

Commercial Acreage on Ramos

FOR SALE

0 Ramos
Covington, LA 70433

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OFFERING SUMMARY

ADDRESS	0 Ramos Covington LA 70433
COUNTY	St. Tammany Parish
ZONING	NC-1
FLOOD ZONE	C
PRICE	\$300,000
PRICE PSF	\$3.72
LAND SF	80,586 SF
LAND ACRES	1.85
ZONING TYPE	NC-1
# OF PARCELS	1
LOT DIMENSIONS	238.13 x 511.79 x 120.11 x 478.67

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2023 Population	2,658	34,038	62,563
2023 Median HH Income	\$65,880	\$65,730	\$69,873
2023 Average HH Income	\$100,797	\$97,334	\$108,518

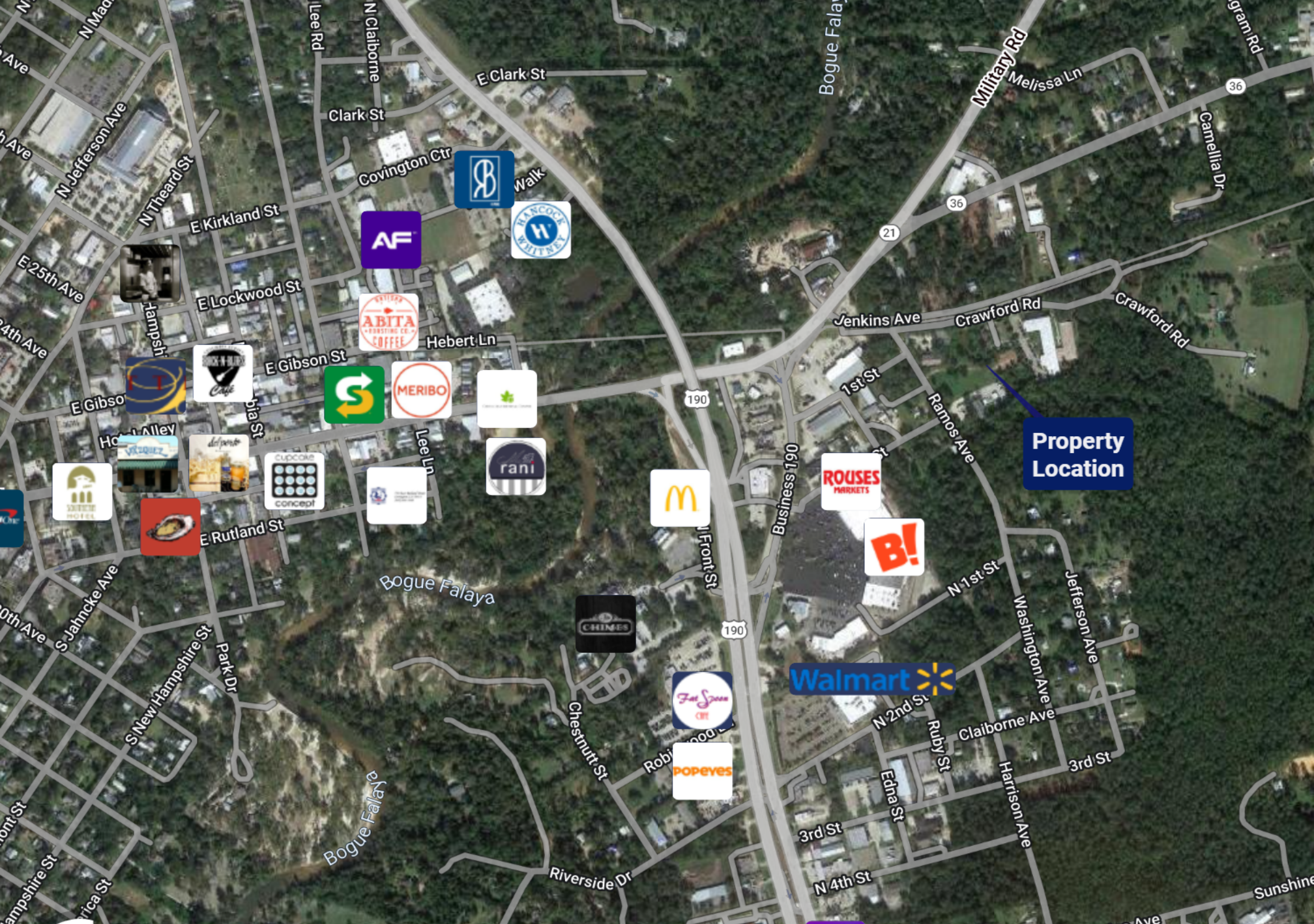


Property Description

- Located behind Harbor Freight with many amenities! The property is located in the heart of Covington, known for its historic charm and thriving business community. It is situated in close proximity Highway 190 and Interstate 12, providing convenient access for customers and employees.

The surrounding area is a diverse mix of businesses, including restaurants, retail stores, professional services, and medical facilities. Notable establishments nearby include Acme Oyster House, St. Tammany Parish Hospital, and Covington Farmers Market.

Large 1.85-acre parcel located just outside Covington city limits. Rear of property adjoins The Trace Senior Community. Large fenced yard in rear, several large trees. Minutes from the Tammany Trace. Flood Zone C. Potential for multi-family dwelling project with a zoning change!



Property Location



POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	1,949	21,240	35,646
2010 Population	2,151	26,853	46,684
2023 Population	2,658	34,038	62,563
2028 Population	2,823	35,706	65,965
2023 African American	556	4,566	5,682
2023 American Indian	5	116	217
2023 Asian	33	525	877
2023 Hispanic	232	3,398	5,714
2023 Other Race	91	1,101	1,571
2023 White	1,794	24,536	48,510
2023 Multiracial	179	3,185	5,686
2023-2028: Population: Growth Rate	6.05 %	4.80 %	5.30 %

2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	128	1,608	2,606
\$15,000-\$24,999	109	880	1,326
\$25,000-\$34,999	91	1,119	1,839
\$35,000-\$49,999	117	1,357	2,519
\$50,000-\$74,999	173	2,897	5,027
\$75,000-\$99,999	97	1,782	2,897
\$100,000-\$149,999	217	2,008	3,763
\$150,000-\$199,999	91	1,243	2,232
\$200,000 or greater	113	1,180	2,916
Median HH Income	\$65,880	\$65,730	\$69,873
Average HH Income	\$100,797	\$97,334	\$108,518

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	851	8,471	14,011
2010 Total Households	894	10,628	17,938
2023 Total Households	1,137	14,074	25,126
2028 Total Households	1,221	14,872	26,725
2023 Average Household Size	2.30	2.38	2.45
2000 Owner Occupied Housing	510	5,812	10,270
2000 Renter Occupied Housing	244	1,994	2,747
2023 Owner Occupied Housing	661	10,357	19,033
2023 Renter Occupied Housing	476	3,717	6,093
2023 Vacant Housing	157	1,291	2,203
2023 Total Housing	1,294	15,365	27,329
2028 Owner Occupied Housing	713	11,052	20,327
2028 Renter Occupied Housing	507	3,820	6,398
2028 Vacant Housing	161	1,307	2,255
2028 Total Housing	1,382	16,179	28,980
2023-2028: Households: Growth Rate	7.20 %	5.55 %	6.20 %

Source: esri



2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	176	2,137	3,618
2023 Population Age 35-39	167	2,461	4,137
2023 Population Age 40-44	160	2,376	4,218
2023 Population Age 45-49	145	2,027	3,769
2023 Population Age 50-54	154	2,121	3,992
2023 Population Age 55-59	167	2,134	4,167
2023 Population Age 60-64	195	2,283	4,387
2023 Population Age 65-69	185	2,155	4,089
2023 Population Age 70-74	143	1,781	3,467
2023 Population Age 75-79	104	1,165	2,249
2023 Population Age 80-84	58	663	1,285
2023 Population Age 85+	60	575	1,341
2023 Population Age 18+	2,067	26,114	48,159
2023 Median Age	41	41	42

2023 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$60,408	\$62,602	\$66,563
Average Household Income 25-34	\$87,249	\$87,098	\$95,588
Median Household Income 35-44	\$86,715	\$76,100	\$82,844
Average Household Income 35-44	\$121,323	\$106,345	\$118,265
Median Household Income 45-54	\$89,751	\$85,164	\$95,733
Average Household Income 45-54	\$117,233	\$117,403	\$134,546
Median Household Income 55-64	\$78,903	\$76,503	\$83,826
Average Household Income 55-64	\$114,672	\$112,066	\$127,963
Median Household Income 65-74	\$61,535	\$58,500	\$61,664
Average Household Income 65-74	\$95,896	\$87,968	\$96,897
Average Household Income 75+	\$73,958	\$66,425	\$67,140

2028 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2028 Population Age 30-34	169	2,045	3,676
2028 Population Age 35-39	195	2,437	4,290
2028 Population Age 40-44	184	2,617	4,527
2028 Population Age 45-49	177	2,474	4,471
2028 Population Age 50-54	158	2,087	3,950
2028 Population Age 55-59	156	2,134	4,074
2028 Population Age 60-64	162	2,074	4,142
2028 Population Age 65-69	196	2,203	4,266
2028 Population Age 70-74	165	1,984	3,911
2028 Population Age 75-79	136	1,557	3,067
2028 Population Age 80-84	86	949	1,857
2028 Population Age 85+	67	704	1,575
2028 Population Age 18+	2,201	27,496	51,127
2028 Median Age	42	42	43

2028 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$67,821	\$69,027	\$74,554
Average Household Income 25-34	\$96,882	\$99,120	\$109,594
Median Household Income 35-44	\$102,817	\$86,044	\$95,887
Average Household Income 35-44	\$138,826	\$123,589	\$136,861
Median Household Income 45-54	\$101,843	\$93,973	\$106,309
Average Household Income 45-54	\$130,793	\$130,248	\$150,114
Median Household Income 55-64	\$100,000	\$87,141	\$100,040
Average Household Income 55-64	\$130,049	\$128,380	\$148,371
Median Household Income 65-74	\$78,605	\$67,178	\$70,359
Average Household Income 65-74	\$113,938	\$103,615	\$114,853
Average Household Income 75+	\$84,021	\$77,073	\$77,601

