

VACANT LAND FOR SALE

HWY 59 AND LONESOME - LOTS 1-C1 & 1-D1

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:	\$1,000,000
LOT SIZE:	1.88 Acres
PRICE / ACRE:	531,915
ZONING:	NC6
FRONTAGE:	318
TRAFFIC COUNT:	27000

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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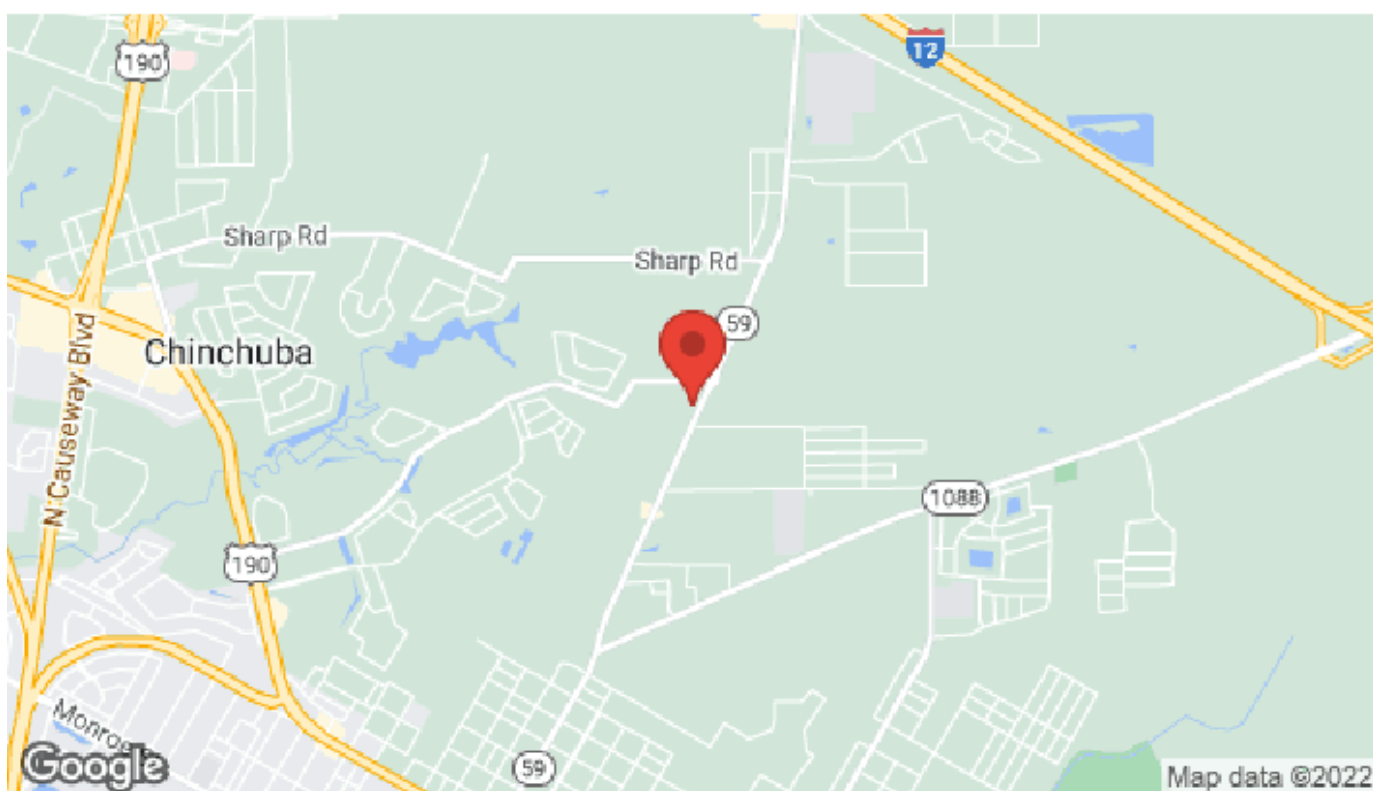


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LOCATION MAPS



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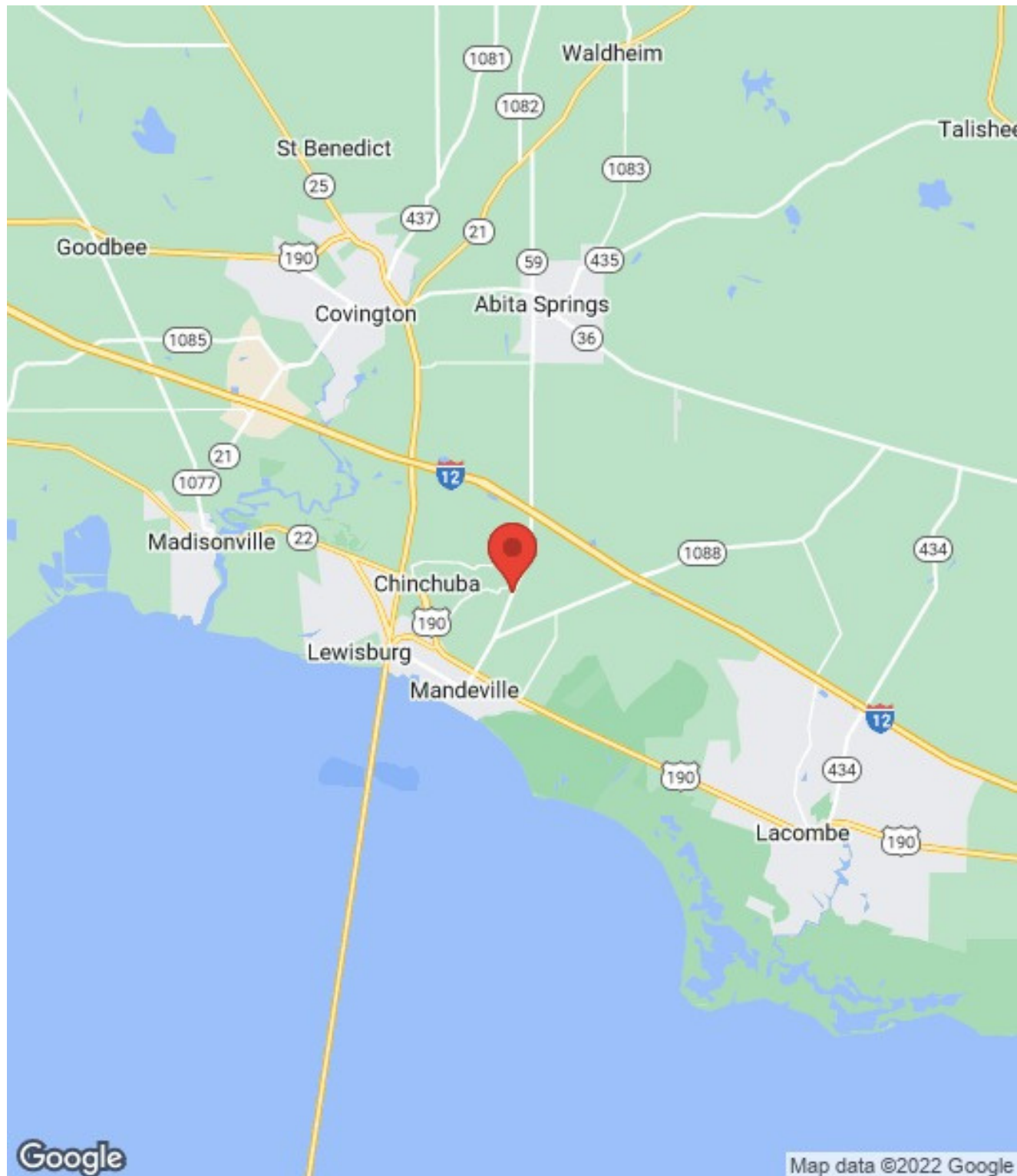


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REGIONAL MAP



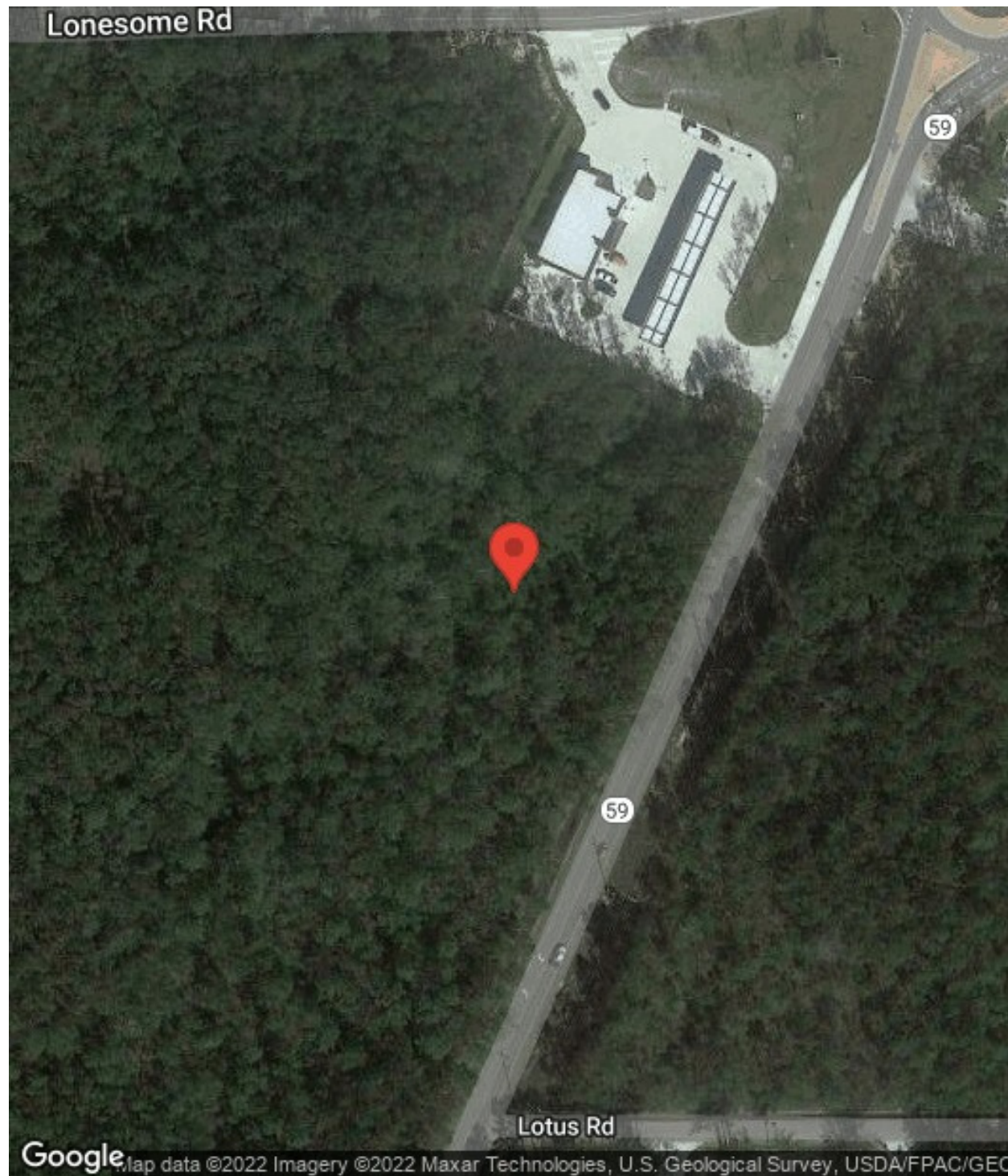
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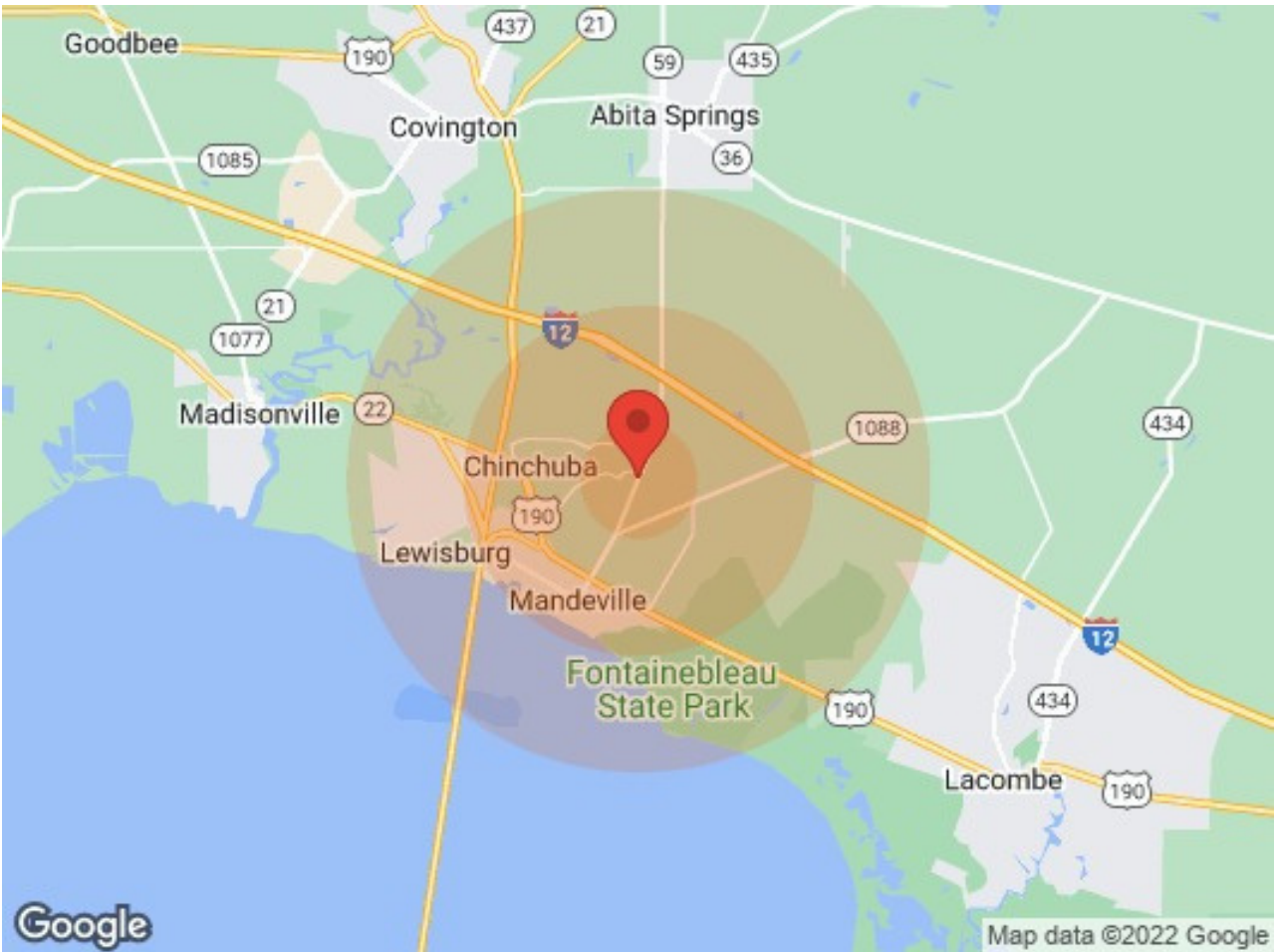


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DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles
Male	711	17,480	28,911
Female	758	18,154	30,376
Total Population	1,469	35,634	59,287
Age	1 Mile	3 Miles	5 Miles
Ages 0-14	306	7,428	12,214
Ages 15-24	233	5,788	9,317
Ages 55-64	167	4,690	7,604
Ages 65+	146	4,039	7,596
Race	1 Mile	3 Miles	5 Miles
White	1,390	34,047	55,867
Black	48	800	1,823
Am In/AK Nat	N/A	1	15
Hawaiian	N/A	10	10
Hispanic	63	1,277	2,213
Multi-Racial	50	968	1,950

Income	1 Mile	3 Miles	5 Miles
Median	\$41,940	\$85,753	\$82,388
< \$15,000	103	847	1,545
\$15,000-\$24,999	61	725	1,522
\$25,000-\$34,999	56	1,135	1,893
\$35,000-\$49,999	114	1,497	2,649
\$50,000-\$74,999	61	2,127	3,977
\$75,000-\$99,999	47	1,937	3,108
\$10,0000-\$149,999	118	2,816	4,057
\$150,000-\$199,999	26	904	1,593
> \$200,000	N/A	1,131	1,721

Housing	1 Mile	3 Miles	5 Miles
Total Units	609	14,033	23,537
Occupied	564	13,225	21,970
Owner Occupied	399	10,124	17,236
Renter Occupied	165	3,101	4,734
Vacant	45	808	1,567

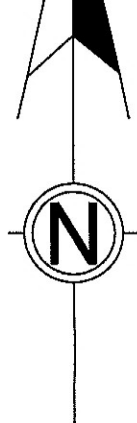
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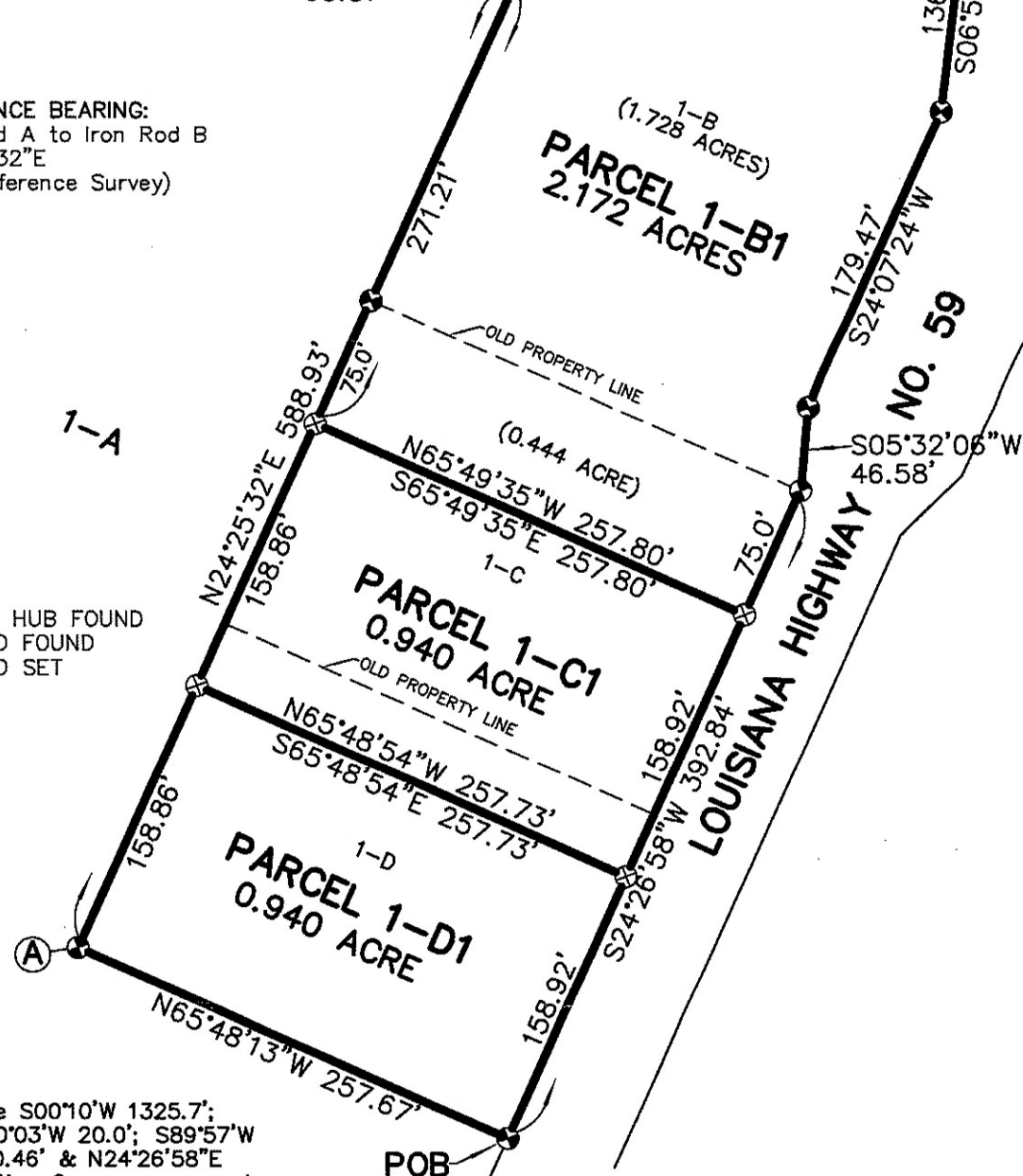
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REFERENCE BEARING:
Iron Rod A to Iron Rod B
N24°25'32"E
(per Reference Survey)

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

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

