

LAND FOR SALE

6.64 AC NEXT TO LOWES-HC3

COVINGTON, LA 70433



LAND FOR SALE

KPG REALTY
1427 West Causeway Approach
Mandeville, LA 70471



PRESENTED BY:

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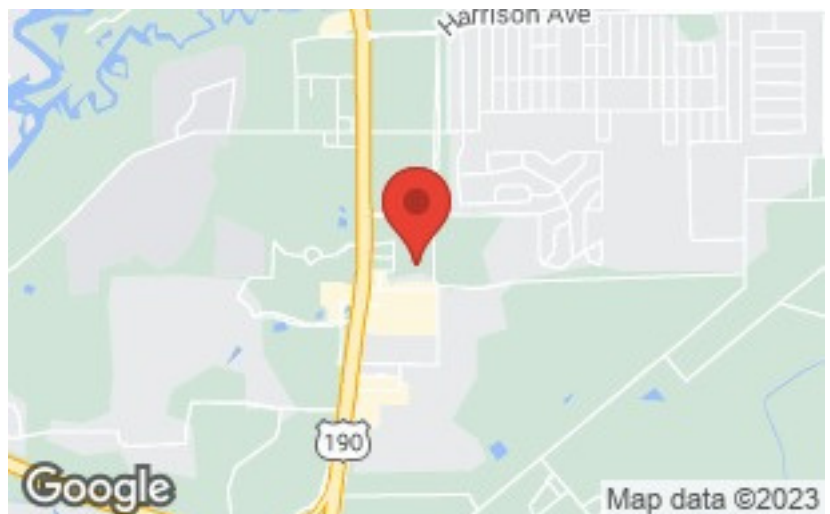


OFFERING SUMMARY

PRICE:	\$2,313,904
LOT SIZE:	6.64 Acres
PRICE PSF:	\$8.00
ZONING:	HC-3 (Big Box Zoning)
FRONTAGE:	373.66
TRAFFIC COUNT:	65,000+

PROPERTY OVERVIEW

6.64 acre parcel available on Hwy 190 in Covington with HC3 (big box) zoning. Now priced at \$8.00 per sq ft for a premium location with 60k + traffic counts. One of a handful of parcels left with this zoning in the area. Just North of I-12 and adjacent to Lowes, Home Depot, Walmart and others. Existing temporary detention pond may be moved or reduced for new development.



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Property Description

Recent price reduction on this 6.64 acre parcel available on Hwy 190 in Covington with HC3 (big box) zoning. Now priced at \$8.00 per sq ft for a premium location with 60k + traffic counts. One of a handful of parcels left with this zoning in the area. Just North of I-12 and adjacent to Lowes, Home Depot, Walmart and others. Existing temporary detention pond may be moved or reduced for new development.

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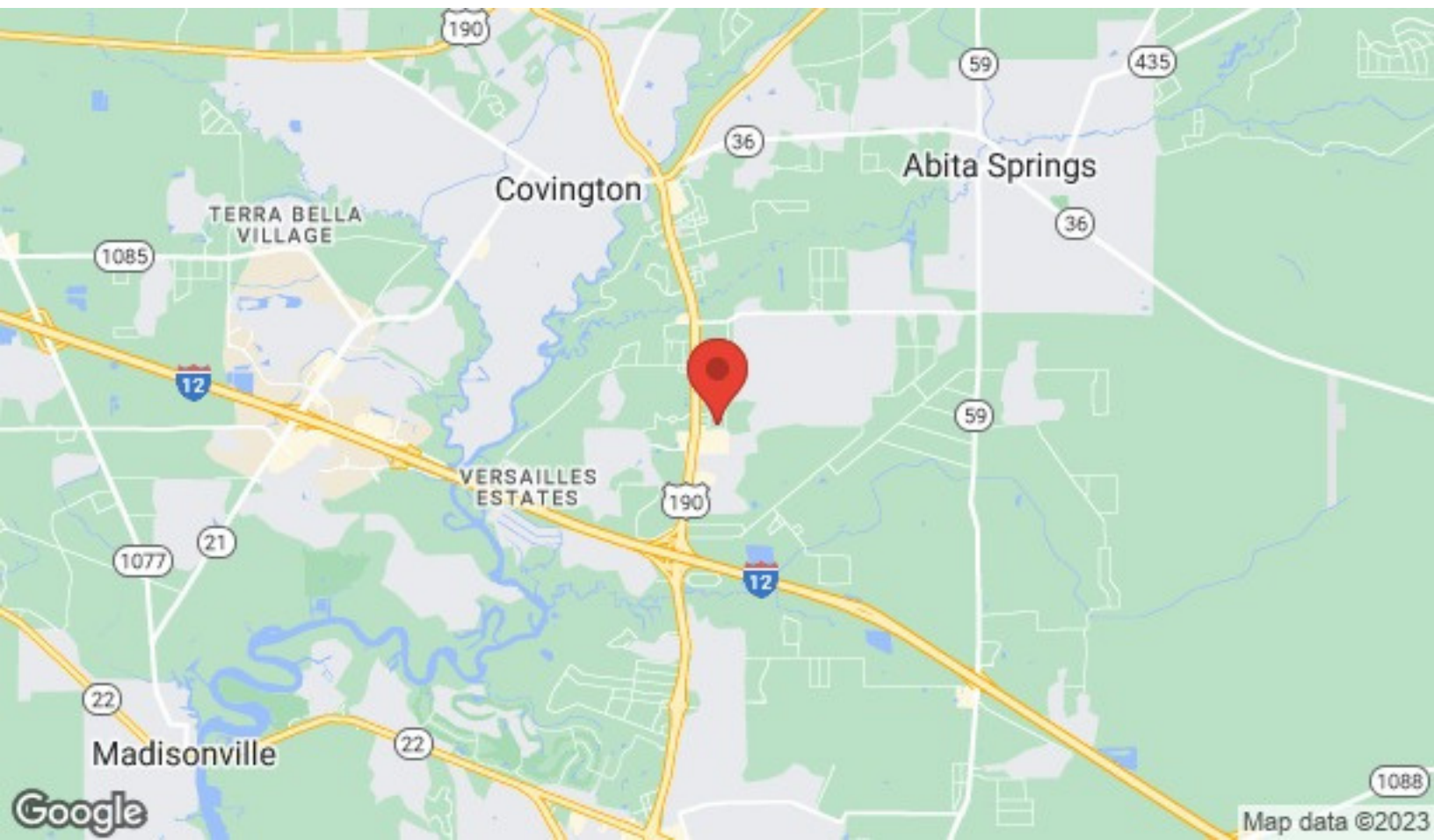
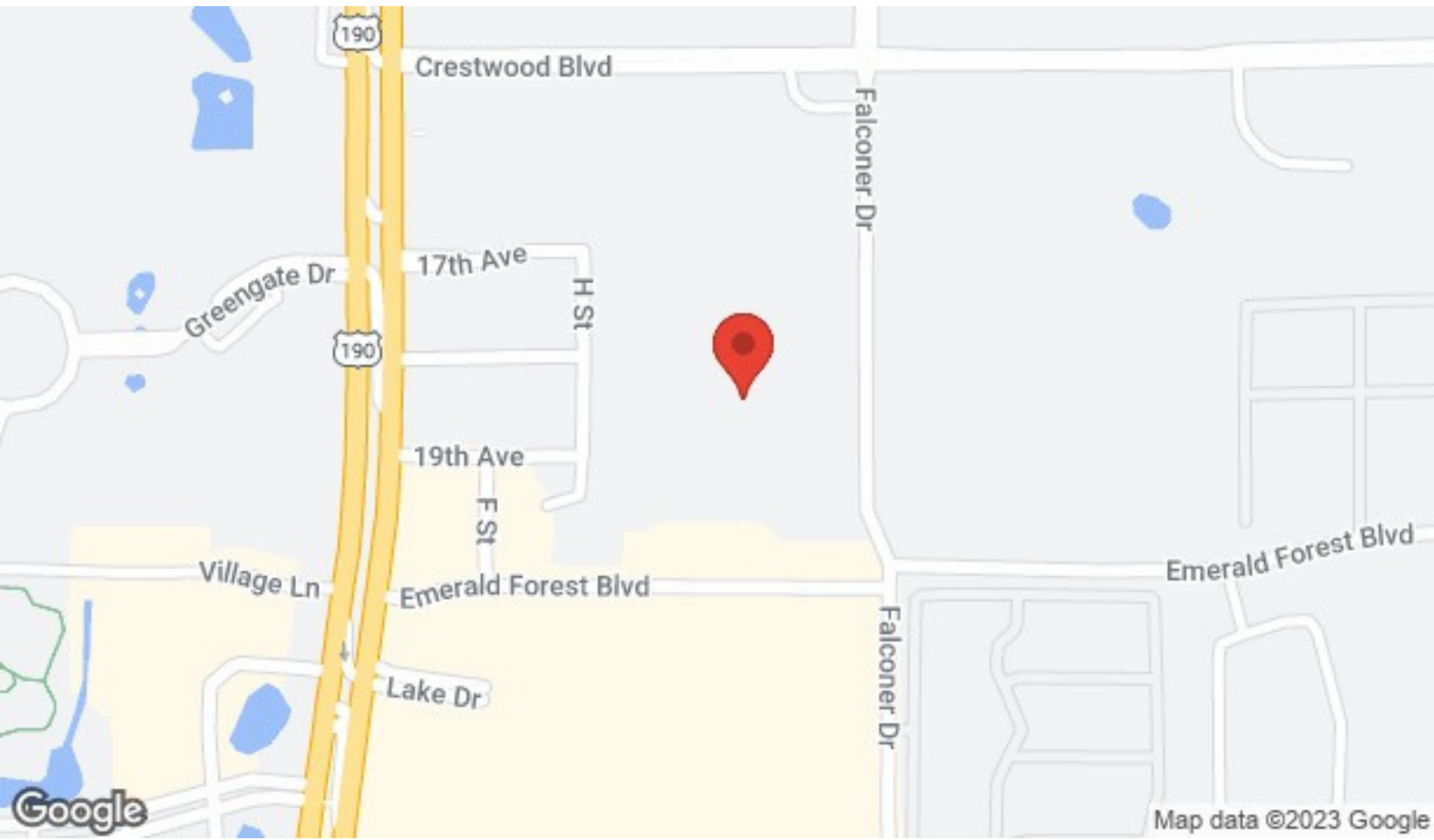
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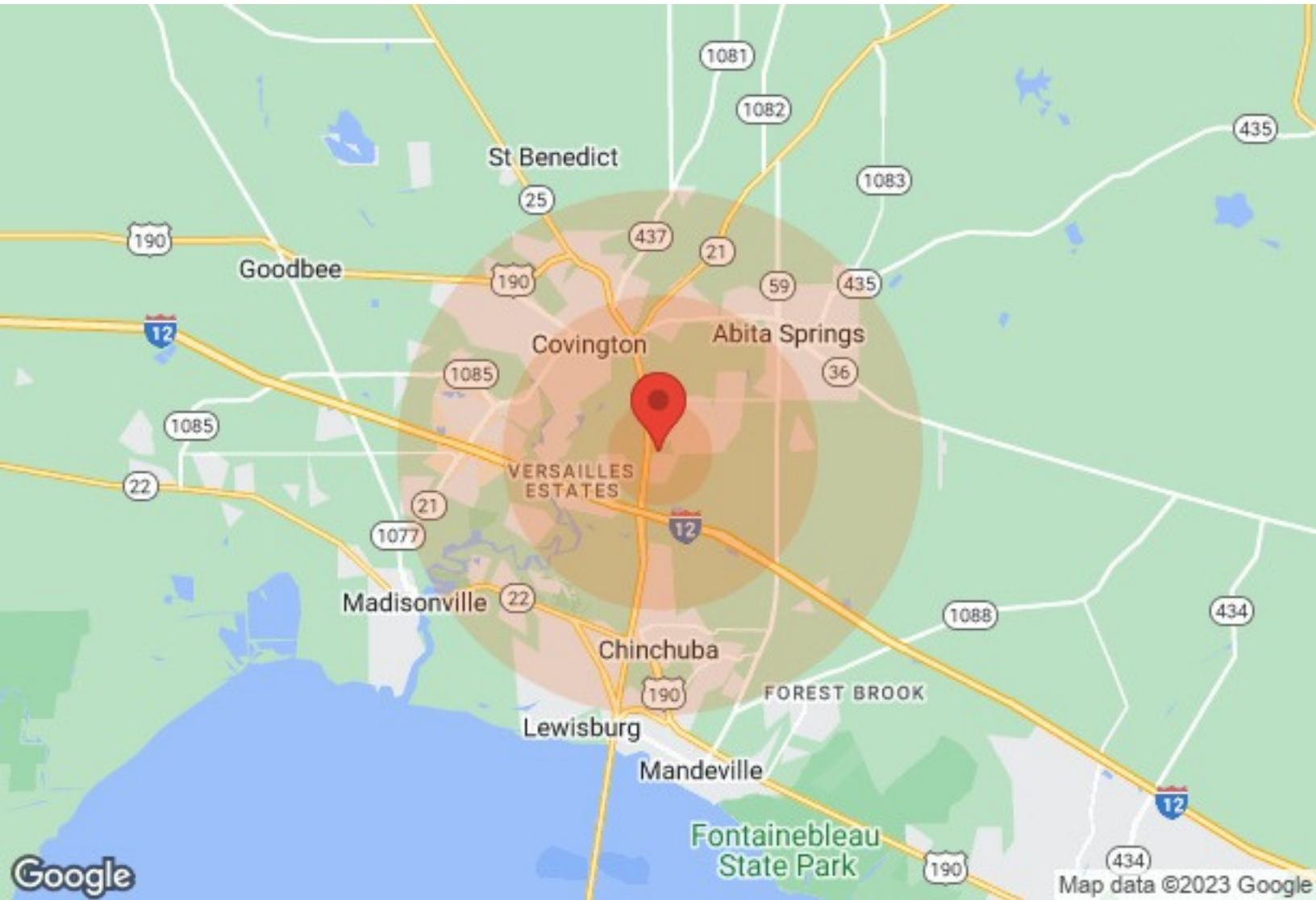


BUSINESS MAP



LOCATION MAPS





	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
Population				Income			
Male	2,257	12,489	32,061	Median	\$54,719	\$75,714	\$66,239
Female	2,471	13,294	34,197	< \$15,000	229	926	2,305
Total Population	4,728	25,783	66,258	\$15,000-\$24,999	203	640	2,116
				\$25,000-\$34,999	182	907	2,267
Age				\$35,000-\$49,999	313	1,315	3,021
Ages 0-14	968	5,072	13,278	\$50,000-\$74,999	492	1,940	4,343
Ages 15-24	602	3,731	10,073	\$75,000-\$99,999	236	1,319	3,236
Ages 55-64	538	3,365	8,662	\$10,000-\$149,999	218	1,750	4,380
Ages 65+	529	3,612	9,523	\$150,000-\$199,999	52	558	1,679
				> \$200,000	21	531	2,012
Race				Housing			
White	4,044	23,890	60,520	Total Units	2,070	10,896	27,243
Black	366	1,017	4,232	Occupied	1,793	10,040	25,215
Am In/AK Nat	10	24	27	Owner Occupied	1,348	8,004	19,730
Hawaiian	N/A	N/A	11	Renter Occupied	445	2,036	5,485
Hispanic	414	1,072	1,956	Vacant	277	856	2,028
Multi-Racial	458	1,156	1,906				

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