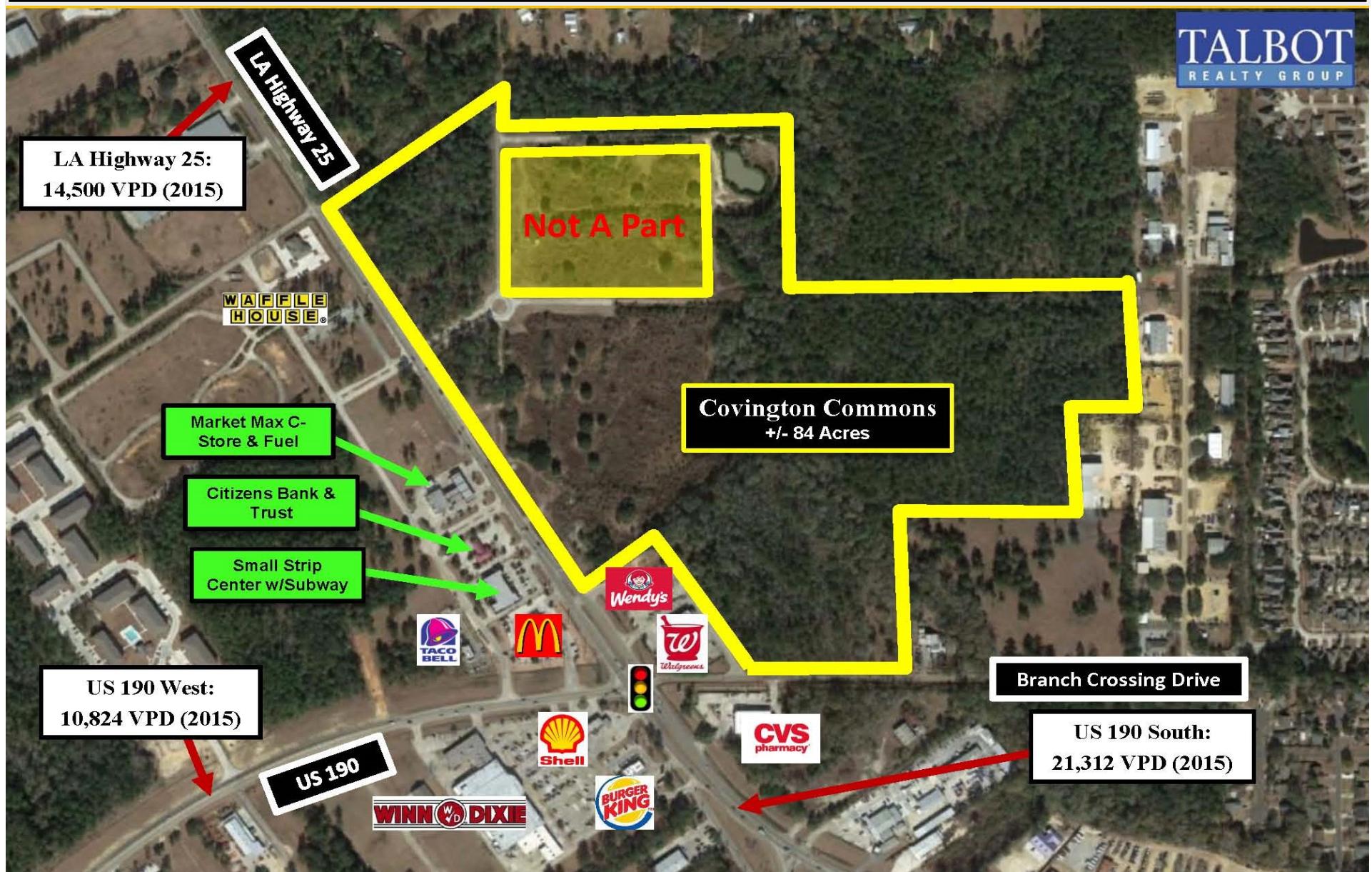


FOR SALE
Covington Commons
+/- 84 Acres Planned Commercial Development
Highway 25, Covington, Louisiana



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

504-525-9763

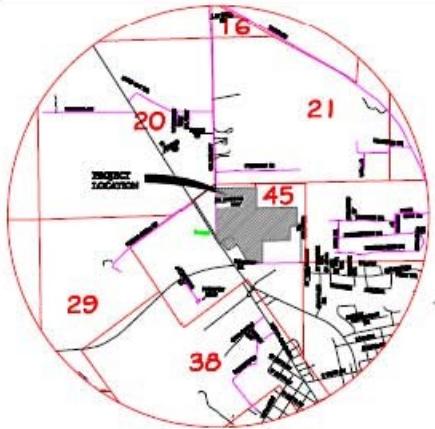
MPOU@TALBOT-REALTY.COM



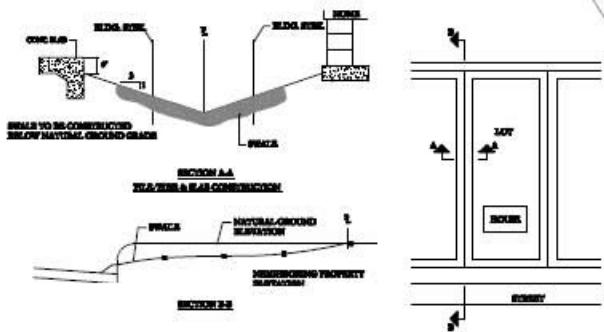
COVINGTON COMMONS

Mitchell / Aultman
Architecture / Planning / Landscape Architecture
800-885-7770

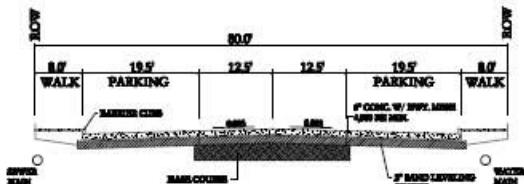
四



VICINITY MAP
NTS



TYPICAL LOT DRAINAGE DETAIL



TYPICAL ROAD SECTION



TENTATIVE PLAT

SCALE: 1" = 2000'

**TALBOT
REALTY GROUP**

Green Space

Certified Green Space Accrage: 9.18 acres

Existing Zoning

PUD - Planned Unit Develop

Meditation

Front

Side: 0 lot line; 10 ft. between buildings min.

Rest

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

A sample test of lead located in Section 45, Tennessee at South...

St. Tammany Parish, Louisiana, more fully described as follows, to wit:

Commence at the Section corner corner in Section 20, 28 & 45, Township Ninth 34 Degrees 34 minutes 20 seconds East, 600.4 feet, to a point on the East right-of-way of L.A. HWY 23, being the POINT OF BEGINNING, thence

North 23 degrees 09 minutes 40 seconds East, 178.79 ENE, to a point as the West right-of-way of Airport Road, Kress
 South 01 degrees 09 minutes 06 seconds West, 175.22 ENE, along right-of-way, then
 South 00 degrees 09 minutes 15 seconds West, 175.22 ENE, along right-of-way, then
 South 00 degrees 15 minutes 18 seconds West, 175.22 ENE, along right-of-way, then
 South 00 degrees 33 minutes 13 seconds East, 205.18 ENE, along said right-of-way, to a point at the intersection of LA HWY 23 and Airport Road, DeRidder
 North 31 degrees 04 minutes 03 seconds West, 134.74 ENE, along LA HWY 23, then
 North 31 degrees 04 minutes 03 seconds West, 134.74 ENE, along said highway, to the
 North 12 degrees 39 minutes 44 seconds West, 171.37 ENE, along said highway, to the POINT OF BEGINNING, containing 11.7799 acres.

Prepared for Covington Commons, LLC

A certain tract of land located in Section 45, Township 6 South, Range 11 East,

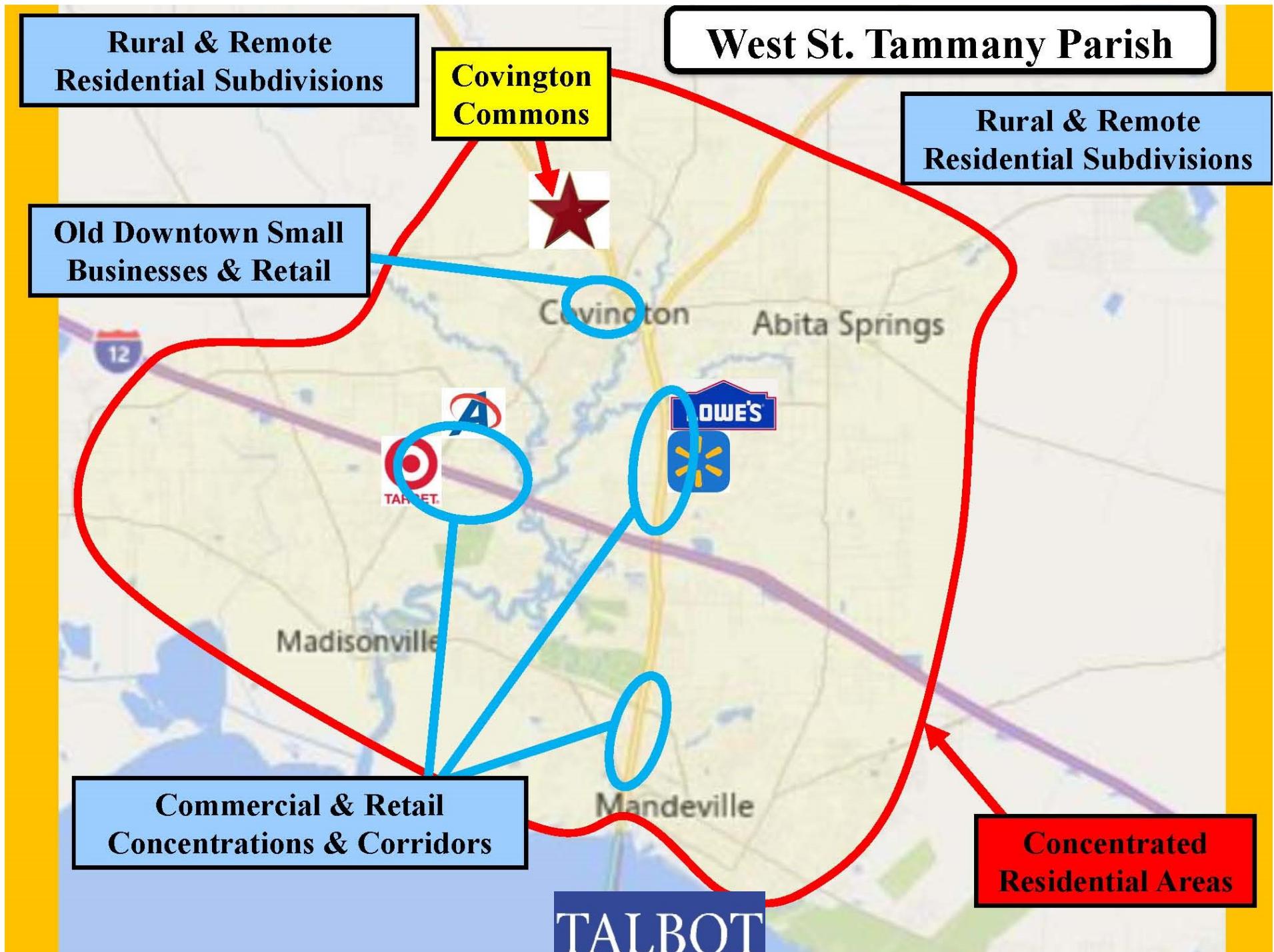
St. Tammany Parish, Louisiana, more fully described as follows, to wit:

Commences at the Northwest corner of Section 37, thence North 80 degrees 59 minutes 15 seconds West, 1373.20 feet, thence North 00 degrees 46 minutes 55 seconds East, 30.30 feet, to a point on the North right-of-way of Beach Cresting Drive, said being the POINT OF BEGINNING, thence

South 99 degrees 00 minutes 01 seconds West, 493.92 ft, along east right-of-way, *James*
 North 30 degrees 05 minutes 00 seconds West, 255.32 ft, *James*
 North 45 degrees 05 minutes 25 seconds South, 322.49 ft, to a point of LA 1915, *James*
 North 25 degrees 25 minutes 09 seconds West, 711.24 ft, along old highway, *James*
 North 31 degrees 00 minutes 20 seconds West, 180.20 ft, along old highway, *James*
 North 31 degrees 25 minutes 00 seconds West, 192.05 ft, along old highway, *James*
 North 31 degrees 25 minutes 35 seconds West, 311.60 ft, along old highway, to a point of the intersection of LA 1915 and Airport Rd, *James*
 North 05 degrees 17 minutes 44 seconds West, 154.50 ft, along the east right-of-way of
 North 05 degrees 17 minutes 44 seconds West, 154.50 ft, along the east right-of-way of
 North 05 degrees 00 minutes 59 seconds East, 116.96 ft, *James*
 South 05 degrees 05 minutes 11 seconds East, 193.16 ft, *James*
 North 05 degrees 14 minutes 53 seconds East, 119.97 ft, *James*
 South 05 degrees 10 minutes 23 seconds East, 39.71 ft, *James*
 South 05 degrees 10 minutes 23 seconds East, 39.71 ft, *James*
 South 05 degrees 29 minutes 21 seconds East, 417.37 ft, *James*
 South 05 degrees 17 minutes 47 seconds East, 158.41 ft, *James*
 South 05 degrees 05 minutes 03 seconds East, 643.34 ft, to the POINT OF BEGINNING,
 consisting 71,561 acres.

Covington Commons
Covington, Louisiana



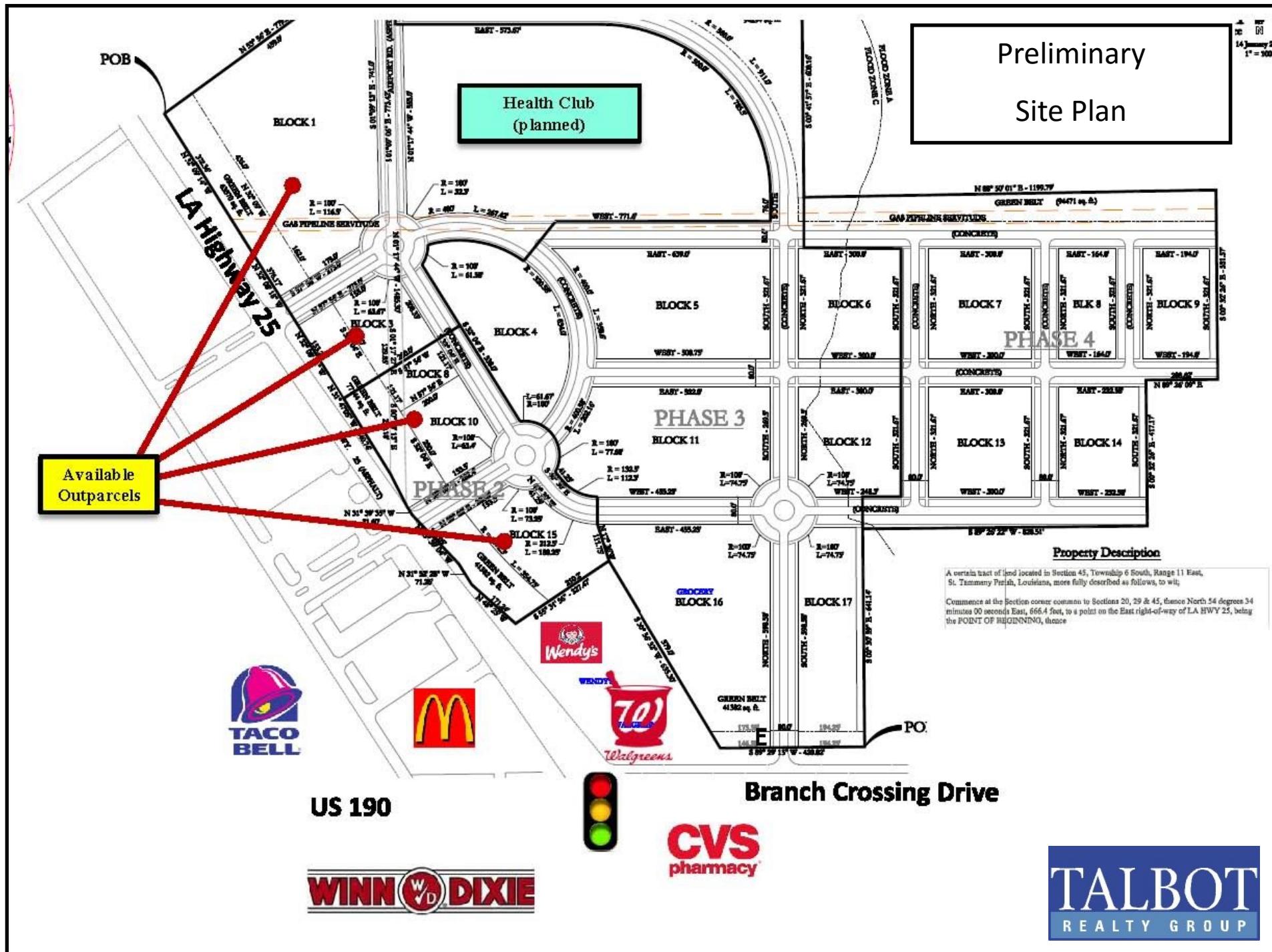




Covington Commons Area Demographics

	<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



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;

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.

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