

VACANT LAND FOR SALE

# INNWOOD DR. LOTS F AND H

INNWOOD DR., COVINGTON, LA 70433



## VACANT LAND FOR SALE

**KPG REALTY**  
1427 West Causeway Approach  
Mandeville, LA 70471



**PRESENTED BY:**

**BRENT CORDELL**  
Commercial Broker  
O: (985) 629-3500  
C: (985) 373-6417  
brent@cordelleustis.com

# EXECUTIVE SUMMARY

INNWOOD DR.



## OFFERING SUMMARY

PRICE:	\$430,000
LOT SIZE:	4.6 Acres
ZONING:	HC 2
FRONTAGE:	250
TRAFFIC COUNT:	23000

## PROPERTY OVERVIEW

Set within the Innwoods Business Park. This location is perfect for Medical and Office use. Less than 1/2 mile from St. Tammany hospital and busy retail area. The lots are priced at the buildable square footage. They can be combined for a total of Buildable Area +/-1.4 and total Gross Area is +/- 4.6 acres.

Lot F: Gross Area-119,698 SF  
Buildable Area: 35,194 SF  
Listed at \$7.10 PSF totaling \$250,000.

Lot H: Gross Area-82,116 SF  
Buildable Area: 25,516 SF  
Listed at \$7.05 PSF totaling \$180,000.



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# PROPERTY PHOTOS

INNWOOD DR.



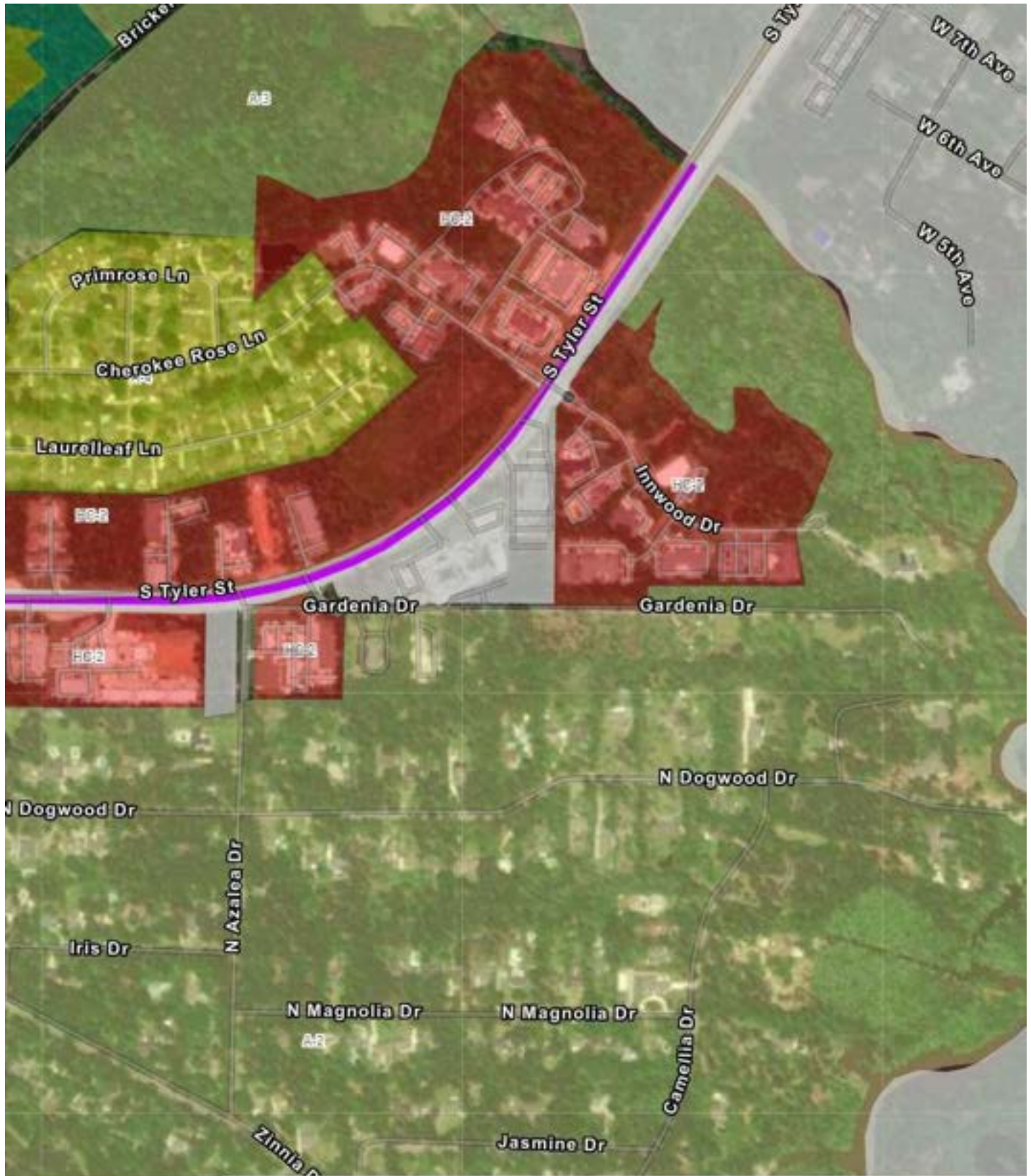
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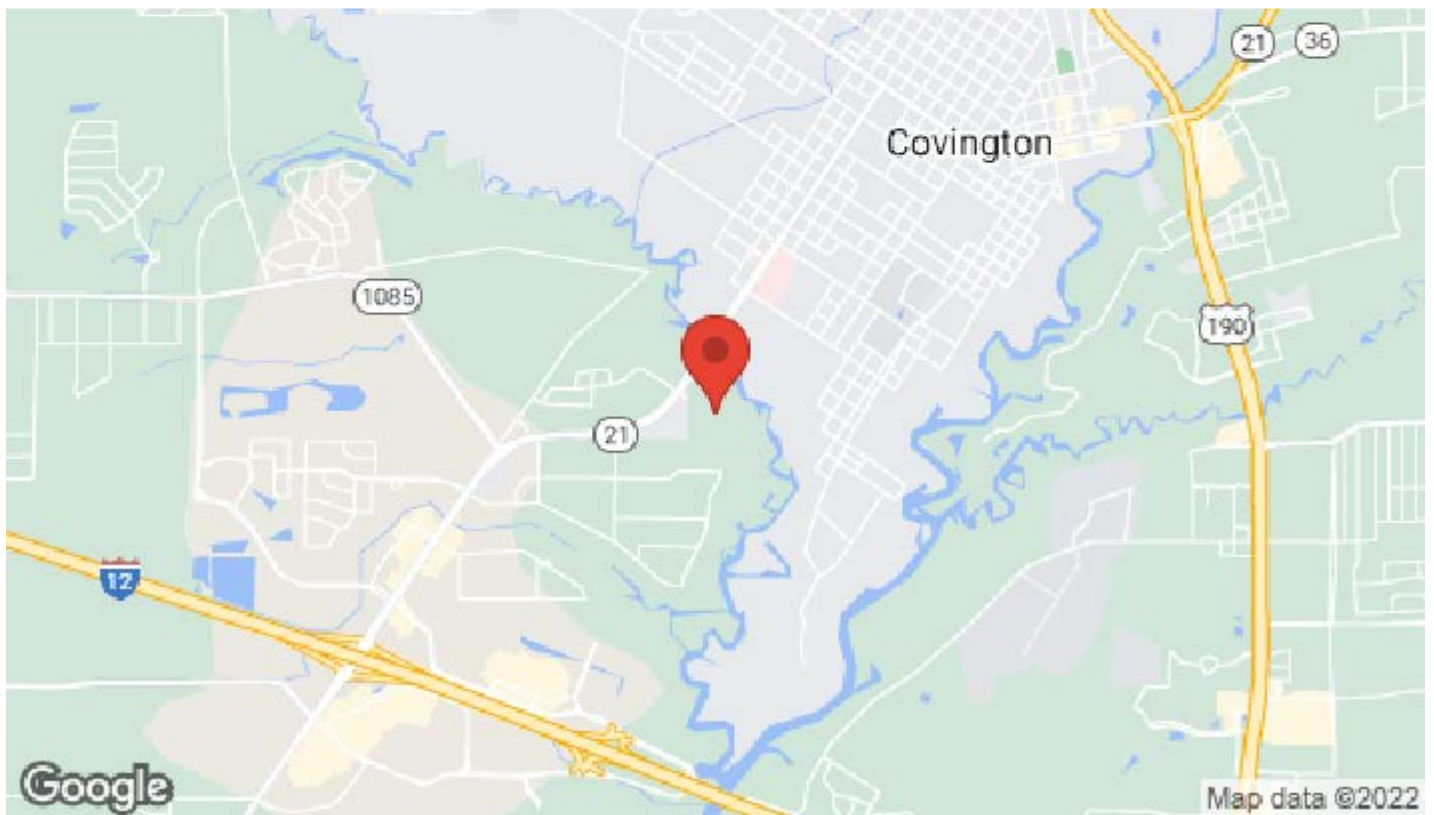
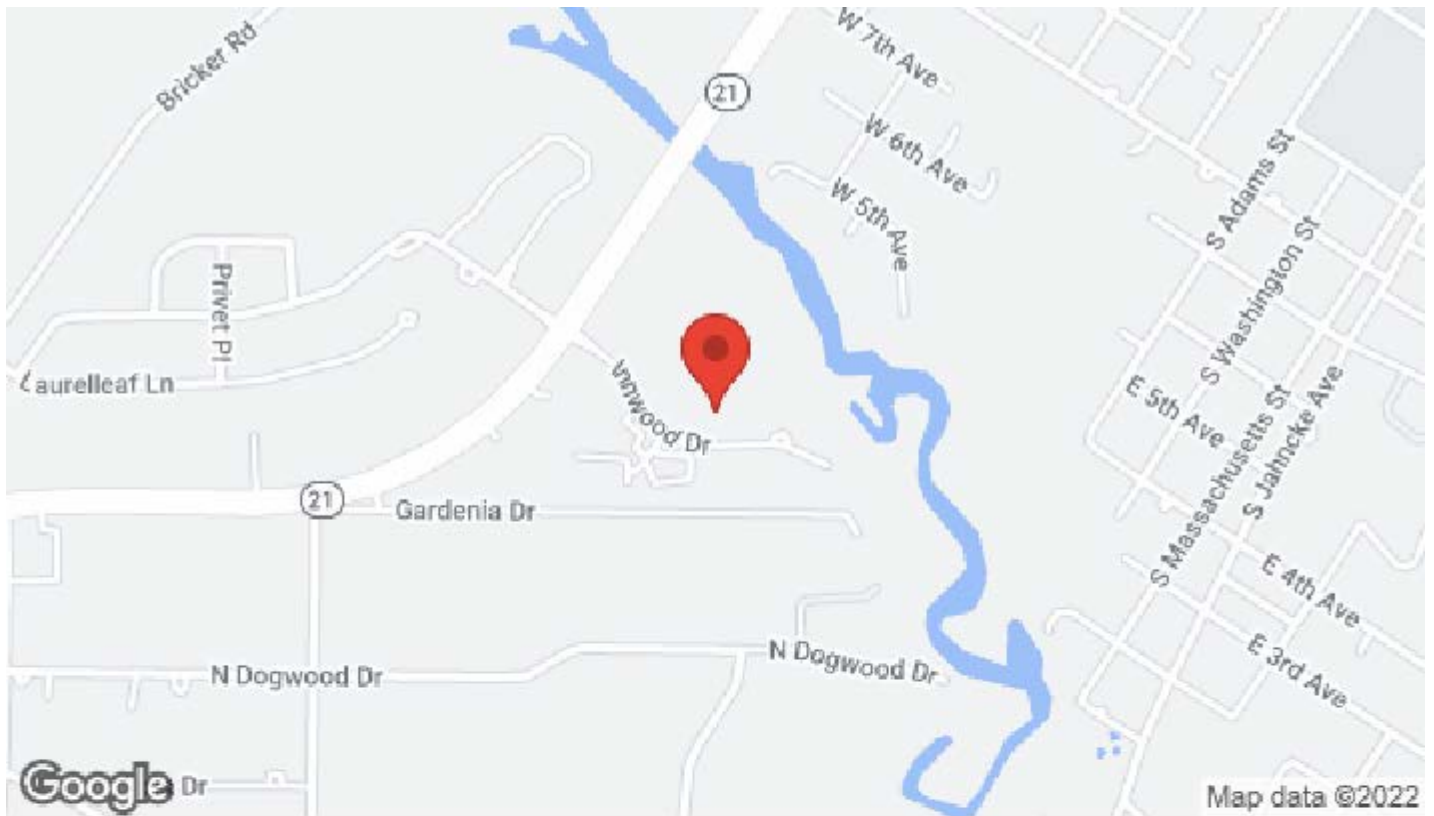
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# LOCATION MAPS

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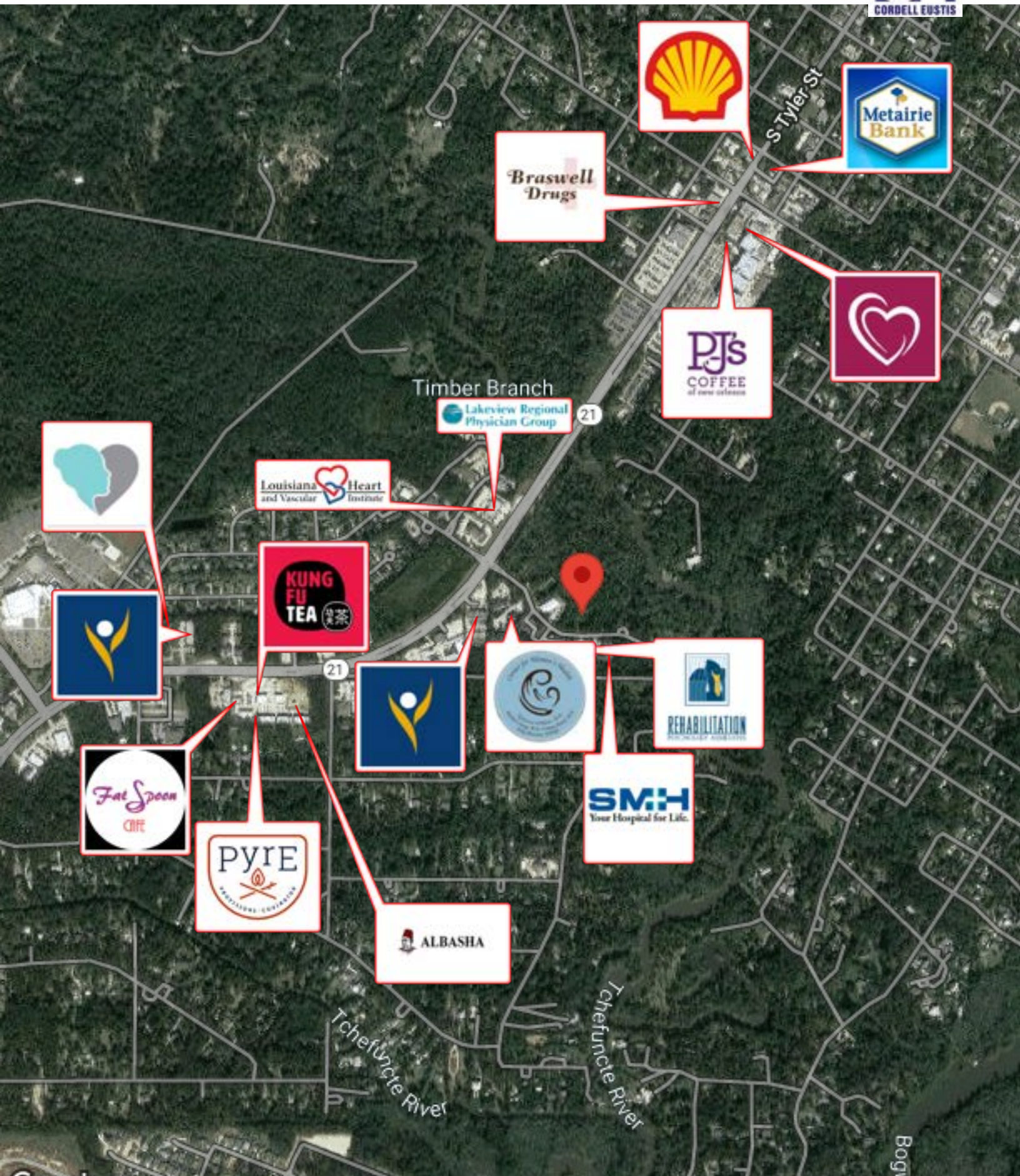
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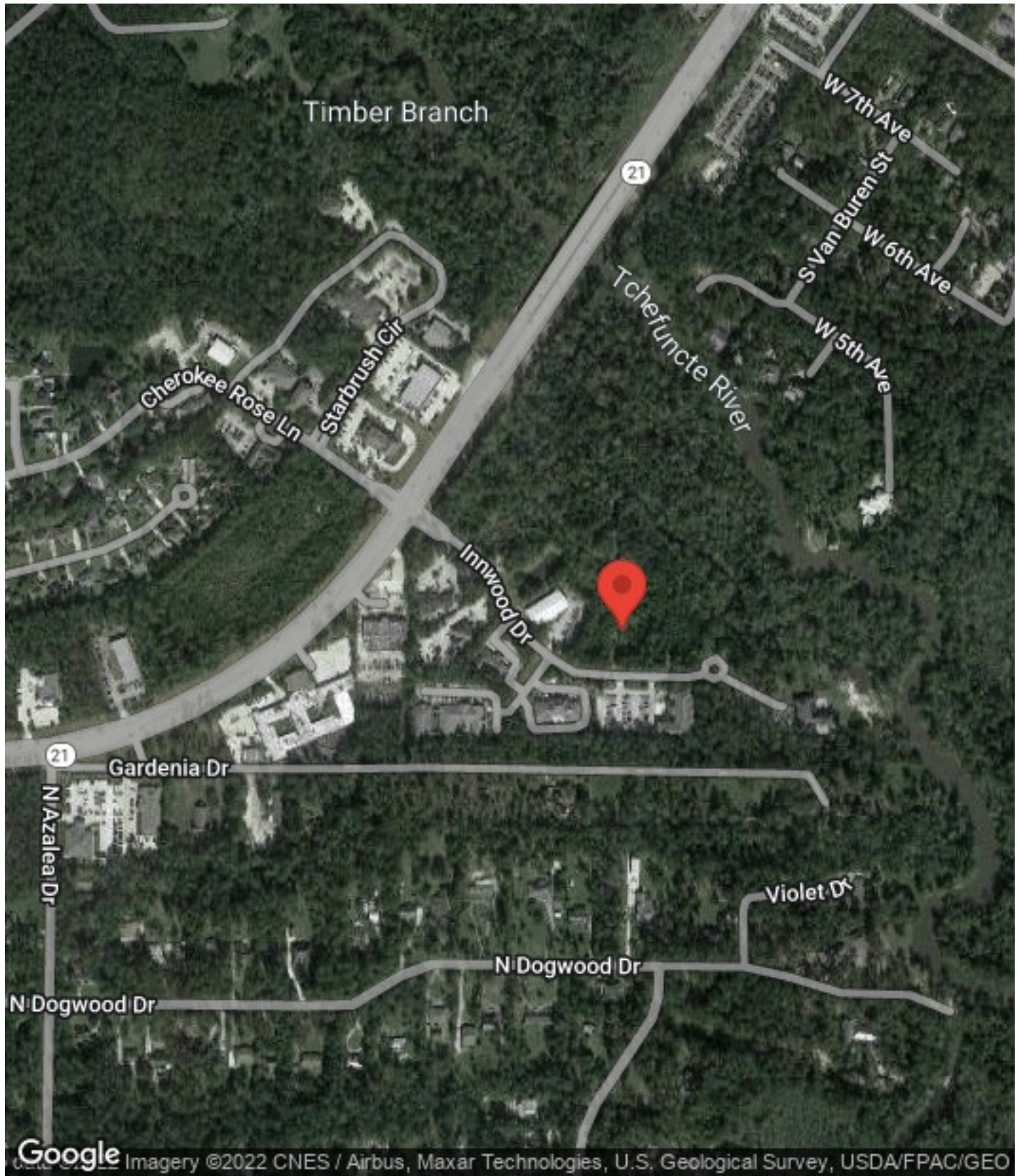
# BUSINESS MAP

INNWOOD DR.



# AERIAL MAP

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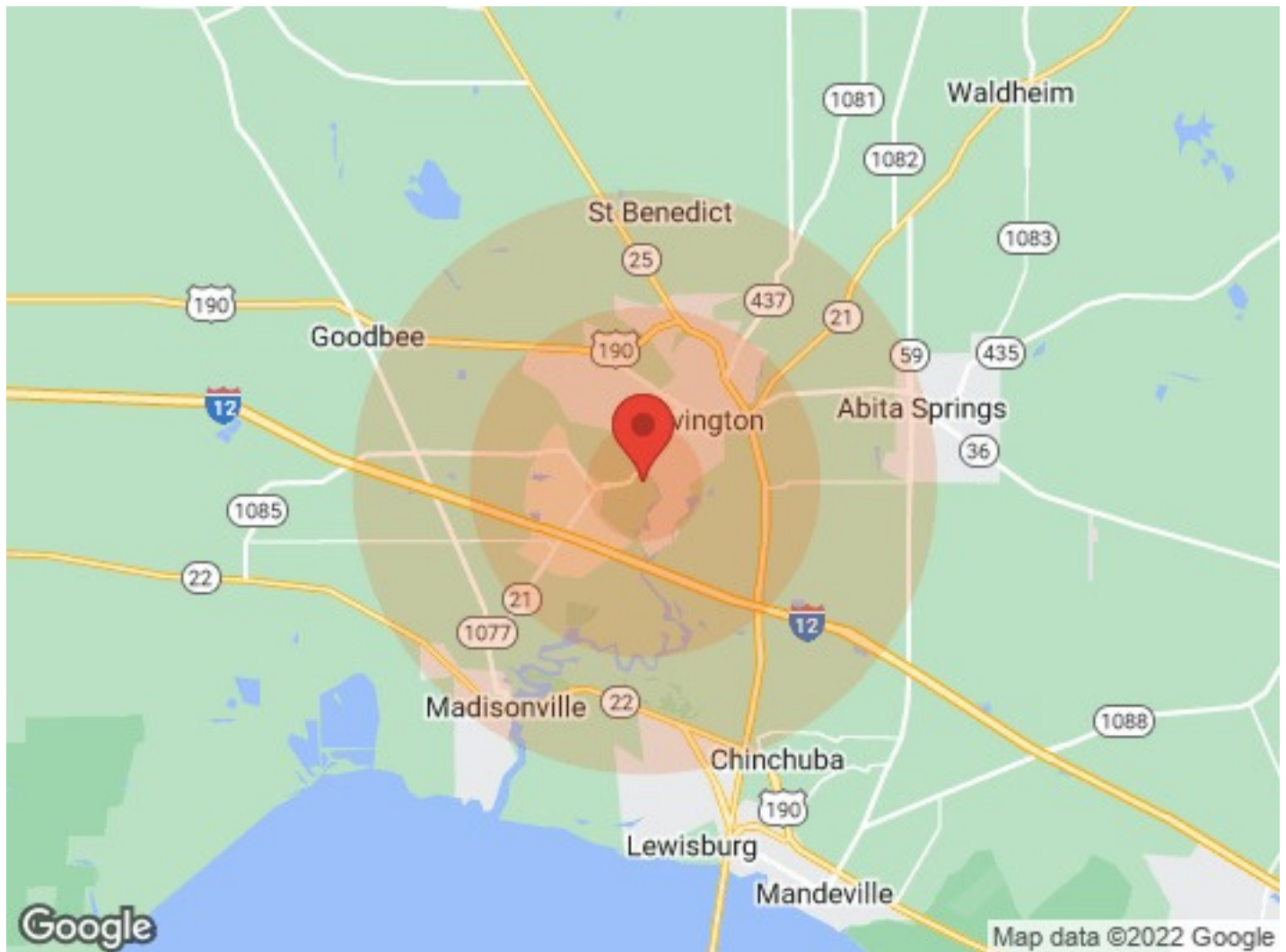
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# DEMOGRAPHICS

INNWOOD DR.



	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
<b>Population</b>				<b>Income</b>			
Male	1,105	12,032	25,704	Median	\$75,389	\$63,535	\$66,239
Female	1,211	12,975	27,604	< \$15,000	43	956	1,765
Total Population	2,316	25,007	53,308	\$15,000-\$24,999	73	1,037	1,952
				\$25,000-\$34,999	69	1,071	1,910
<b>Age</b>				\$35,000-\$49,999	130	1,081	2,448
Ages 0-14	369	5,128	10,683	\$50,000-\$74,999	200	1,704	3,572
Ages 15-24	295	3,600	7,840	\$75,000-\$99,999	133	1,222	2,874
Ages 55-64	382	3,125	6,913	\$10,000-\$149,999	226	1,477	3,323
Ages 65+	494	3,677	7,981	\$150,000-\$199,999	55	529	1,322
				> \$200,000	56	704	1,276
<b>Race</b>				<b>Housing</b>			
White	2,285	21,596	47,868	Total Units	1,192	10,611	21,914
Black	N/A	2,666	4,213	Occupied	1,125	9,627	20,157
Am In/AK Nat	N/A	23	34	Owner Occupied	874	7,291	16,019
Hawaiian	N/A	1	1	Renter Occupied	251	2,336	4,138
Hispanic	52	876	1,548	Vacant	67	984	1,757
Multi-Racial	58	1,032	1,624				

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