

FOR SALE

Covington Commons

+/- 84 Acres Planned Commercial Development

Highway 25, Covington, Louisiana

TALBOT
REALTY GROUP



Covington Commons

+/- 84 Acres Planned Commercial Development
Highway 25, Covington, Louisiana

Talbot Realty Group is pleased to offer the Covington Commons commercial land site in Covington, Louisiana, for sale. The property consists of approximately 84 Acres and is located on Highway 25, near the intersection of U.S. Highway 190.

Price: Land prices range from \$7.50 per square foot to \$25.00 per square foot for highway frontage. Property may be subdivided for purchaser's contemplated use.

Zoning: CR- Regional Commercial. Uses may include food services (including drive-thru), recreational facilities, mini-storage, gas stations/ convenience stores, automotive sales and repairs, truck stop facilities, all other permitted uses in CBD community business district, RM-2 multi-family and residential use. For more information, visit the City of Covington website :

https://library.municode.com/la/covington/codes/code_of_ordinances?nodeId=PTIICOOR_APXBCOZOOR2010_PT3USDI_S3.18EGCO

FOR MORE INFORMATION CONTACT:

TOM MARAIST

225-200-4180

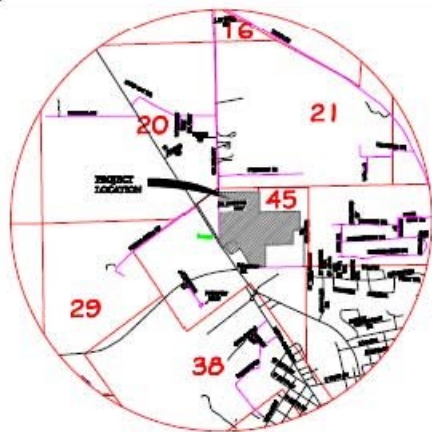
TMARAIST@TALBOT-REALTY.COM

MICHAEL P. POU

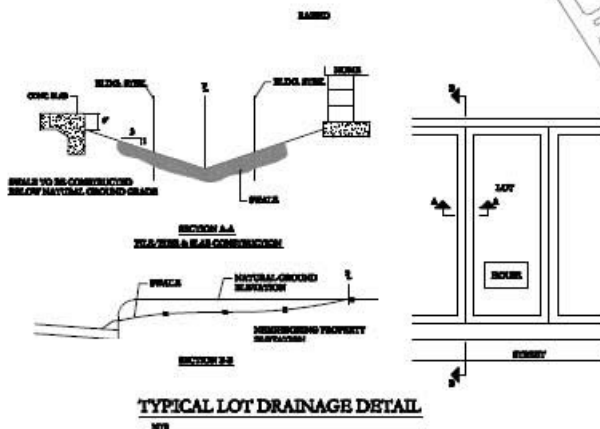
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MPOU@TALBOT-REALTY.COM

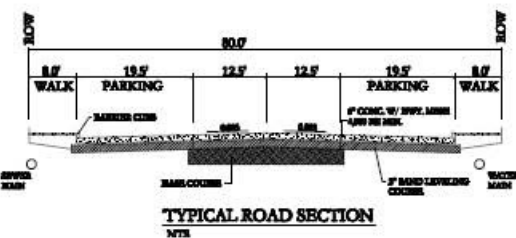




VICINITY MAP
NTS



TYPICAL LOT DRAINAGE DETAIL
NTS



TYPICAL ROAD SECTION
NTS

Green Space
Certified Green Space Acreage: 9.18 acres

Planning Zoning
PUD - Planned Unit Development

Minimum Building Setbacks
Front:
Side: 0 lot line; 10 ft. between buildings min
Rear:

Number of Blocks: 17 Block Size: Varies
Total Acres: 68.65 acres

TENTATIVE PLAT

SCALE: 1" = 200'



COVINGTON COMMONS

Mitchell / Aultman
Architecture / Planning / Landscape Architecture
909-495-4770



Property Description

A certain tract of land located in Section 45, Township 6 South, Range 11 East, 9th Tazewell Public, Louisiana, more fully described as follows, to-wit:

Ceasurements at the Section corner corners to Section 20, 28 & 45, thence North 54 degrees 34 minutes 00 seconds East, 655.4 feet, to a point on the line right-of-way of LA HWY 25, being the POINT OF BEGINNING, thence

North 53 degrees 00 minutes 40 seconds East, 778.28 feet, to a point on the West right-of-way of Airport Road, thence

South 01 degrees 09 minutes 04 seconds East, 773.42 feet, along said right-of-way, thence

South 01 degrees 09 minutes 13 seconds East, 218.89 feet, along said right-of-way, thence

South 01 degrees 17 minutes 27 seconds East, 128.85 feet, along said right-of-way, thence

South 00 degrees 33 minutes 13 seconds East, 200.18 feet, along said right-of-way, to a point at the intersection of LA HWY 25 and Airport Road, thence

North 31 degrees 47 minutes 00 seconds West, 340.74 feet, along LA HWY 25, thence

North 32 degrees 04 minutes 01 seconds West, 153.36 feet, along said right-of-way, thence

North 32 degrees 04 minutes 18 seconds West, 576.17 feet, along said right-of-way, thence

North 32 degrees 04 minutes 14 seconds West, 373.32 feet, along said right-of-way, to the POINT OF BEGINNING, containing 11.6799 acres.

Prepared for Covington Commons, LLC

A certain tract of land located in Section 45, Township 6 South, Range 11 East, 9th Tazewell Public, Louisiana, more fully described as follows, to-wit:

Ceasurements at the Northwest corner of Section 31, thence North 80 degrees 00 minutes 13 seconds West, 1315.20 feet, thence North 00 degrees 00 minutes 00 seconds East, 90.00 feet, to a point on the North right-of-way of Branch Crossing Drive, also being the POINT OF BEGINNING, thence

South 89 degrees 00 minutes 01 seconds West, 430.83 feet, along said right-of-way, thence

North 30 degrees 05 minutes 28 seconds West, 625.30 feet, thence

South 54 degrees 05 minutes 07 seconds West, 322.49 feet, to a point of LA HWY 25, thence

North 40 degrees 25 minutes 00 seconds West, 171.24 feet, along said right-of-way, thence

North 31 degrees 02 minutes 20 seconds West, 71.26 feet, along said right-of-way, thence

North 41 degrees 09 minutes 04 seconds West, 165.00 feet, along said right-of-way, thence

North 31 degrees 20 minutes 15 seconds West, 11.60 feet, along said right-of-way, to the intersection of LA HWY 25 and Airport Road, thence

North 01 degrees 07 minutes 44 seconds West, 1455.50 feet, along the east right-of-way of Airport Road, thence

North 89 degrees 00 minutes 59 seconds East, 1196.78 feet, thence

South 00 degrees 25 minutes 11 seconds East, 898.19 feet, thence

North 88 degrees 04 minutes 33 seconds East, 1199.70 feet, thence

South 40 degrees 20 minutes 00 seconds East, 331.37 feet, thence

South 89 degrees 00 minutes 37 seconds West, 295.52 feet, thence

South 00 degrees 25 minutes 31 seconds East, 817.27 feet, thence

North 88 degrees 04 minutes 47 seconds West, 130.41 feet, thence

South 00 degrees 25 minutes 05 seconds East, 642.34 feet, to the POINT OF BEGINNING, containing 77.568 acres.

**Covington Commons
Covington, Louisiana**



West St. Tammany Parish

Rural & Remote Residential Subdivisions

Covington Commons

Rural & Remote Residential Subdivisions

Old Downtown Small Businesses & Retail



Covington

Abita Springs

12



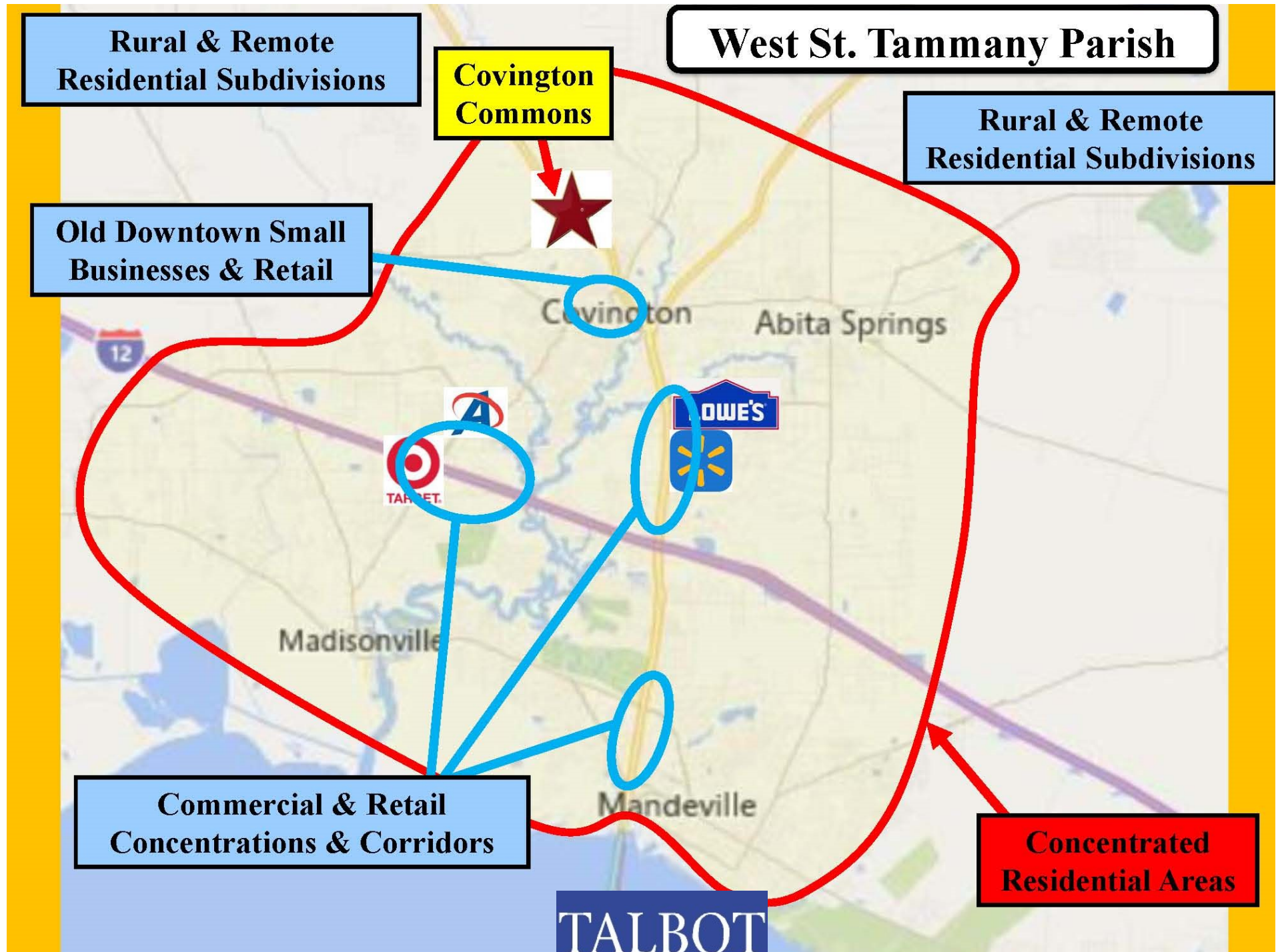
Madisonville

Commercial & Retail Concentrations & Corridors

Mandeville

Concentrated Residential Areas

TALBOT
REALTY GROUP

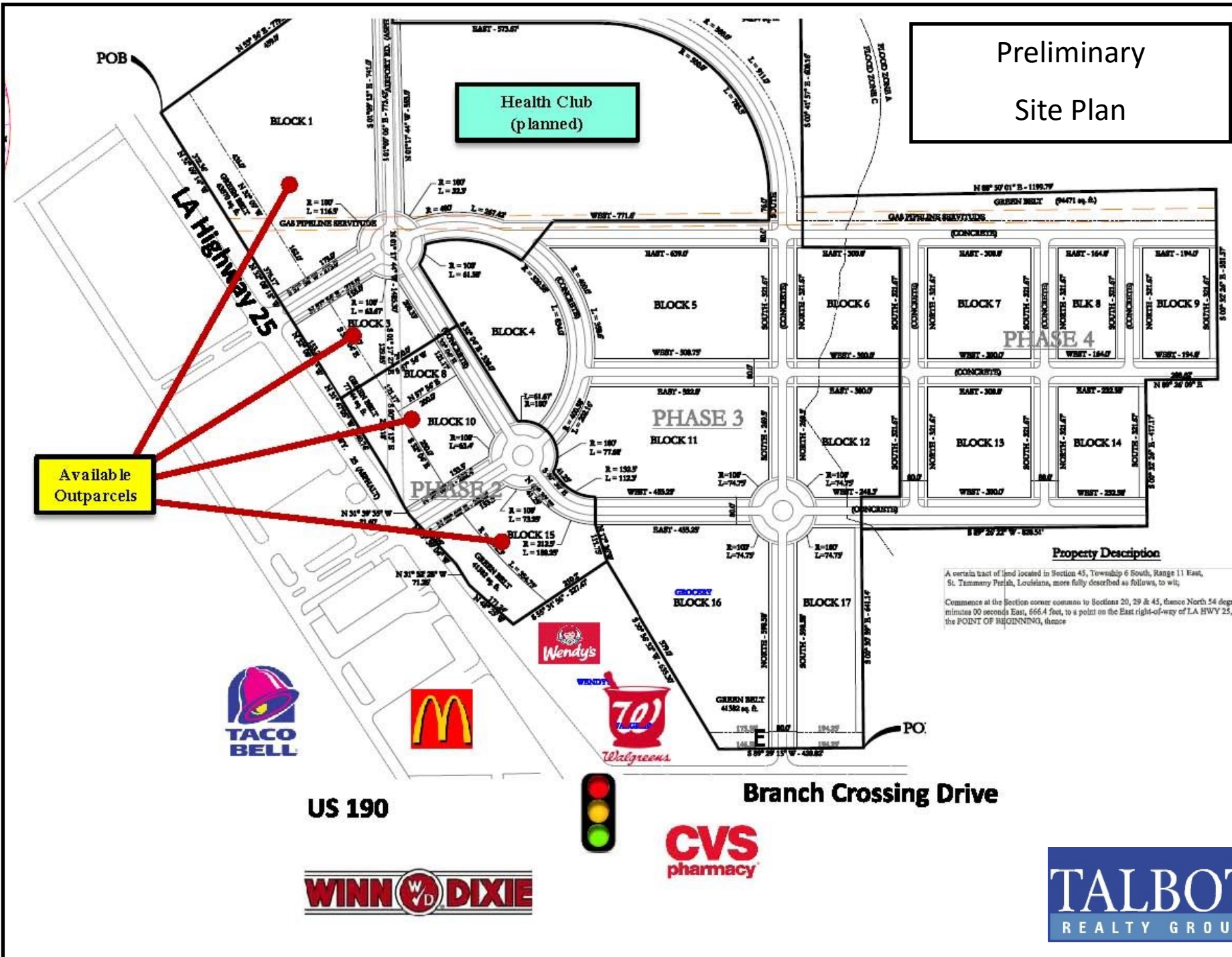




Covington Commons Area Demographics

	<u>3 mile</u>	<u>5 mile</u>
<u>Population</u>		
2018 Estimate	17,172	47,001
2023 Projection	18,445	50,688
Growth 2018-2023	7.41%	7.84%
Growth 2010-2018	14.64%	17.94%
<u>Median Age</u>	40.80	40.20
<u>Households</u>		
2018 Estimate	6,860	19,508
2023 Estimate	7,373	18,094
<u>2018 Median Home Value</u>	231,107	\$230,975
<u>Median Household Income</u>	\$56,254	\$65,559

Preliminary Site Plan



Aerial Close

LA Highway 25:
14,500 VPD (2015)

Available Outparcels:
1,500+ LF of Available Frontage

Market Max
C-Store & Fuel

Citizens Bank &
Trust

Small Strip
Center w/Subway

LA Highway 25

US 190 West:
10,824 VPD (2015)

Branch Crossing Drive

US 190

US 190

US 190 South:
21,312 VPD (2015)



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Sec. 3.18. - CR—Regional commercial.

3.1801. Purpose and intent. The regional commercial district is intended to accommodate a wide variety of commercial and retail uses, as well as offices, businesses and personal services that serve the needs of the community and the region. The intent is to provide for large-scale commercial uses that are typically land intensive and are not well suited to being located in neighborhoods or the central business district. These districts are best located along major arterial streets and highway intersections.

3.1802. Permitted uses.

1. All permitted uses in CBD community business district unless specifically prohibited herein with no gross floor area requirements;
2. Adult uses (see section 5.4 for standards);
3. Automotive, boat, trailer and motorcycle sales;
4. Automotive repair, major;
5. Bail bonds office;
6. Crematory;
7. Equipment sales, service, rental and repair;
8. Fairgrounds and fairground activities;
9. Food service establishments with drive-through facilities;
10. Parking garages to accommodate vehicles owned by employees, customers, residents, clients or guests of the principle use (see section 5.10 for standards);
11. Pawnshops;
12. Recreation facilities;
13. Residential permitted uses in RM-2, multifamily residential district as per section 3.14.
14. Revival and gospel establishments under temporary use permits;
15. Seasonal stands, including produce and food under temporary use permit;
16. Television and radio broadcasting transmitter tower;
17. Truck stop facilities;
18. Trucking and parcel delivery service;
19. Warehousing and mini-storage for household goods and private vehicles;

Zoning Ordinance

20. Accessory uses customarily incidental to the above permitted uses.

3.1804. Prohibited uses. All uses not specifically permitted or authorized shall be prohibited including, but not limited to, the following:

1. Industrial or manufacturing activities, except as specifically permitted or permissible.

3.1805. Performance standards.

1. Lot area:
 - a. No minimum lot area is required for nonresidential lots or bed and breakfasts.
 - b. Residential uses shall meet the minimum area requirements in the RM-2, multifamily residential district as per section 3.14.
2. Lot width: No minimum lot width shall be required for nonresidential lots or bed and breakfasts.
3. Lot depth: No minimum lot depth shall be required for nonresidential lots and bed and breakfasts.
4. Front yard:
 - a. Front building lines shall be no closer than ten feet from the street right-of-way line.
 - b. On corner or through lots, the required front yard will be provided on both streets.
5. Side yard: No side yard is required for nonresidential lots except on the side (s) of a lot abutting any adjacent existing dwelling or residential area or district in which case there shall be a side yard of not less than ten feet in depth.
6. Rear yard: No rear yard is required for nonresidential lots except where a lot abuts an existing dwelling or residential area or district, in which case there shall be a rear yard of not less than ten feet in depth.
7. Building area: Nonresidential structures have no minimum and/or maximum square footage requirements.

3.1806. Parking requirements. Parking requirements for this district shall be in accordance with the provisions of Part 4.1 of this land use regulations ordinance.

Zoning Ordinance

3.1807. Height requirements. No main or principal building or structure shall exceed 45 feet above the finished grade of the property or base flood elevation as established in the current FEMA FIRMs and guidelines, whichever is higher.

3.1808. Fire marshal approval. As provided for in chapter 18 of the City of Covington Code of Ordinances.

3.1809. Landscape requirements. Where a CR district abuts any adjacent existing residential or nonresidential district, buffer zones shall be provided as per section 4.210. All other landscaping requirements for this district shall be in accordance with the provisions of section 4.2 of this land use regulations ordinance.

3.1810. Screening. Any use that requires the outside storage of materials (i.e., sand, pipe, gravel, concrete products, iron, steel, septic tanks, or fiberglass products) shall be screened with a six foot, 100 percent sight-obscuring fence. Not more than 50 percent of the total lot area shall be used for storage. The storage of material is not to exceed six feet in height.

3.1811. Off-street loading requirements. Off-street loading requirements for this district shall be in accordance with the provisions of section 4.108 of this ordinance.

3.1812. Traffic impact study. Those developments that meet or exceed the criteria outlined in section 4.6 of this Code shall be required to complete a traffic impact study (TIS).

(Ord. No. 2010-30, Exh. 1, 1-4-2011; Ord. No. 2014-23, 10-24-2014; Ord. No. 2014-31, 11-20-2014)

For more information, visit the City
of Covington website :

[https://library.municode.com/la/
covington/codes/code_of_ordinances?
nodeId=PTIICOOR_APXBCOZOOR2010_PT3USD
I_S3.18EGCO](https://library.municode.com/la/covington/codes/code_of_ordinances?nodeId=PTIICOOR_APXBCOZOOR2010_PT3USD_I_S3.18EGCO)