

SUMMARY

MAPS

SURVEY

CONCEPTUAL SITE PLAN

DEMOGRAPHICS

FOR SALE

PROPERTY OVERVIEW

Fully delineated 8.279 acres on busy Hwy 190. Whether you are looking for a smaller lot, or planning to utilize the entire 8.279± acres for your business, this is a great location along the growing Highway 190 corridor in North Covington. Great location with strong traffic counts, access and visibility. City of Covington has verbally agreed to allow tie in for City sewer pending the use and capacity. Take advantage of being next to a brand-new Dollar General, High School and Rec fields. The subject property is located on the Highway 190 bypass, 0.5 miles west of Covington High School. It is zoned C-2 Highway Commercial. Owner financing is available. Seller is willing to subdivide. Mock site plan with proposed lots shown can be changed.

INDUSTRIAL USE

- 1) Small Industrial Business Park
- 2) Large Single Site for Industrial User

RETAIL USE

- 1) Any retail zoned for C-1 or C-2
- 2) Auto Services, Parts, etc.
- 3) Business, School, or Enterprise
- 4) Indoor/Outdoor Recreation
- 5) Dry Cleaning, Drug Store, etc.
- 6) Drive-Thru Restaurant

OFFICE USE

- 1) Any Permitted Office Use for C-1 or C-2
- 2) Medical, Dental, or Veterinary Clinics
- 3) Flex Offices less than 40,000 SF

FRONTAGE

- 201' on Highway 190

ZONING

- HC-2

SIZE:

Total Site: 8.279 Acres

Lot 1 – 2.18 Acres

Lot 2 – 1.63 Acres

Lot 3 – 2.39 Acres

Lot 4 – 1.09 Acres

*Lot sizes shown less setbacks

SALE PRICE:

Total Site: \$800,605 (\$2.22 PSF)

Lot 1 – \$284,882 (\$3.00 PSF)

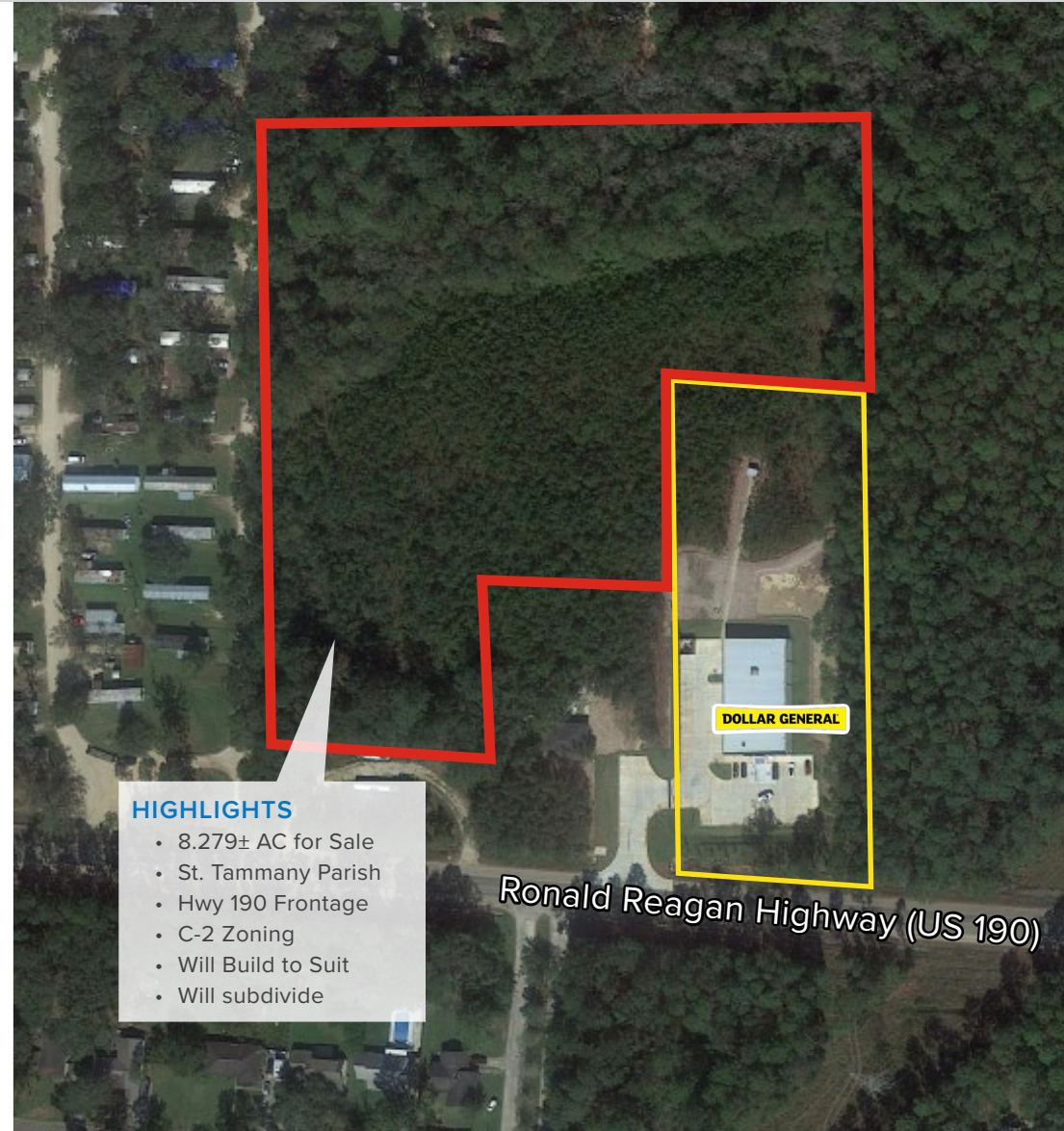
Lot 2 – \$213,008 (\$3.00 PSF)

Lot 3 – \$312,325 (\$3.00 PSF)

Lot 4 – \$166,181 (\$3.50 PSF)

HIGHLIGHTS

- 8.279± AC for Sale
- St. Tammany Parish
- Hwy 190 Frontage
- C-2 Zoning
- Will Build to Suit
- Will subdivide



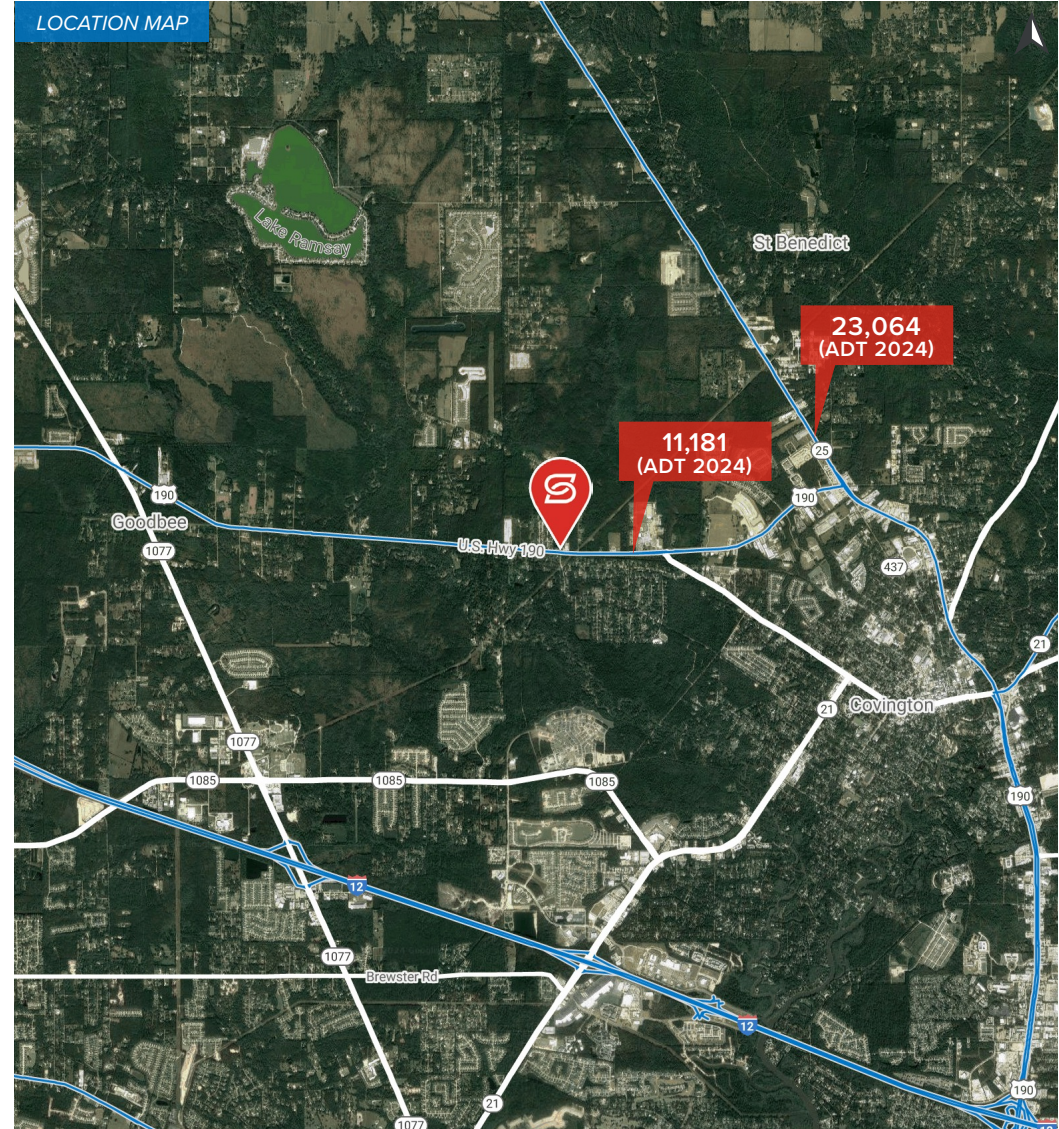
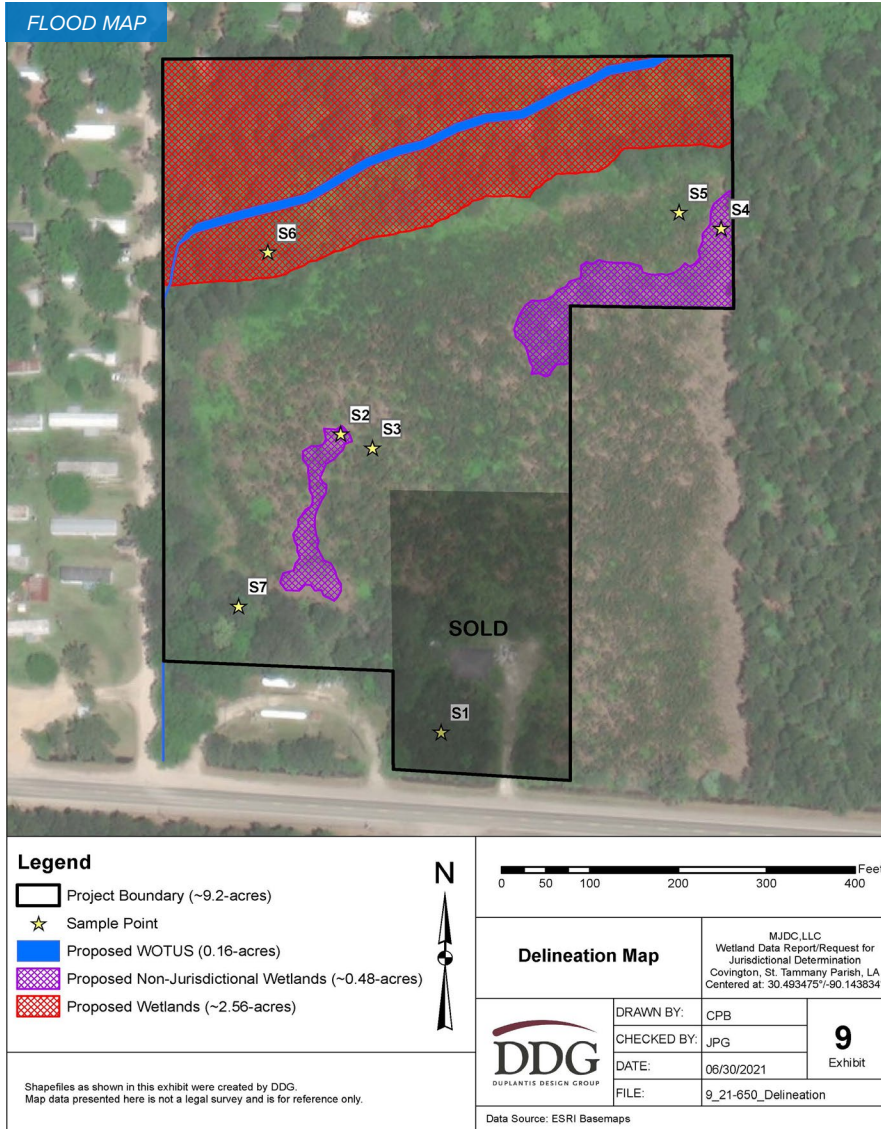
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Click image for larger view

LA:
S: 2
ACREAGE: 9.279

L NOTES:

RVEY SHALL NOT CONSTITUTE A LEGAL OPINION OF
ND WAS BASED SOLELY ON INFORMATION PROVIDED BY
ENT; NO ABSTRACT WAS OBTAINED TO VERIFY
SHIP OF PROPERTY.
ANDS INVESTIGATION WAS NOT REQUESTED AND IS NOT
THIS SURVEY.
UCTION OF THIS PRINT IS PROHIBITED EXCEPT BY
SION OF THIS FIRM.
S NO REPRESENTATION THAT ALL APPLICABLE
JDES AND OR RESTRICTIONS HAVE BEEN SHOWN
I ANY SERVITUDES AND OR RESTRICTIONS SHOWN
I ARE LIMITED TO THOSE FURNISHED BY THE CLIENT.
I IMPROVEMENTS LOCATED.
KS: SEE LOCAL GOVERNMENT FOR CURRENT SETBACKS.

ES "Fd. 1/2" LR." (UNLESS OTHERWISE NOTED)
ES "Fd. 1/2" LP." (UNLESS OTHERWISE NOTED)
ES "Set 1/2" LP." (UNLESS OTHERWISE NOTED)
ES "Set Mag Nail" (UNLESS OTHERWISE NOTED)
ES "Corner Not Set" (UNLESS OTHERWISE NOTED)

CERTIFICATION:

IG TO FEMA F.I.R.M. PANEL ID 2252050210C EFFECTIVE DATE
THIS PROPERTY LIES IN FLOOD ZONES "C" & "B"

JCES:

OWING MINOR SUBD. OF PARCEL A INTO PARCELS A-1 & A-2
D IN SECTION 25, T6S-R10E, PARISH OF ST. TAMMANY, LA
ID B. FAZEKAS, P.L.S., DATED 10-12-2020. (Map File #5595-A)

ARING:

IT-RTN (LA SOUTH ZONE - NAD83)

BEGINNING:

OF BEGINNING IS THE N.E. CORNER OF PARCEL A-1 (REF. #1)

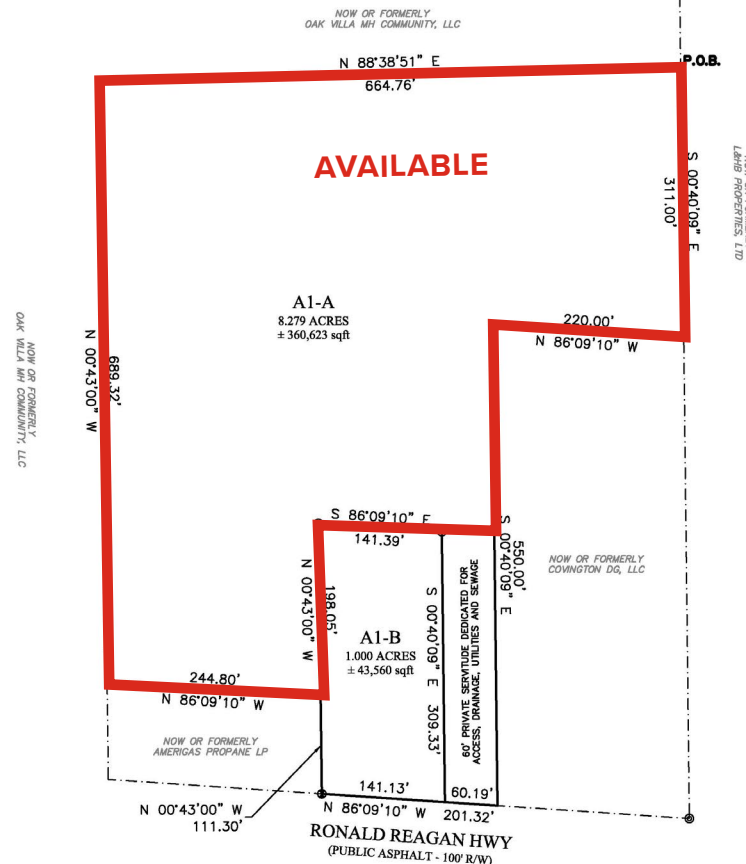
DISPOSAL:

N SHALL PROVIDE A METHOD OF SEWAGE DISPOSAL, EXCEPT
ON TO AN APPROVED SANITARY SEWER SYSTEM, UNTIL THE
OF SEWAGE TREATMENT AND DISPOSAL HAS BEEN APPROVED BY
BOARD OF HEALTH. LOTS ARE APPROVED ONLY FOR INDIVIDUAL
E SYSTEM TECHNOLOGY WHICH WILL NOT PRODUCE OFF LOT
IES UNLESS A SUITABLE SEWAGE DISCHARGE POINT IS PROVIDED
COMMENCING CONSTRUCTION OF ANY RESIDENCE.

CATION:

IS MADE IN ACCORDANCE WITH THE PROVISIONS OF LOUISIANA
TATUTES 33:5051 AND CONFORMS TO ALL PARISH ORDINANCES AND
THE TIME OF THIS SURVEY.
IS MADE IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR
C" BOUNDARY SURVEY. THE CERTIFICATE HEREON IS SPECIFICALLY
ED TO THE CLIENT FOR THIS REQUIRED SUBDIVISION OF PROPERTY
DOES NOT EXTEND TO THIRD PARTIES UNLESS THE PLAT IS
REVISED BY THE CERTIFIER.

MAP SHOWING MINOR SUBDIVISION OF PARCEL A-1 (9.28 AC)
INTO PARCELS A1-A (8.279 AC) & A1-B (1.000 AC)
LOCATED IN SECTION 25 OF T6S-R10E - EAST OF ST. HELENA MERIDIAN
GREENSBURG LAND DISTRICT - PARISH OF ST. TAMMANY - STATE OF LOUISIANA
SURVEY MADE AT THE REQUEST OF MCDJ, LLC



0 120 240 360
FORESIGHT SURVEYING & MAPPING LLC
19144 FLORIDA BLVD. ALBANY, LA 70711
(225) 567-6202



VICINITY MAP

FILE No. _____ DATE FILED _____
APPROVED:
CHAIRMAN OF THE PLANNING COMMISSION _____ DATE _____
SECRETARY OF THE PLANNING COMMISSION _____ DATE _____
DIRECTOR OF ENGINEERING _____ DATE _____
CLERK OF COURT _____ DATE _____



THIS DOCUMENT IS NOT TO BE USED
FOR CONSTRUCTION, BIDDING,
RECORDATION, CONVEYANCE, SALES, OR
AS THE BASIS FOR THE ISSUANCE
OF A PERMIT
PRELIMINARY
ROSS C. KINCEN
PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. 5294
DATE: AUGUST 23, 2023
FILE: 2023.0151

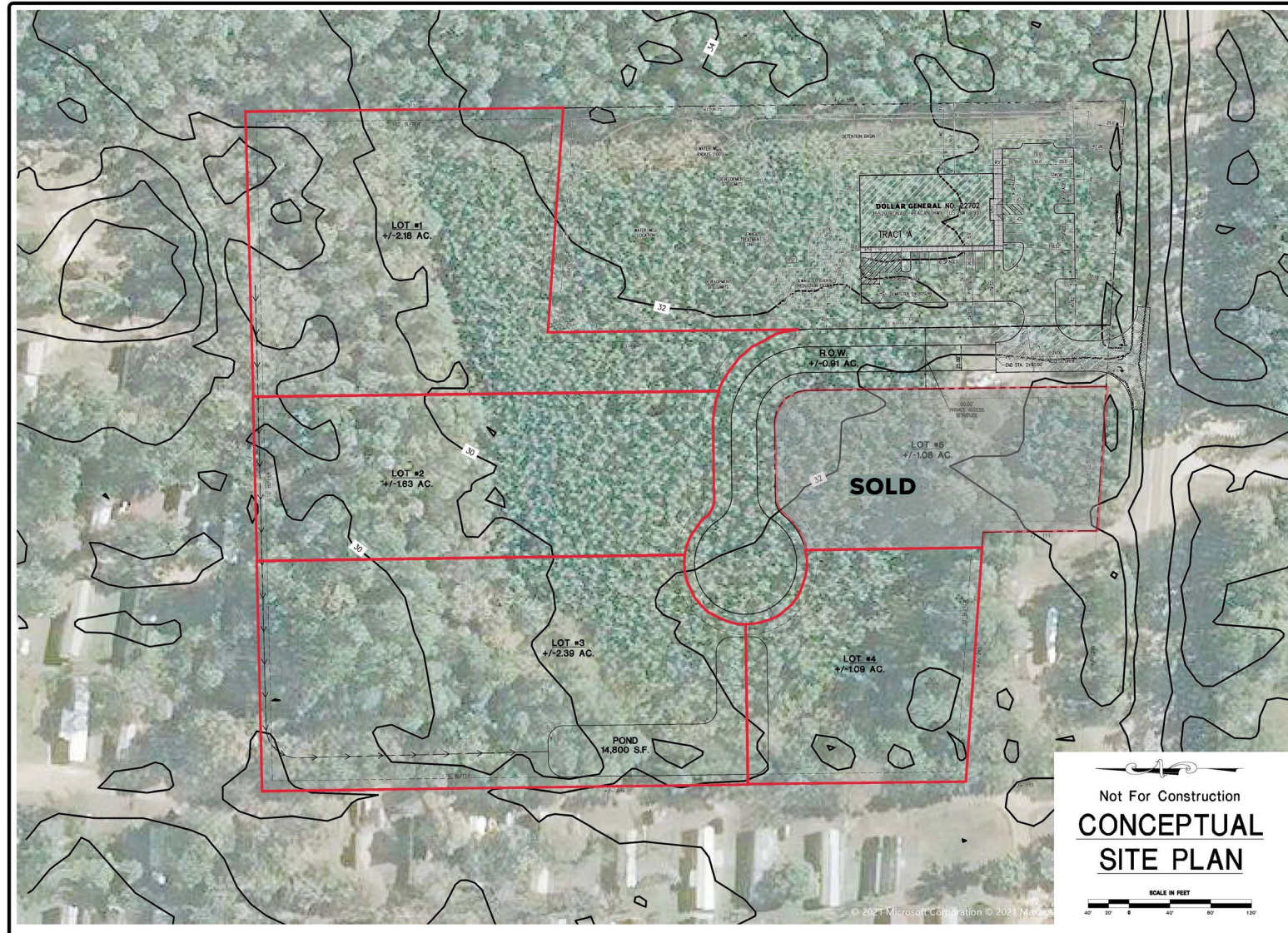
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REVISION	BY

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Covington, LA 70040
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www.dggs.com

DDG
DUPLANTIS DESIGN GROUP

STAMP

SIGNATURE: _____
DATE: _____

HWY 190, 12 ACRE REDEVELOPMENT
COVINGTON, LA PARISH
ST. TAMMANY PARISH
FOR MDC, LLC,
COVINGTON, LA

DRAWN: DTS
CHECKED: TMS
ISSUED DATE: 9-14-21
ISSUED FOR: _____
PROJECT NO.: 21-850
FILE: 21-850 P-2
SHEET: P-2.1

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2024 DEMOGRAPHICS

5 MIN

15 MIN

30 MIN



POPULATION

6,108

42,574

1158,609



AVG. HH
INCOME

\$94,079

\$104,369

\$113,403



HOUSEHOLDS

2,540

16,900

62,048

