

# I-12 Service Rd.

03.11.24

Helenbirg Rd

Freedom Homes

FOR SALE

I12 Service Rd.  
Covington, LA 70433

Helenbirg Rd

King James Bible Baptist Church

Northshore Mortgage P

St. Joseph Hospice

Additional  
5.28 acres

Hampton Inn Covington

Northshore Toyota Sales

68348 Hwy 190 Service Rd

CarMax

6 acres

Hwy 190 Service Rd

LOPA - Louisiana Organ

Ponchartraine Rd

Brent Cordell

Cordell Eustis Group

(985) 373-6417

brent@cordelleustis.com

Lic: 995690890

Jessica Keating

Commercial Broker

(985) 789-4315

jessica.cordelleustis@gmail.com

Lic: 995707926



## OFFERING SUMMARY

ADDRESS	I12 Service Rd. Covington LA 70433
PRICE PER SQ. FT.	\$12.00
PRICE	\$5,896,282
LAND ACRES	11.28
ZONING TYPE	HC3
# OF PARCELS	2

## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
--	--------	--------	--------

2023 Population	6,704	44,380	85,660
2023 Median HH Income	\$91,772	\$83,186	\$78,324
2023 Average HH Income	\$136,341	\$136,614	\$125,610

### I-12 Frontage

- 11.28 acres with prominent visibility from I-12. Located between CarMax and LOPA, and is near Kia of Covington (currently under construction). Daily Traffic count of approximately 70,000.
- Accessible through the I-12 service road and Helenberg Road.
- The 6 acres with frontage along I-12 is zoned as HC-3. HC-3 zoning offers a wide variety of possibilities, including all HC-2 uses as well as large auto dealerships, indoor recreation, theaters, storage facilities, transportation terminals, Big Box retail, and more.
- Preferred Flood Zone X. This location is along the I-10/I-12 corridor, granting access to I-55, I-59, and the Causeway.
- 5.28 acres with frontage on Helenberg Rd. has NC1 zoning. Both parcels total 11.28 acres.



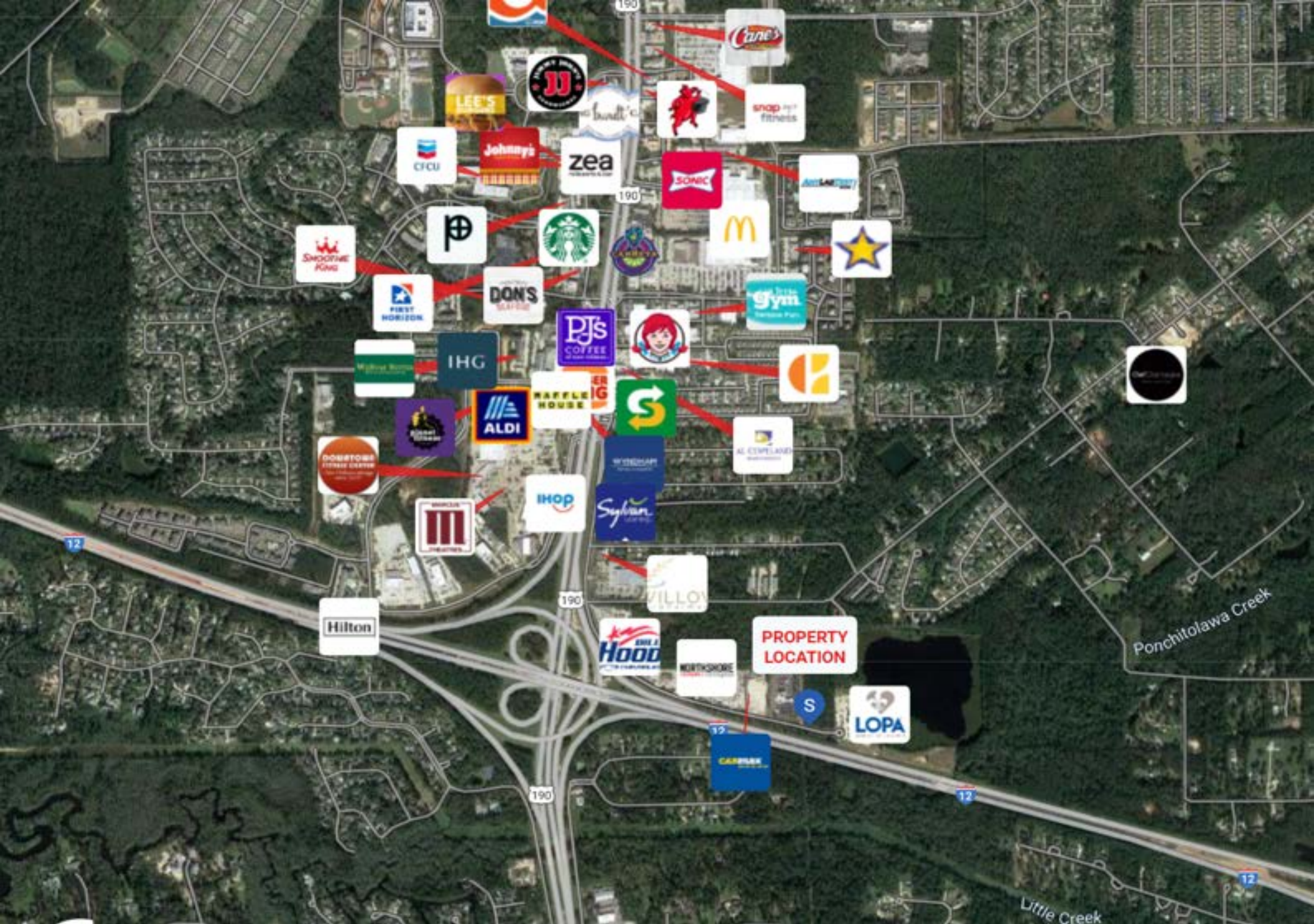
















POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	5,809	32,098	58,950
2010 Population	6,145	38,712	73,143
2023 Population	6,704	44,380	85,660
2028 Population	6,911	45,847	88,641
2023 African American	153	1,776	3,820
2023 American Indian	23	141	282
2023 Asian	93	969	1,460
2023 Hispanic	556	3,981	7,780
2023 Other Race	81	832	1,776
2023 White	5,785	36,542	70,218
2023 Multiracial	567	4,104	8,073
2023-2028: Population: Growth Rate	3.05 %	3.25 %	3.45 %
2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	176	1,598	3,029
\$15,000-\$24,999	102	821	1,457
\$25,000-\$34,999	106	1,137	2,368
\$35,000-\$49,999	194	1,629	3,147
\$50,000-\$74,999	502	2,895	6,350
\$75,000-\$99,999	276	1,891	3,878
\$100,000-\$149,999	429	2,505	5,028
\$150,000-\$199,999	329	1,536	3,016
\$200,000 or greater	445	3,607	5,725
Median HH Income	\$91,772	\$83,186	\$78,324
Average HH Income	\$136,341	\$136,614	\$125,610

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	2,265	12,182	22,992
2010 Total Households	2,295	14,651	27,727
2023 Total Households	2,559	17,619	33,999
2028 Total Households	2,669	18,339	35,476
2023 Average Household Size	2.58	2.49	2.49
2000 Owner Occupied Housing	1,807	9,150	17,058
2000 Renter Occupied Housing	324	2,281	4,291
2023 Owner Occupied Housing	2,117	12,874	25,628
2023 Renter Occupied Housing	442	4,745	8,371
2023 Vacant Housing	222	1,449	2,762
2023 Total Housing	2,781	19,068	36,761
2028 Owner Occupied Housing	2,221	13,495	26,890
2028 Renter Occupied Housing	448	4,845	8,586
2028 Vacant Housing	226	1,445	2,761
2028 Total Housing	2,895	19,784	38,237
2023-2028: Households: Growth Rate	4.25 %	4.00 %	4.25 %

Source: esri



2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	313	2,432	4,766
2023 Population Age 35-39	339	2,651	5,267
2023 Population Age 40-44	364	2,760	5,574
2023 Population Age 45-49	385	2,720	5,412
2023 Population Age 50-54	471	3,193	6,053
2023 Population Age 55-59	558	3,367	6,102
2023 Population Age 60-64	620	3,497	6,344
2023 Population Age 65-69	504	2,817	5,262
2023 Population Age 70-74	448	2,215	4,207
2023 Population Age 75-79	282	1,462	2,833
2023 Population Age 80-84	151	919	1,691
2023 Population Age 85+	164	1,112	1,921
2023 Population Age 18+	5,318	34,771	66,353
2023 Median Age	48	43	42

2023 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$93,090	\$77,232	\$75,136
Average Household Income 25-34	\$123,649	\$115,636	\$109,100
Median Household Income 35-44	\$116,320	\$100,743	\$96,219
Average Household Income 35-44	\$157,349	\$148,567	\$139,304
Median Household Income 45-54	\$124,061	\$125,371	\$111,336
Average Household Income 45-54	\$171,291	\$179,558	\$160,271
Median Household Income 55-64	\$116,338	\$112,264	\$99,591
Average Household Income 55-64	\$161,949	\$166,691	\$149,192
Median Household Income 65-74	\$71,274	\$67,113	\$64,691
Average Household Income 65-74	\$113,312	\$111,186	\$104,185
Average Household Income 75+	\$76,177	\$71,203	\$69,551

2028 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2028 Population Age 30-34	335	2,759	5,433
2028 Population Age 35-39	421	3,035	5,759
2028 Population Age 40-44	405	3,054	5,822
2028 Population Age 45-49	412	2,899	5,757
2028 Population Age 50-54	413	2,822	5,517
2028 Population Age 55-59	483	3,129	5,900
2028 Population Age 60-64	584	3,280	5,875
2028 Population Age 65-69	542	3,202	5,881
2028 Population Age 70-74	502	2,630	4,901
2028 Population Age 75-79	391	2,013	3,741
2028 Population Age 80-84	205	1,261	2,401
2028 Population Age 85+	187	1,252	2,188
2028 Population Age 18+	5,551	36,434	69,509
2028 Median Age	48	44	43

2028 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$102,148	\$84,796	\$82,429
Average Household Income 25-34	\$137,856	\$132,052	\$124,889
Median Household Income 35-44	\$129,565	\$116,127	\$110,487
Average Household Income 35-44	\$178,160	\$172,459	\$161,425
Median Household Income 45-54	\$142,576	\$144,033	\$124,777
Average Household Income 45-54	\$194,239	\$199,401	\$178,655
Median Household Income 55-64	\$137,004	\$132,157	\$114,499
Average Household Income 55-64	\$186,870	\$191,013	\$171,198
Median Household Income 65-74	\$81,312	\$75,447	\$72,826
Average Household Income 65-74	\$131,961	\$130,839	\$122,653
Average Household Income 75+	\$88,949	\$83,073	\$80,294

