

FOR SALE

NORTHPARK CORPORATE CENTER

VILLAGE LANE

COVINGTON, LA 70433



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EXECUTIVE SUMMARY

-  **±9.12 SF**
GROSS ACRES
-  **33977**
PARCEL NUMBER
-  **PBC: PLANNED**
BUSINESS
CAMPUS
ZONING
-  **\$1,600,000**
ASKING PRICE
-  **\$175,438.60**
PRICE PER AC
-  **\$4.03**
PRICE PER SF

OFFERING SUMMARY

This property, located within Northpark Corporate Business Park in Covington, Louisiana, offers a prime opportunity for commercial office development in one of St. Tammany Parish's most established business corridors. Zoned for Commercial Office (CO) use, the site features flat, buildable terrain with direct frontage along Village Lane and convenient access to both Highway 190 and Interstate 12 just minutes away providing excellent regional connectivity. The property is surrounded by a mix of professional offices, medical users, and service-oriented businesses, making it ideal for a corporate headquarters, multi-tenant office park, or medical campus. With utilities available at the site and strong market fundamentals in the area, this parcel presents a compelling opportunity for developers and owner-users seeking a well-located, flexible site in a high-growth Northshore submarket. With its strategic location near major highways, established infrastructure, and flexible zoning, this 9.12-acre parcel is uniquely positioned for high-quality commercial office development in a growing and business-friendly market. Few sites of this size and quality remain in Covington's core business area. Located on Village Lane, the site is a ±9.12 acre planned Commercial Campus which is part of the The Northpark master planned community which is a 287-acre, mixed-use office, retail and residential development located on the Northshore of New Orleans in Covington, LA. Northpark Corporate Business Park boasts a prestigious list of corporate neighbors including Cantium USA, Chevron, Hornbeck Offshore, LOOP, POOLCORP, Rain Cii, and Diversified Foods.

Site Characteristics

- **Total Land Area:** ±9.12 acres
- **Topography:** Predominantly flat and dry; minimal site prep anticipated.
- **Zoning:** CO (Commercial Office) – allows for a broad range of office and institutional uses.
- **Utilities:** Full access to municipal water, sewer, power, and fiber/data infrastructure.
- **Ingress/Egress:** Easily accessible from Village Lane, with potential for multiple access points depending on final site plan.

Development Potential

The size and configuration of this parcel allow for flexibility in design and phasing. Potential development concepts include:

- Single- or Multi-Tenant Office Buildings
- Corporate Headquarters Campus
- Medical Office or Outpatient Facilities
- Technology or Research-Oriented Facilities
- Support Amenities such as structured or surface parking, green space, walking paths, and stormwater detention.

The site could be potentially considered for resources and incentives through Louisiana Economic Development and St. Tammany Economic Development Corp.

Market Context

Covington is part of the rapidly growing St. Tammany Parish, which continues to attract businesses, healthcare providers, and professional service firms due to its high quality of life, strong school systems, and business-friendly environment. The Northpark area is one of the most established office submarkets on the Northshore, with high occupancy rates and rising demand for well-located, Class A office space.

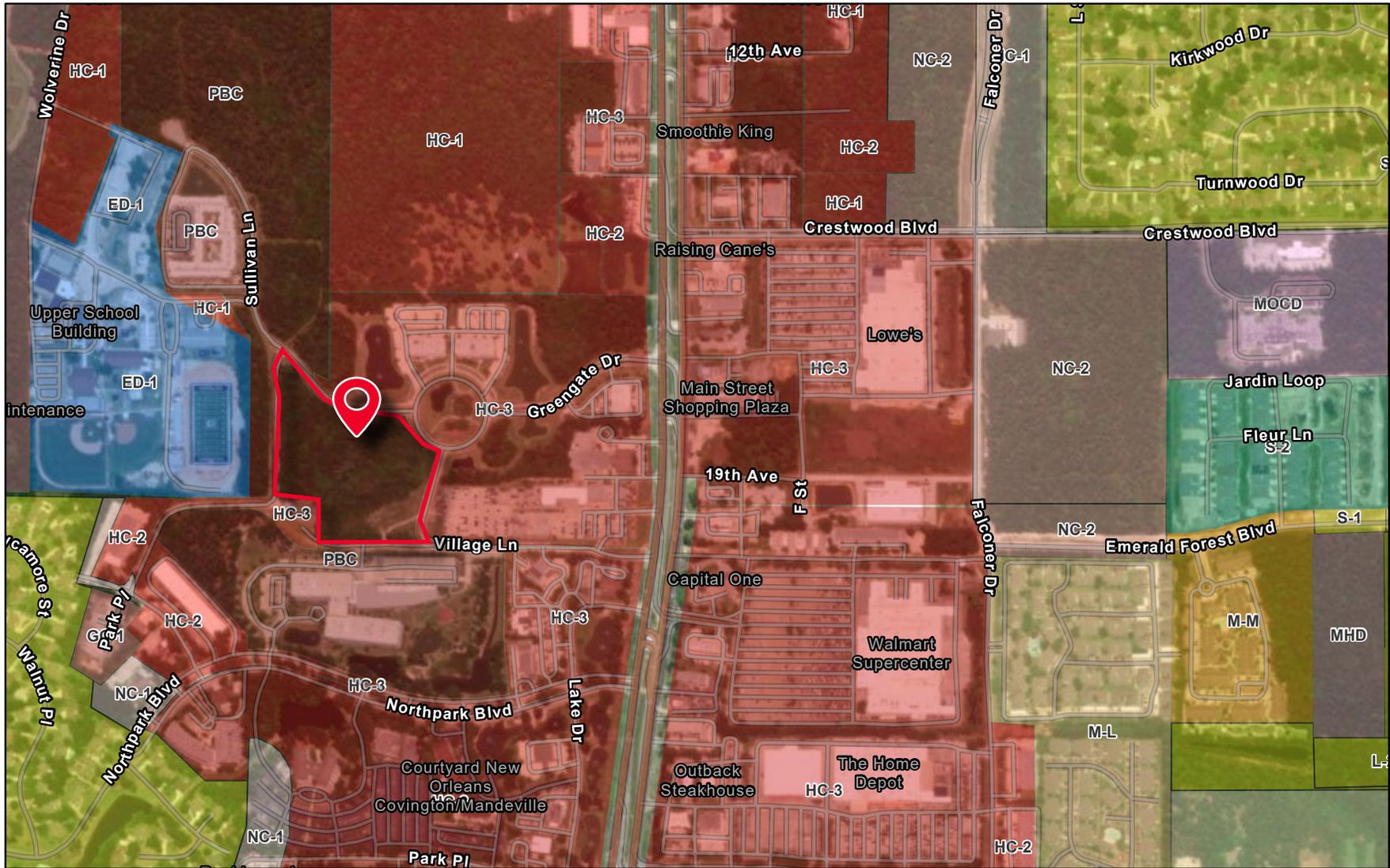
Amenities

Offers a range of amenities, including hotels (Marriott Courtyard and Residence Inn), banks (Regions Bank and Bank Plus), restaurants (Zea, Don's Seafood, Starbucks, Toasted Yolk, Rakong Thai, Johnny's Pizza, Dunkin' Donuts, Jimmy John's), and even an Ochsner Urgent Care.

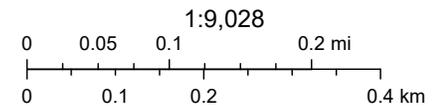


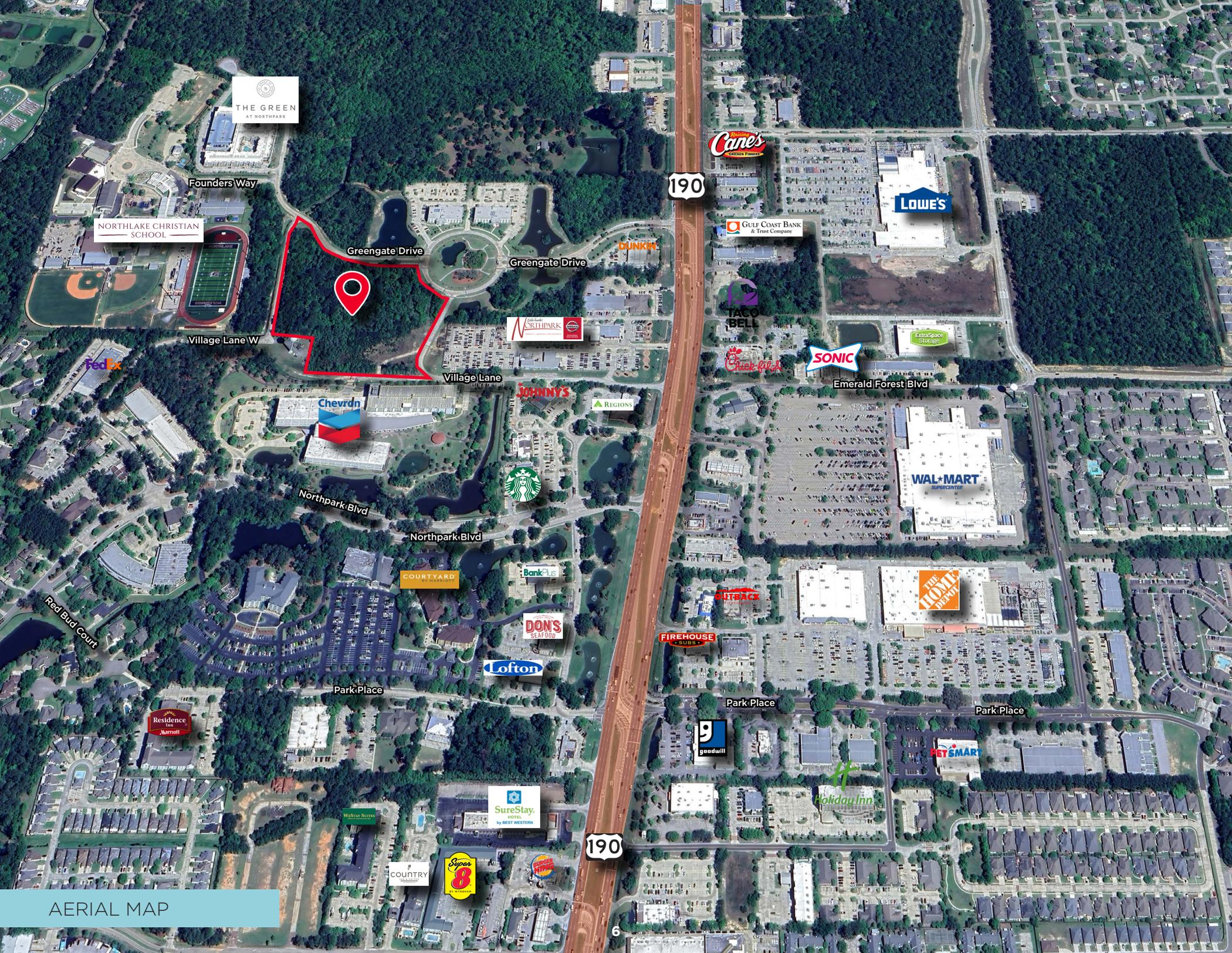
ZONING MAP

VILLAGE LANE, COVINGTON, LA



Current_Zoning	M-L Low Multiple-Family	PBC Planned Business Campus	MHD Medical Hospital
R-2 Rural Residential	M-M Medium Multi-Family Residential	HC-1 Highway Commercial	MRD Medical Research
L-2 Large Lot Residential	NC-1 Neighborhood Office	HC-2 Highway Commercial	ED-1 Primary Education
S-1 Suburban Residential	NC-2 Neighborhood Commercial	HC-3 Highway Commercial	PUD Planned Unit Development
S-2 Suburban Residential	GC-1 General Commercial	MOCD Medical Office or Clinic	





THE GREEN
AT NORTHPARK

Founders Way

NORTHLAKE CHRISTIAN
SCHOOL

Greengate Drive

Greengate Drive

190

Village Lane W

Village Lane

Emerald Forest Blvd

Northpark Blvd

Northpark Blvd

WAL*MART
SUPERCENTER

Red Bud Court

Park Place

Park Place

Park Place

Residence
Inn
Marriott

goodwill

PETSMART

WeStar Suites

SureStay
HOTEL
by BEST WESTERN

Holiday Inn

COUNTRY

Super
8

BURGER
KING

190

6

AERIAL MAP



AERIAL PHOTOS

LOCATION & ACCESSIBILITY



**LAISSEZ LES BONS TEMPS ROULER
(LET THE GOOD TIMES ROLL)**

VILLAGE LANE FRONTAGE:

The property has direct frontage on Village Lane, a low-traffic commercial street lined with professional office buildings and service-based businesses.

FREEWAY ACCESS:

Ideally located just 1.5 miles from Interstate 12, with fast access via Highway 190 (North Causeway Blvd), offering connectivity to New Orleans (approx. 40 minutes), Baton Rouge, and the broader Northshore region.

MAJOR ROADWAYS NEARBY:

Also, within minutes of Highway 21, a growing corridor for retail, healthcare, and hospitality developments.

AREA AMENITIES:

Also, within minutes of Highway 21, a growing corridor for retail, healthcare, and hospitality developments.





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