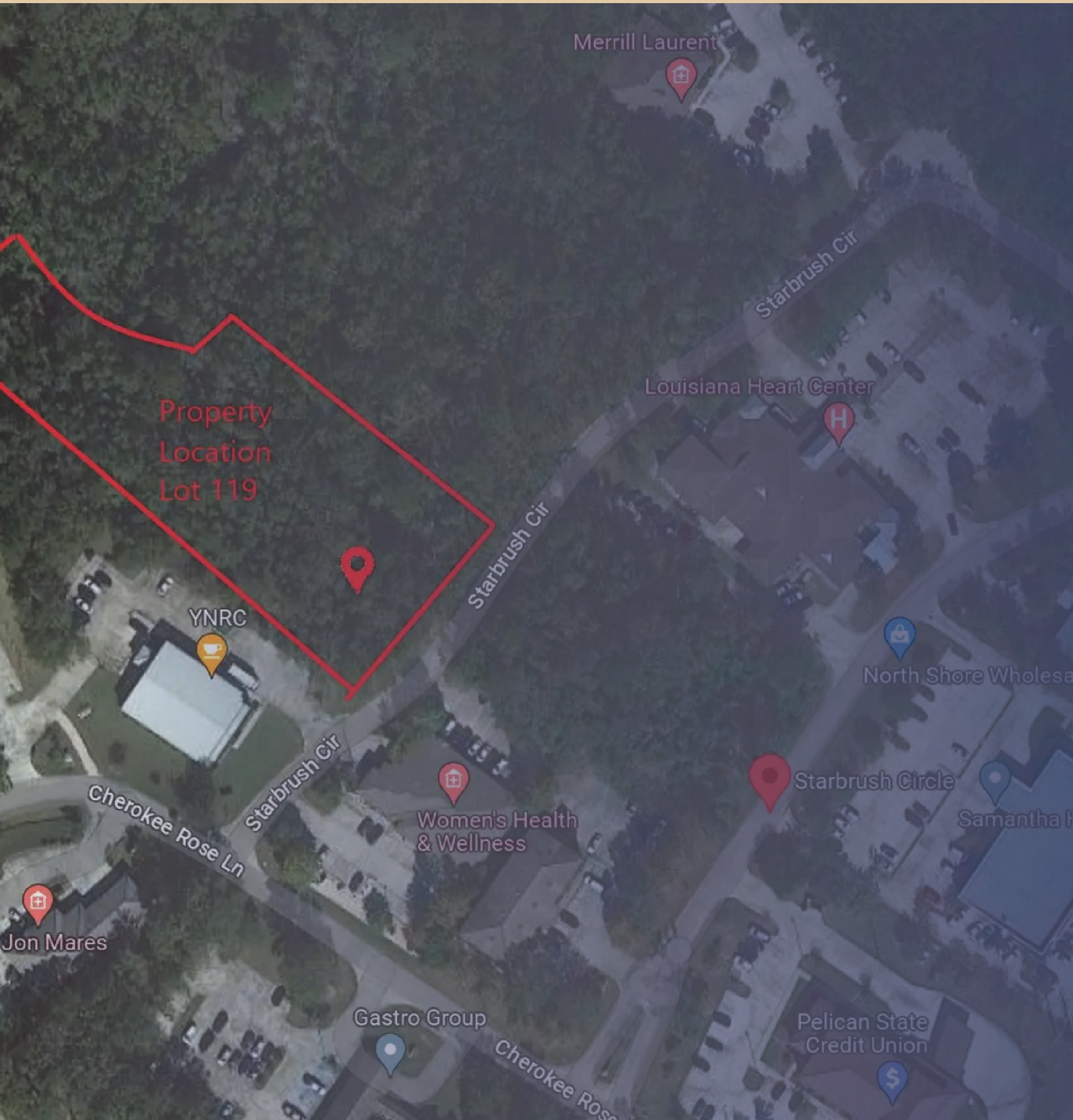




FOR SALE

Timber Branch Lot 119

HC-2 Commercial Land

Starbrush Circle
Covington, LA 70433 · St. Tammany Parish

SALE PRICE

\$562,000

USABLE DRY AREA

46,838 SF

TOTAL SITE SIZE

81,037 SF

TRAFFIC COUNT

31,903 VPD

ZONING

HC-2

PROPERTY OVERVIEW

First time on the market: wooded commercial land in Timber Branch for an office, medical, professional, or other commercial development.

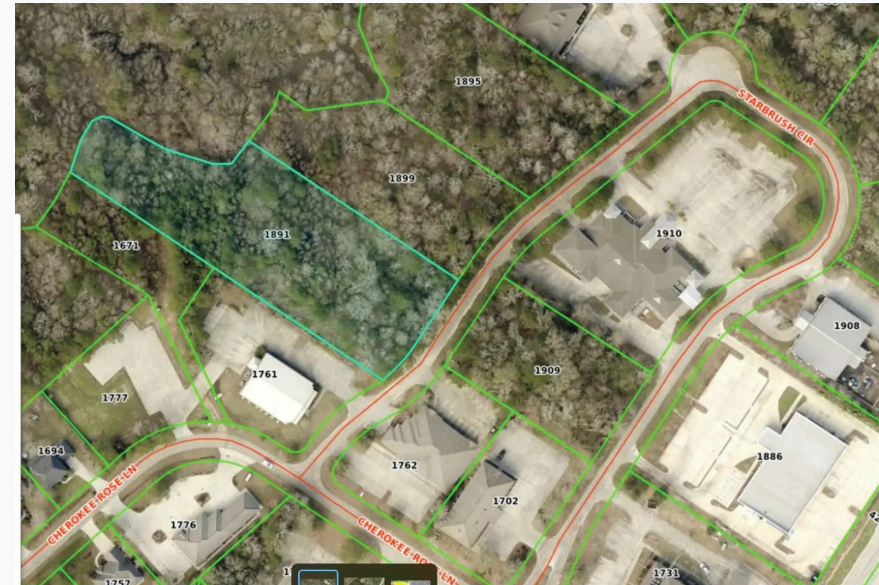
Lot 119 includes 46,838 SF of usable dry area and 81,037 SF total site size. The listing notes impact fees mitigated with St. Tammany Parish, underground utilities in place, hospital-grid power, and short-term owner financing may be considered while purchaser plans are underway.

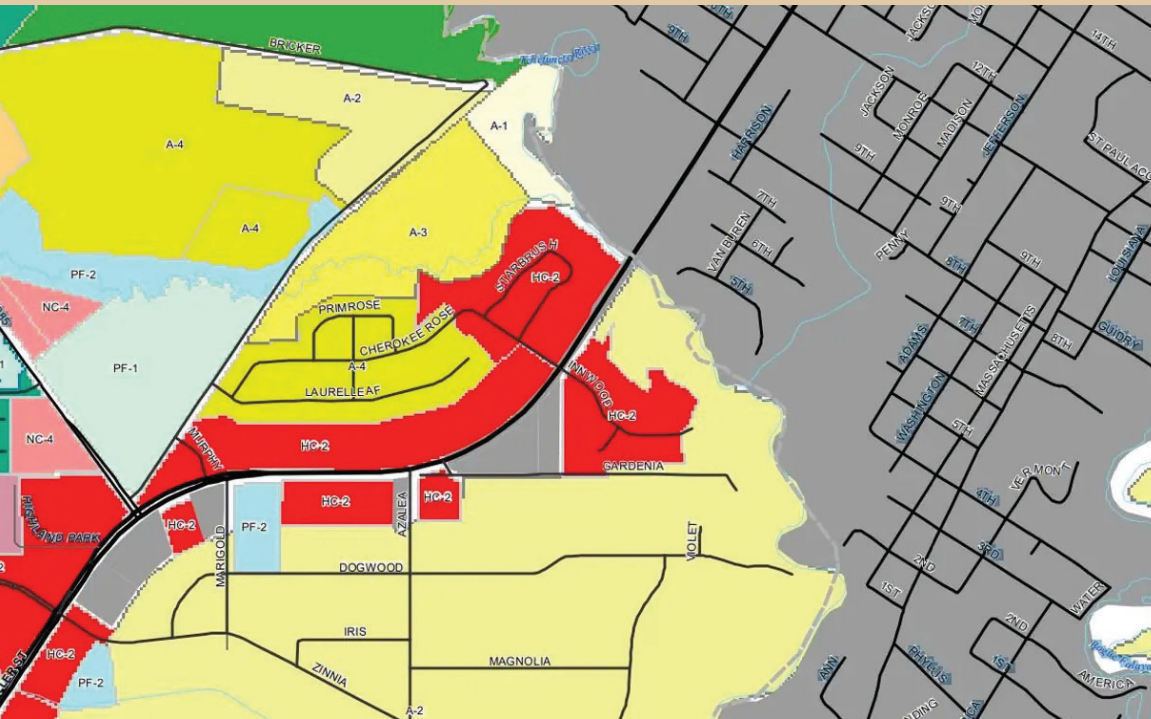
KEY HIGHLIGHTS

- Lot 119 in Timber Branch
- 46,838 SF of usable dry land
- 81,037 SF total site size
- HC-2 Highway Commercial zoning
- Impact fees mitigated with St. Tammany Parish
- Underground utilities in place
- Located on the hospital power grid
- Nearest section of Hwy 21 has 31,903 VPD

CTA

Schedule a Site Visit to review the lot configuration, usable area, utilities, and commercial development fit.





BUSINESS PARK SETTING

Oversized Timber Branch lot with commercial corridor utilities

Positioned on Starbrush Circle with nearby Highway 21 traffic and I-12 access approximately 2 miles away.

LOCATION & ACCESS

Lot 119 sits within the Timber Branch commercial area, near medical, professional, and service businesses with quick access to Highway 21 and Interstate 12.

Primary Road	Starbrush Circle
Nearest Hwy	21
Traffic Count	31,903 VPD
Nearest Interstate	I-12 - 2 mi
Nearest MSA	New Orleans-Metairie
Parish	St. Tammany

Medical

Office

Professional

Commercial

Commercial Development

Investment Land

Buyer to verify zoning, permitted uses, survey area, utilities, wetlands, access, and all due diligence items.

SALE FACTS

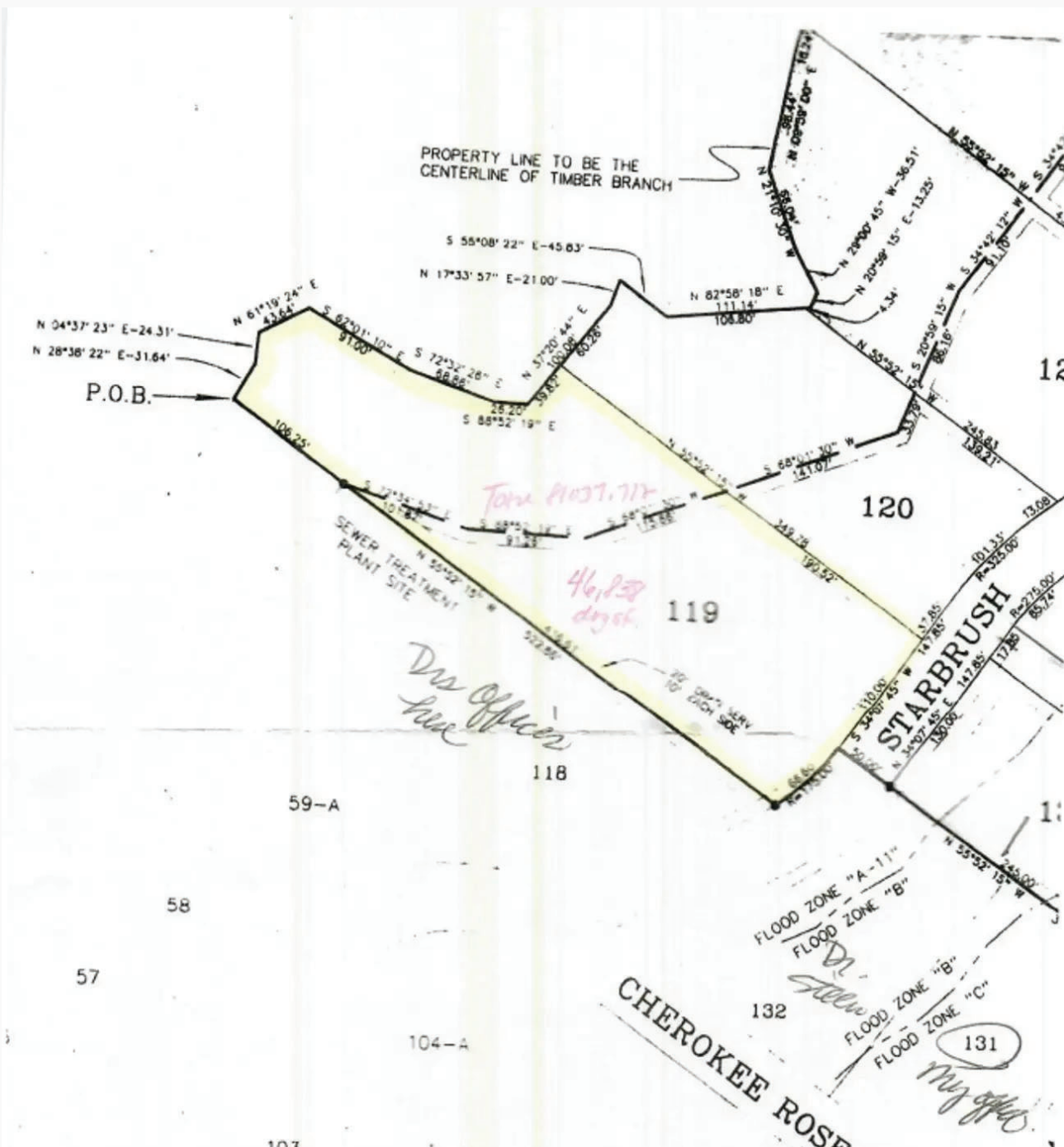
Sale Price	\$562,000
LACDB Price Per SF	\$10.77/SF
Usable Price Basis	\$12/SF
Usable Dry Area	46,838 SF
Total Site Size	81,037 SF

SITE INFORMATION

Property Type	Land
Zoning	HC-2
Zoning Desc.	Highway Commercial
Parcel APN	1031343009
Listing ID	5e704968

SOURCE NOTE

Facts, survey image, zoning map, and aerials are from LACDB. Buyer to verify zoning, survey area, utilities, access, impact fees, traffic, and development requirements.



PROPERTY DETAILS

Sale Price	\$562,000	Property Type	Land
LACDB Price Per SF	\$10.77/SF	Zoning	HC-2
Usable Price Basis	\$12/SF	Parcel APN	1031343009
Usable Dry Area	46,838 SF	Listed	01/26/2021
Total Site Size	81,037 SF	Updated	07/16/2026

SCHEDULE A SITE VISIT

Starbrush Circle, Covington, LA 70433

\$562,000 · 46,838 SF Usable · HC-2

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