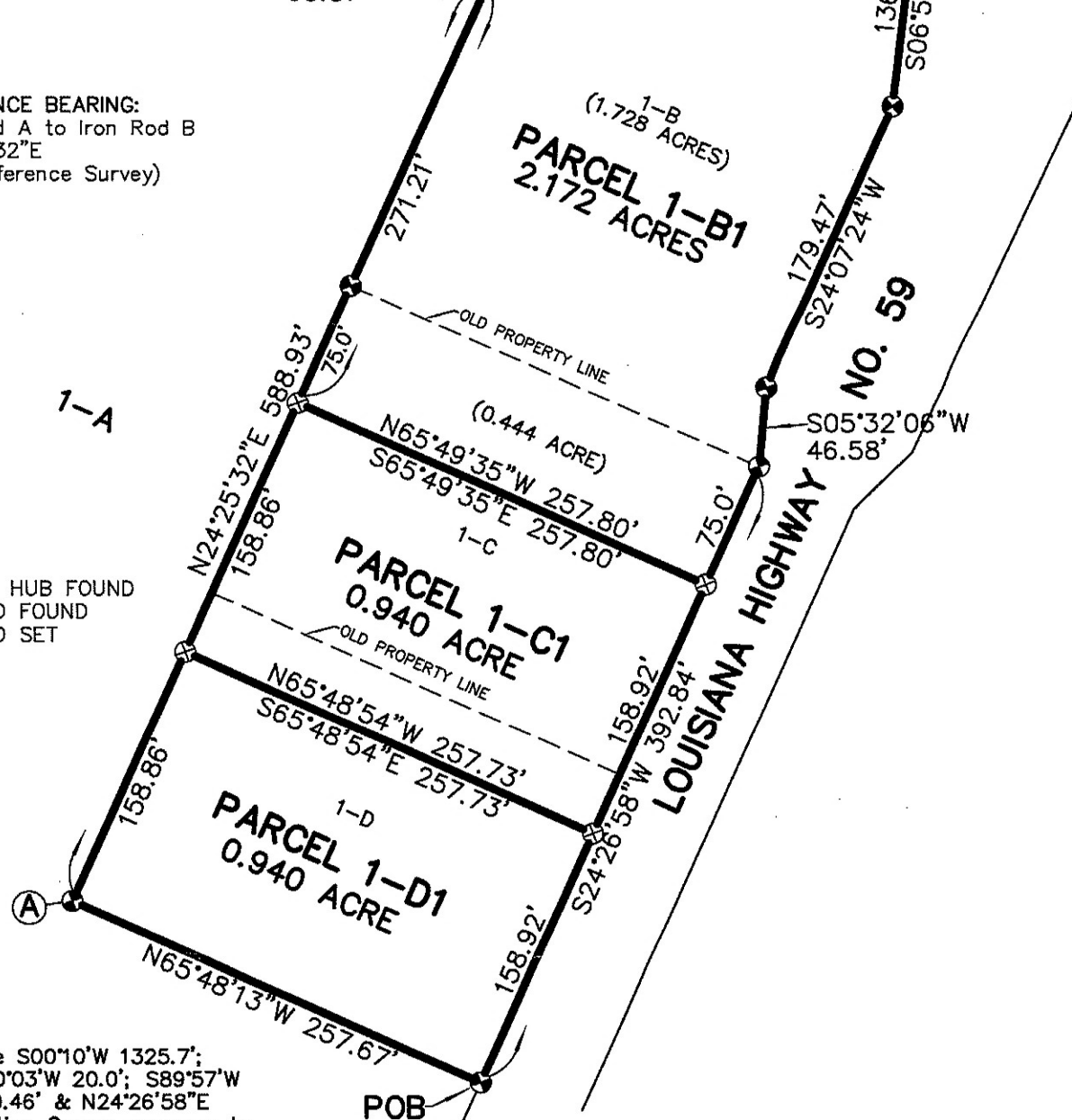
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REFERENCE BEARING:
Iron Rod A to Iron Rod B
N24°25'32"E
(per Reference Survey)

- LEGEND**
- ⊗ = RIGHT OF WAY HUB FOUND
 - ⊙ = 1/2" IRON ROD FOUND
 - ⊕ = 1/2" IRON ROD SET



POB is reported to be S00°10'W 1325.7'; S89°57'W 2147.2'; N00°03'W 20.0'; S89°57'W 872.4'; N24°33'E 1270.46' & N24°26'58"E 444.10' from the Section Corner common to Section 36, T7S, R11E, Section 31, T7S, R12E, Section 6, T8S, R12E, & Section 1, T8S, R11E.

NOTE:

This property is located in Flood Zone C, per F.E.M.A. Map No. 2025205 0245 C, dated October 17, 1989.

REFERENCE SURVEY:

Survey for PTP Properties, LLC by John G. Cummings, Surveyor, dated June 11, 2019, revised August 15, 2019, filed St. Tammany Parish Clerk of Court Map File No. 5876A.

THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND/OR RESTRICTIONS HAVE BEEN SHOWN HEREON. ANY SERVITUDES AND/OR RESTRICTIONS SHOWN ON THIS PLAT ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION AND/OR INFORMATION FURNISHED THE UNDERSIGNED. A TITLE OR PUBLIC RECORD SEARCH FOR SUCH INFORMATION WAS NOT MADE BY THE UNDERSIGNED IN COMPILING DATA FOR THIS SURVEY.

APPROVAL:



DIRECTOR OF THE DEPARTMENT OF ENGINEERING



SECRETARY OF THE PARISH PLANNING COMMISSION



CLERK OF COURT **Amy White, Deputy Clerk**

5.10.2021

DATE FILED

6019D

FILE NO.

(985) 892-1549

John G. Cummings and Associates
PROFESSIONAL LAND SURVEYORS

FAX (985) 892-9250

503 N. JEFFERSON AVENUE

COVINGTON, LA 70433

PLAT PREPARED FOR: **PTP Properties, LLC**

SHOWING A SURVEY OF: AN ADMINISTRATIVE RESUBDIVISION OF GLENDALE HEIGHTS FARMS PARCELS 1-B, 1-C, & 1-D, INTO PARCELS 1-B1, 1-C1, & 1-D1, LOCATED IN SECTION 36, TOWNSHIP 7

