

8.2 Acres of HC2 on Ronald Reagan Hwy

FOR SALE

Ronald Reagan US 190 Highway
Covington, LA 70433

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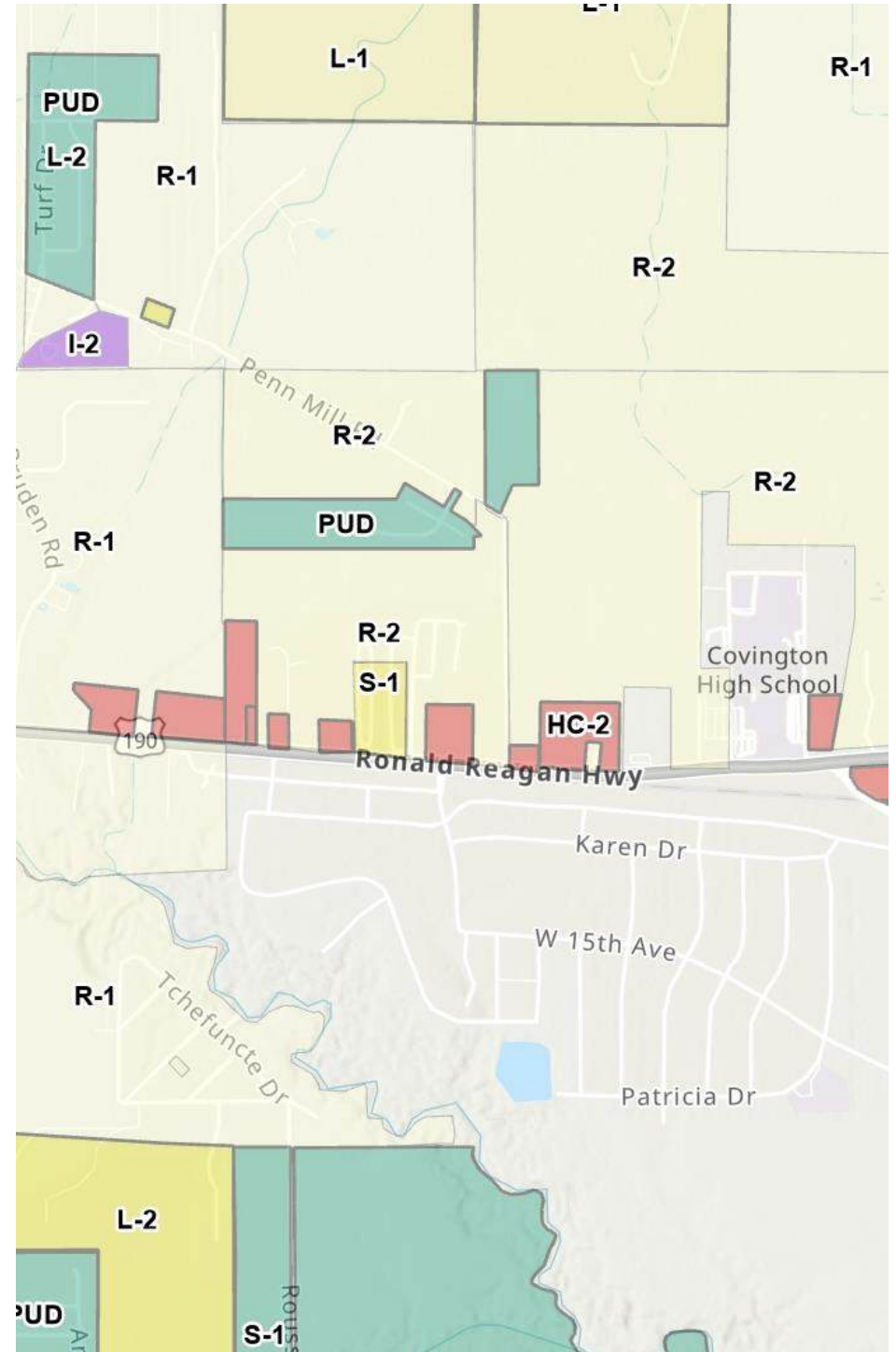
OFFERING SUMMARY

ADDRESS	Ronald Reagan US 190 Highway Covington LA 70433
PRICE	\$800,000
LAND ACRES	8.2
ZONING TYPE	HC-2
# OF PARCELS	1

DEMOGRAPHICS

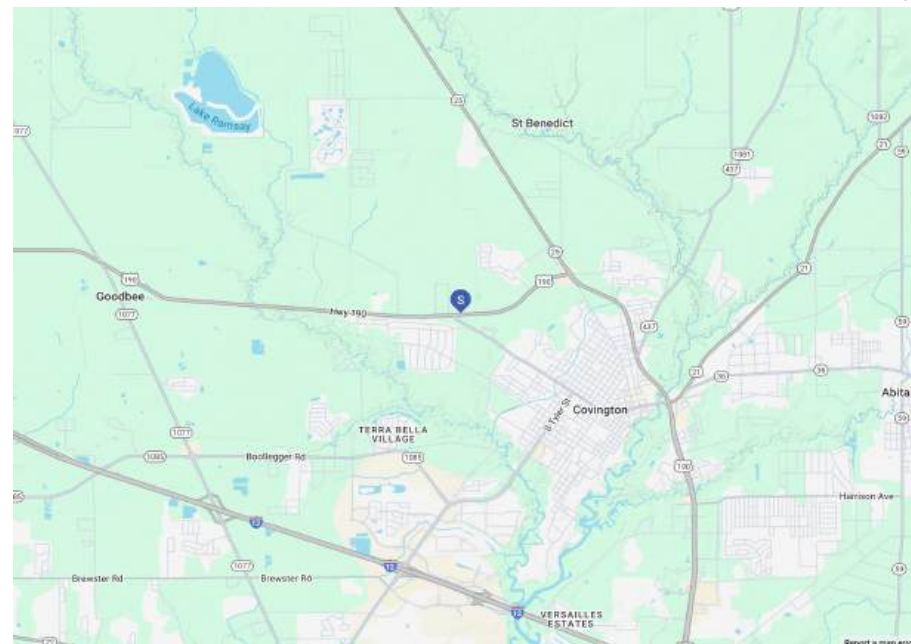
	1 MILE	3 MILE	5 MILE
2024 Population	2,815	22,303	56,071
2024 Median HH Income	\$79,548	\$80,600	\$83,942
2024 Average HH Income	\$95,950	\$104,552	\$111,080

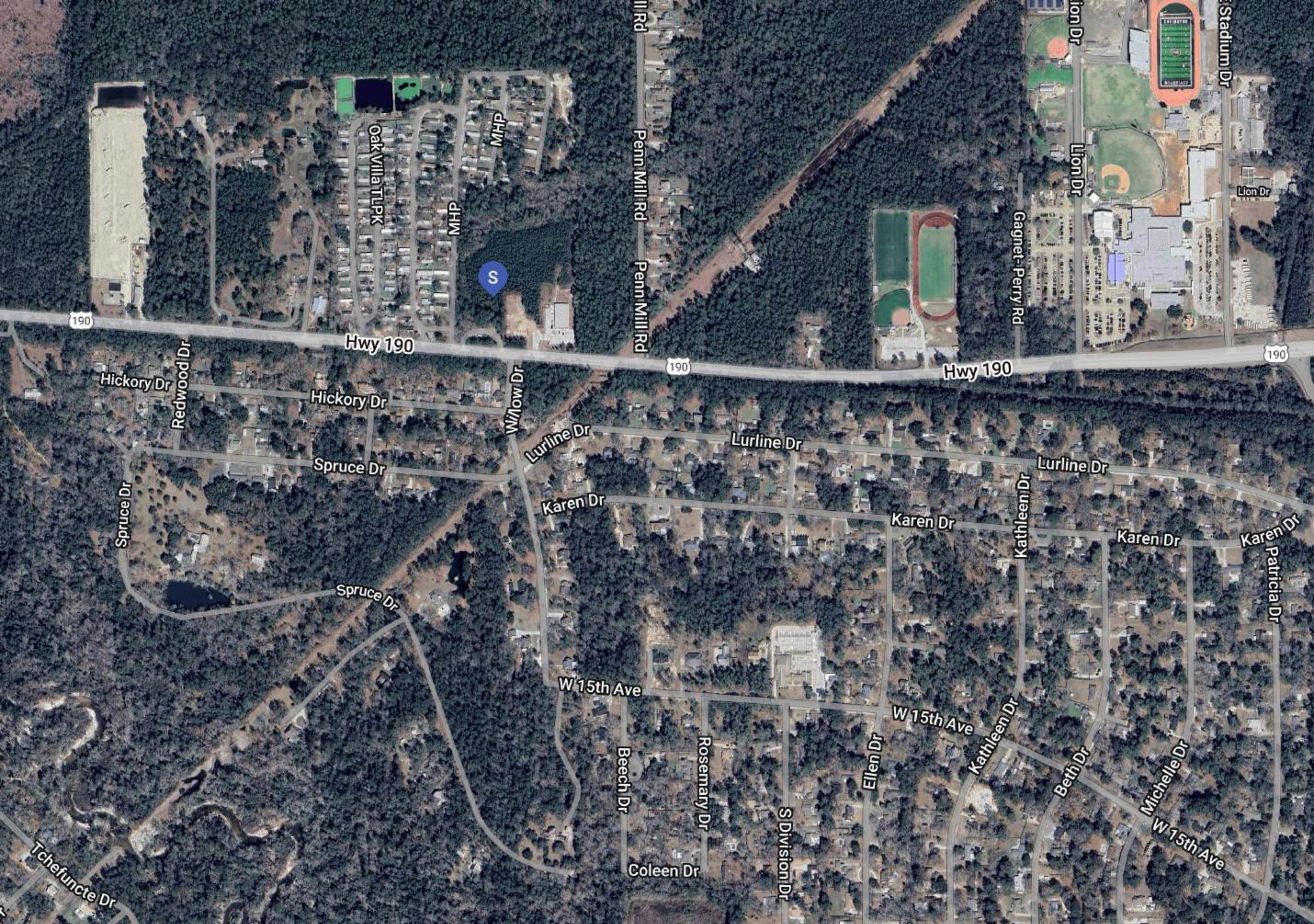
- 8.2 acres of HC2-zoned land, allowing for diverse commercial development opportunities.
- Competitive pricing at \$2.24 per square foot (\$800,000 total).
- Ideal for retail, office spaces, or mixed-use projects to meet local demand.
- High-traffic area ensures potential for steady customer flow and business growth.



Location Summary

- Prime location on Ronald Reagan Highway (Hwy 190) with excellent visibility and accessibility.
- Situated behind popular establishments like Dollar General and Seafood & Daiquiri Drive-Thru.
- Easy access to major transportation routes, enhancing connectivity for businesses.
- Close proximity to growing residential and commercial developments in the area.



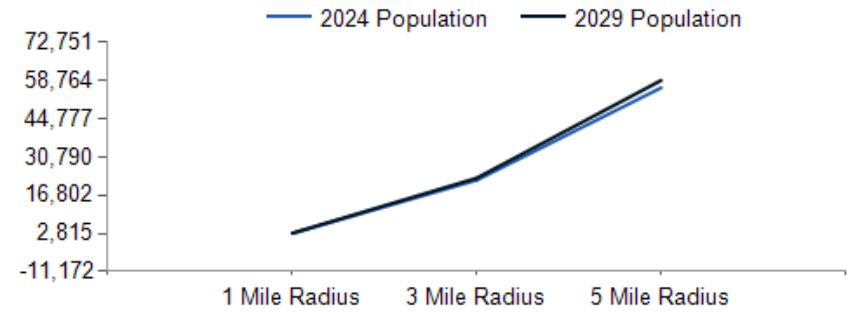




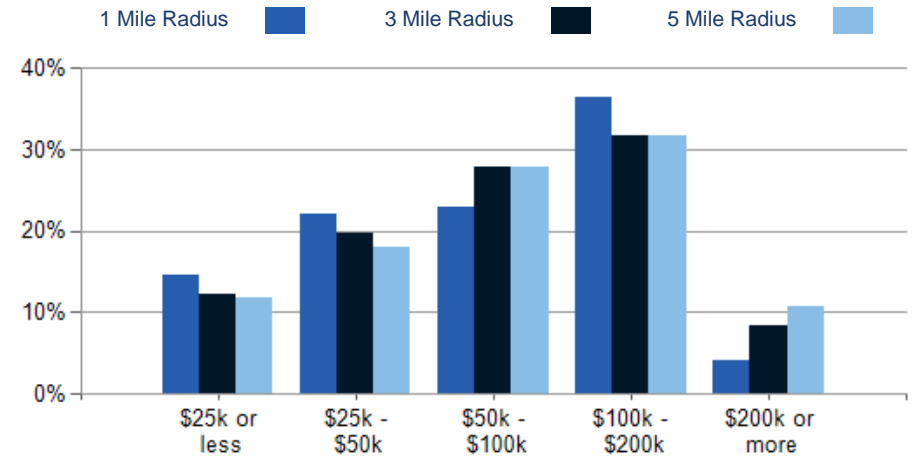
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	1,526	11,768	28,513
2010 Population	1,997	15,178	39,856
2024 Population	2,815	22,303	56,071
2029 Population	2,893	23,059	58,764
2024-2029: Population: Growth Rate	2.75%	3.35%	4.70%

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	91	541	1,346
\$15,000-\$24,999	74	531	1,305
\$25,000-\$34,999	95	743	1,595
\$35,000-\$49,999	155	969	2,447
\$50,000-\$74,999	122	1,254	3,310
\$75,000-\$99,999	139	1,186	2,957
\$100,000-\$149,999	177	1,550	4,384
\$150,000-\$199,999	237	1,226	2,765
\$200,000 or greater	47	736	2,404
Median HH Income	\$79,548	\$80,600	\$83,942
Average HH Income	\$95,950	\$104,552	\$111,080

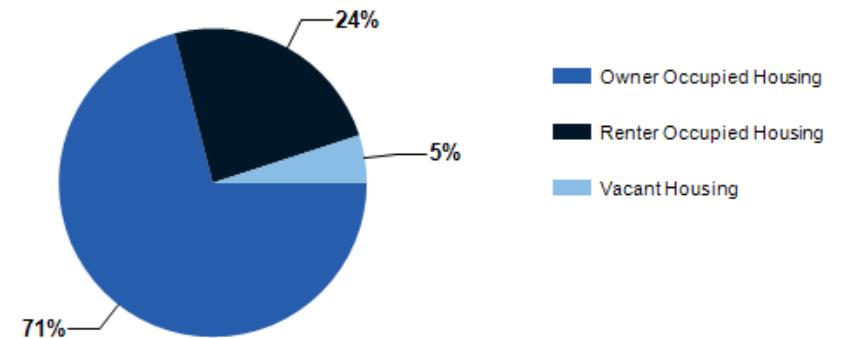
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	631	4,555	11,211
2010 Total Households	802	5,739	15,117
2024 Total Households	1,139	8,737	22,513
2029 Total Households	1,190	9,218	24,079
2024 Average Household Size	2.42	2.48	2.45
2024-2029: Households: Growth Rate	4.40%	5.40%	6.75%



2024 Household Income



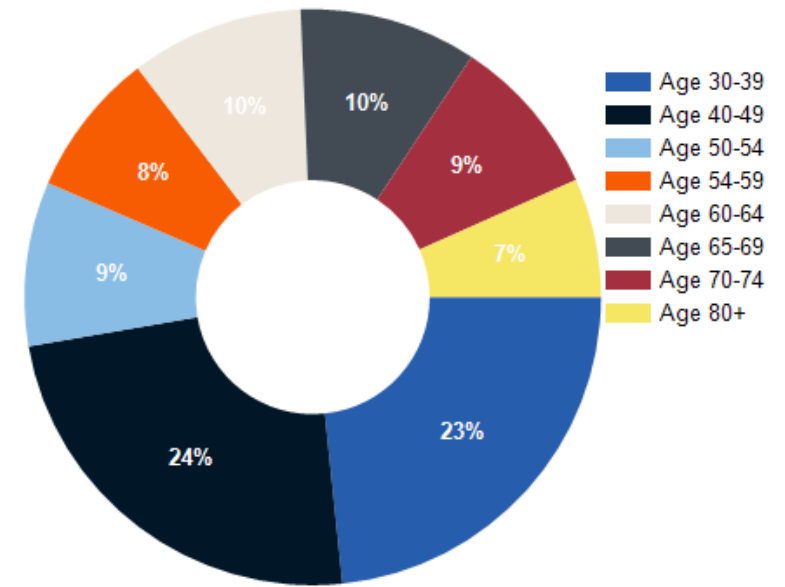
2024 Own vs. Rent - 1 Mile Radius



Source: esri



2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	187	1,475	3,437
2024 Population Age 35-39	198	1,494	3,498
2024 Population Age 40-44	214	1,541	3,691
2024 Population Age 45-49	180	1,294	3,293
2024 Population Age 50-54	152	1,233	3,457
2024 Population Age 55-59	134	1,249	3,421
2024 Population Age 60-64	160	1,409	3,613
2024 Population Age 65-69	164	1,424	3,570
2024 Population Age 70-74	149	1,303	3,127
2024 Population Age 75-79	110	936	2,343
2024 Population Age 80-84	54	525	1,445
2024 Population Age 85+	45	387	1,270
2024 Population Age 18+	2,147	17,310	43,836
2024 Median Age	39	41	42
2029 Median Age	39	41	42



2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$67,464	\$72,031	\$78,237
Average Household Income 25-34	\$86,822	\$94,240	\$100,136
Median Household Income 35-44	\$100,964	\$98,807	\$101,698
Average Household Income 35-44	\$111,266	\$118,248	\$124,248
Median Household Income 45-54	\$107,896	\$105,485	\$109,572
Average Household Income 45-54	\$115,111	\$120,723	\$134,990
Median Household Income 55-64	\$85,301	\$90,508	\$100,111
Average Household Income 55-64	\$98,676	\$115,180	\$127,560
Median Household Income 65-74	\$63,819	\$73,865	\$76,039
Average Household Income 65-74	\$87,171	\$98,971	\$102,917
Average Household Income 75+	\$74,984	\$80,849	\$76,288

