

FOR SALE

Timber Branch Lot 124

HC-2 Commercial Land

Starbrush Circle
Covington, LA 70433 · St. Tammany Parish

SALE PRICE

\$375,000

USABLE DRY AREA

31,202 SF

TOTAL SITE SIZE

51,835 SF

TRAFFIC COUNT

31,903 VPD

ZONING

HC-2

PROPERTY OVERVIEW

First time on the market: an oversized wooded commercial parcel in the Timber Branch community for a professional office, medical practice, or other commercial development.

Lot 124 includes 31,202 SF of usable dry land and 51,835 SF total site size. The property backs directly to the Little Tchefuncte River with no rear neighbors, and the listing notes underground utilities, hospital-grid power, mitigated impact fees, and possible short-term owner financing while purchaser plans are underway.

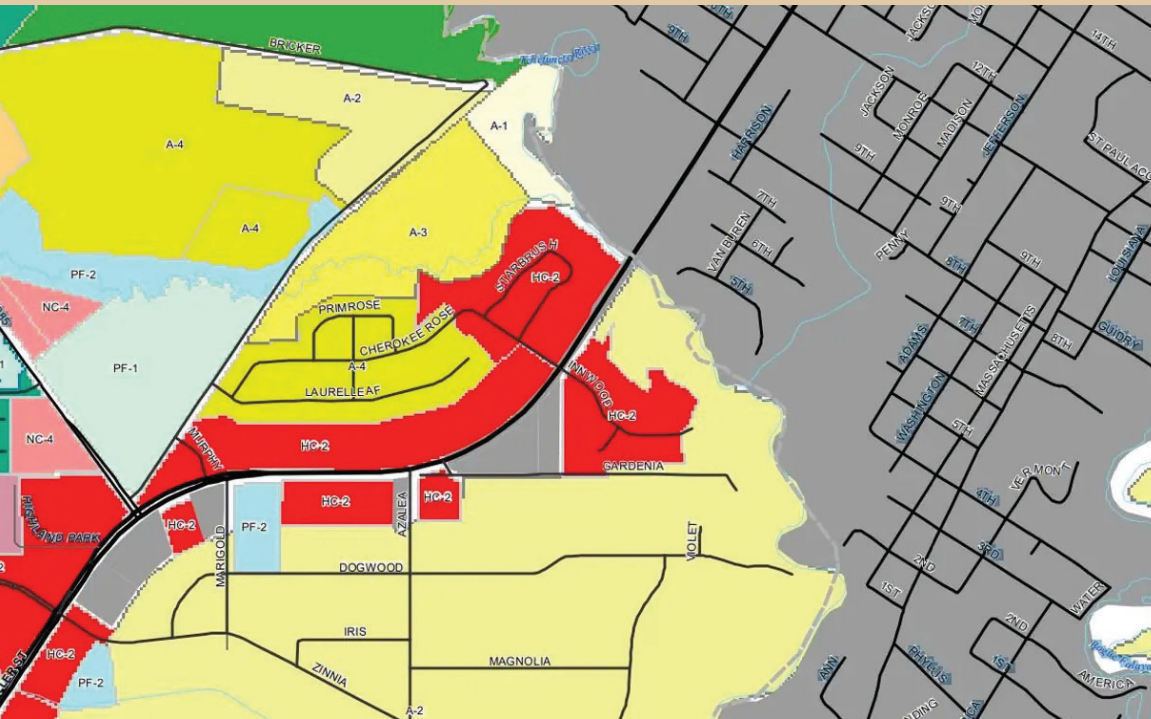
KEY HIGHLIGHTS

- Lot 124 in Timber Branch
- 31,202 SF of usable dry land
- 51,835 SF total site size
- 20,000+ SF of additional land included
- Backs to Little Tchefuncte River with no rear neighbors
- HC-2 Highway Commercial zoning
- Impact fees mitigated with St. Tammany Parish
- Underground utilities and hospital-grid power
- 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

River-backed 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 124 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

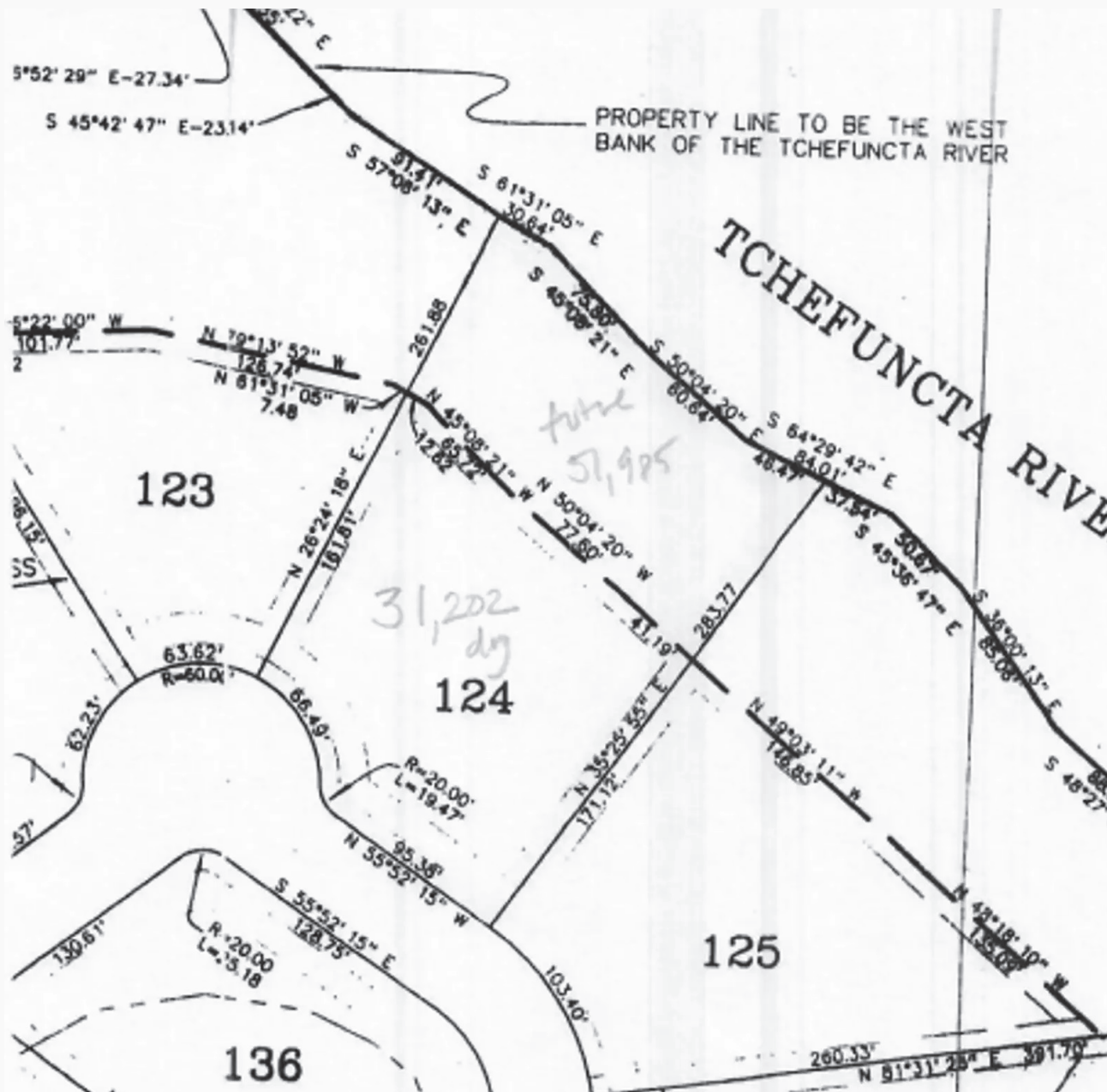
Sale Price	\$375,000
LACDB Price Per SF	\$7.23/SF
Usable Price Basis	\$12/SF
Usable Dry Area	31,202 SF
Total Site Size	51,835 SF

SITE INFORMATION

Property Type	Land
Zoning	HC-2
Zoning Desc.	Highway Commercial
Parcel APN	1031343130
Listing ID	d638b517

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	\$375,000	Property Type	Land
LACDB Price Per SF	\$7.23/SF	Zoning	HC-2
Usable Price Basis	\$12/SF	Parcel APN	1031343130
Usable Dry Area	31,202 SF	Listed	01/26/2021
Total Site Size	51,835 SF	Updated	07/16/2026

SCHEDULE A SITE VISIT

Starbrush Circle, Covington, LA 70433

\$375,000 · 31,202 SF Usable · HC-2

Contact



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