

COMMERCIAL LAND FOR SALE

Covington, Louisiana



LA Highway 25:
14,500 VPD (2015)

LA
25

Future
Health Club

WAFFLE
HOUSE

Market Max
C-Store & Fuel

Citizens Bank &
Trust

Small Strip Center
w/ SUBWAY

Site

COVINGTON
COMMONS

Wendy's

McDonald's

TACO
BELL

CVS
pharmacy

Branch Crossing Drive

US 190 West:
10,824 VPD (2015)

190

Shell

BURGER
KING

WINN-DIXIE

US 190 South:
21,312 VPD (2015)

190

Covington, Louisiana 70435

For Sale

Commercial Frontage Parcel

TALBOT
REALTY GROUP

Talbot Realty Group is pleased to offer this property for sale:

Address: 73030 LA-25, Covington, LA. Lot A

Size: 45,000 SF, 150' frontage

Price: \$540,000 (\$12.00/SF)

Zoning: CR Regional Commercial District. For more information, see attached Permitted Uses or visit this website:

https://library.municode.com/la/covington/codes/code_of_ordinances?nodeId=PTIICOOR_APXB_COZOOR2010_PT3USDI_S3.18EGCO

FOR MORE INFORMATION CONTACT:

TOM MARAIST.

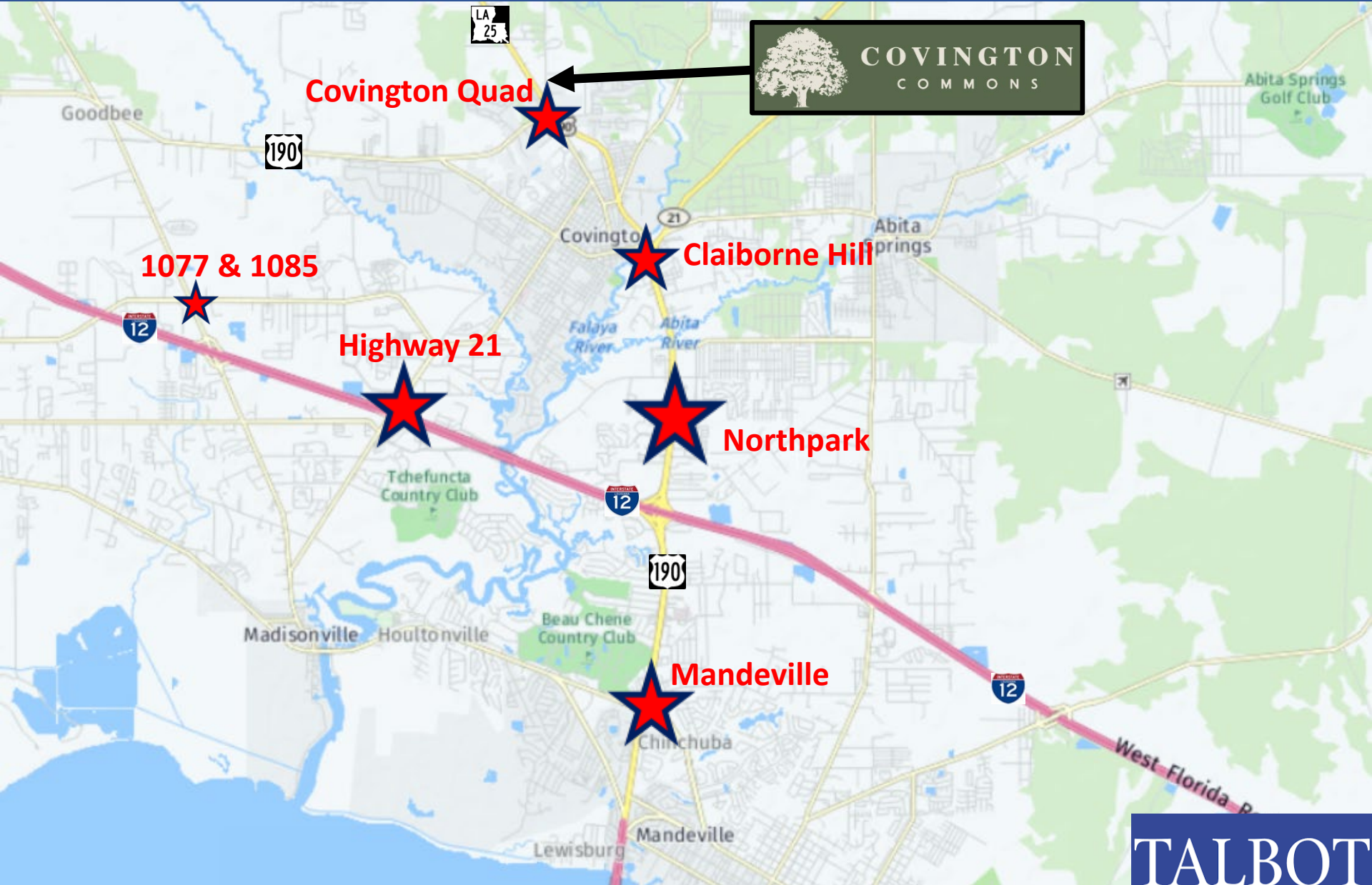
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Covington Commons.

Overview

Covington Commons is an 84+ acre tract zoned for commercial use with over 1,500' of available highway frontage. The immediate vicinity is already home to Walgreen's, CVS, McDonald's, Burger King, Wendy's, Taco Bell and Winn-Dixie. This intersection is the next center of retail growth in this market of over 100K residents. For many brand retailers, this is the "next step" location for growth in the Northshore market.

The owner of this property has not actively marketed this site in several years but is eager to kick off this development with a retail anchor or sell the outparcels. Franco's, the market's premier fitness center, has already purchased an 8 acre tract in the northern interior of the property. The eastern, or rear, portion of the property is being marketed for use as professional offices and multi-family residential.

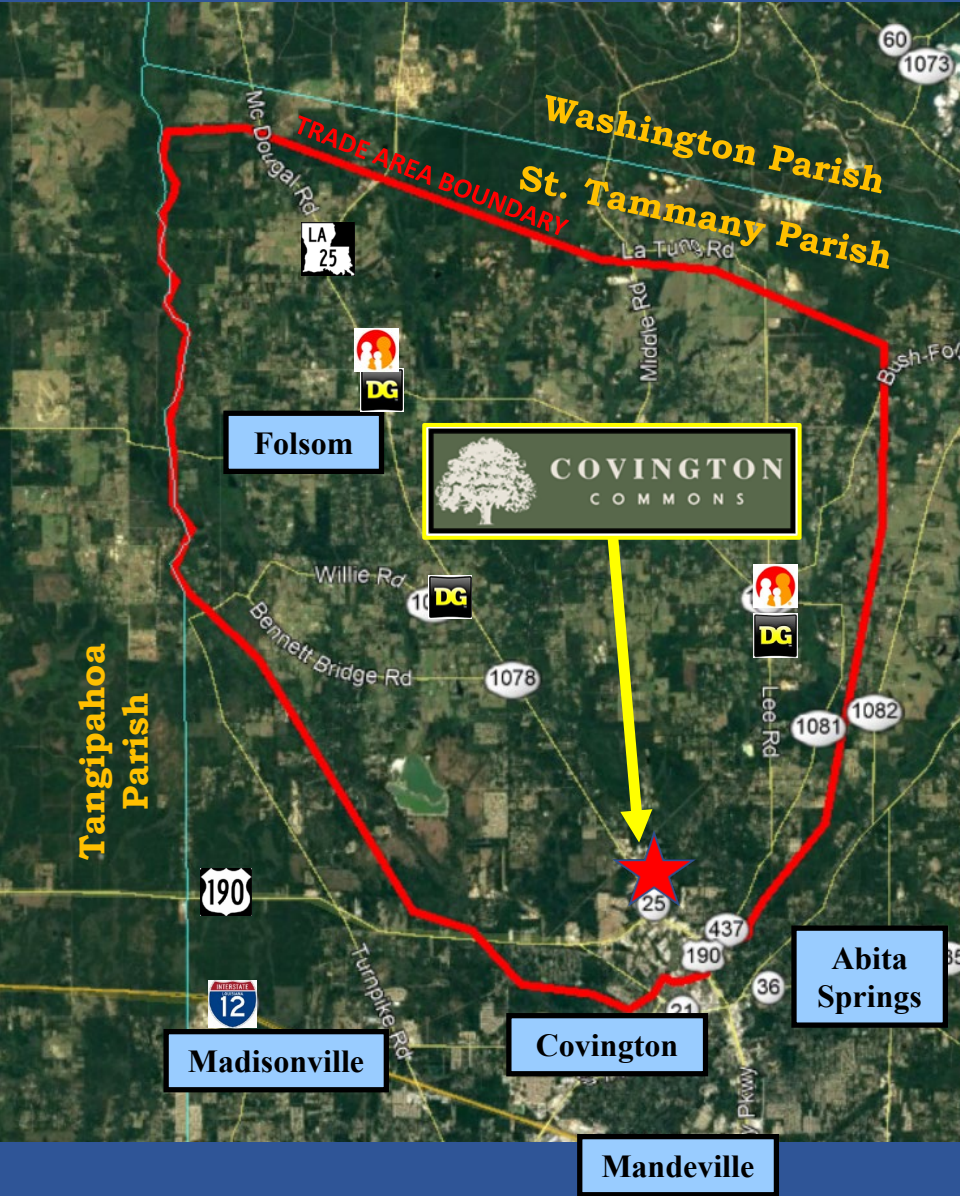
The property is for sale in portions, but owner will entertain offers for ground lease, BTS & multi-tenant leaseholds in property owner develops.

Demographics:	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>	<u>10 Miles</u>
Total Population	2,353	16,842	46,761	123,128
Households	916	6,143	17,881	47,416
Avg. HH Income	\$49,802	\$70,544	\$75,257	\$85,369



Covington Commons.

Trade Area



The **Covington Commons** Trade Area includes most of the northwest corner of St. Tammany Parish as well as the northern half of Covington’s downtown business and residential areas. With the area’s major shopping concentrated south of downtown Covington near I-12, **Covington Commons** is strategically positioned to serve the needs of this market’s **25K+** rural, suburban and city residents. Retail in the Trade Area is limited to a few dollar & convenience stores, a Walgreen’s, CVS & Winn-Dixie. The remote residents (those living 2+ miles NW of the site) make up $\frac{3}{4}$ of the total Trade Area population and travel exclusively along LA 25 to work, school and other amenities in the Covington area. This part of the Trade Area contains several small subdivisions and the small crossroads community of Folsom – less than 10 miles north of the site. The entire Trade Area also lies within the Covington High School District.

Covington Commons – Lot A

Site Aerial

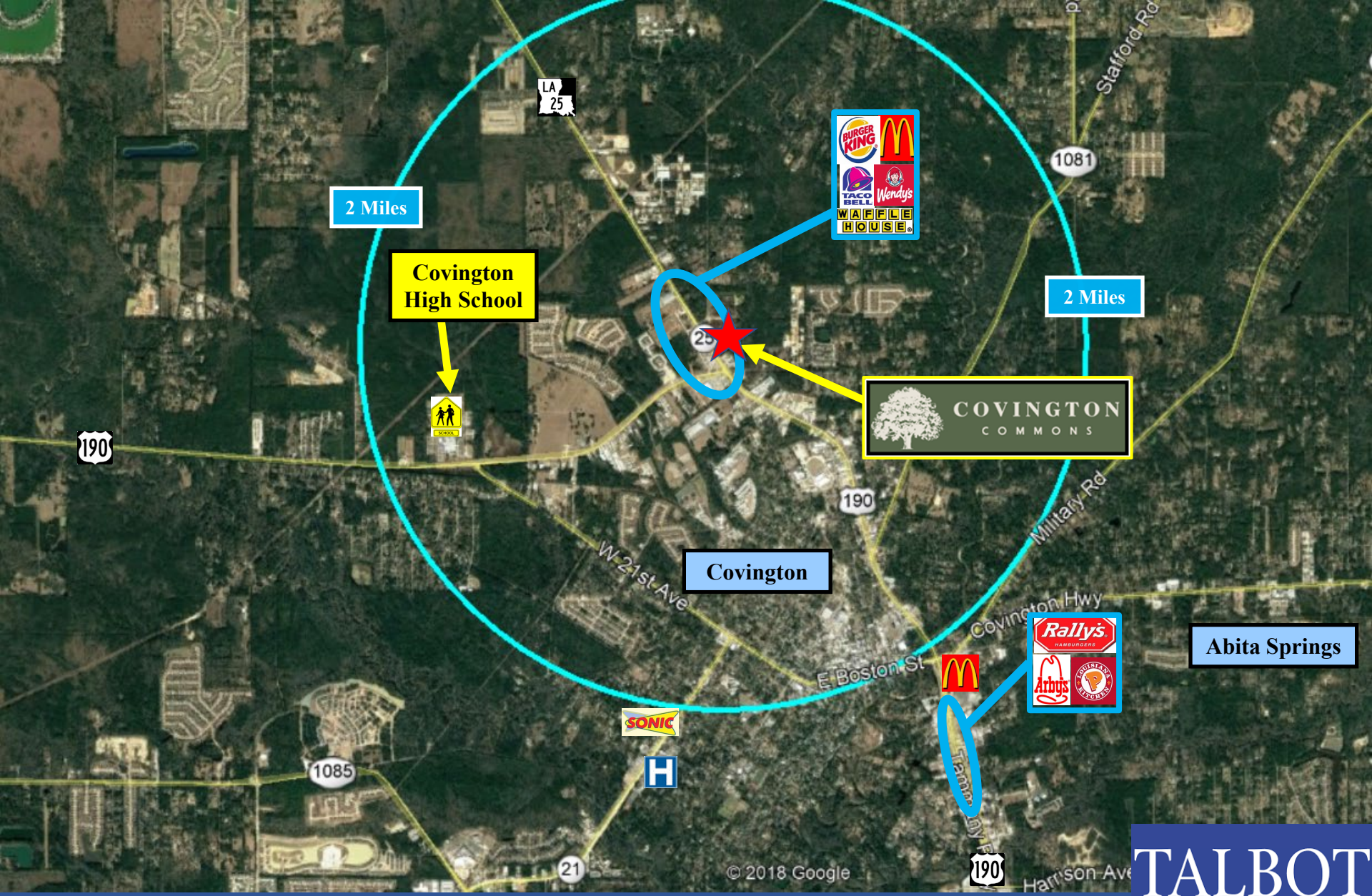




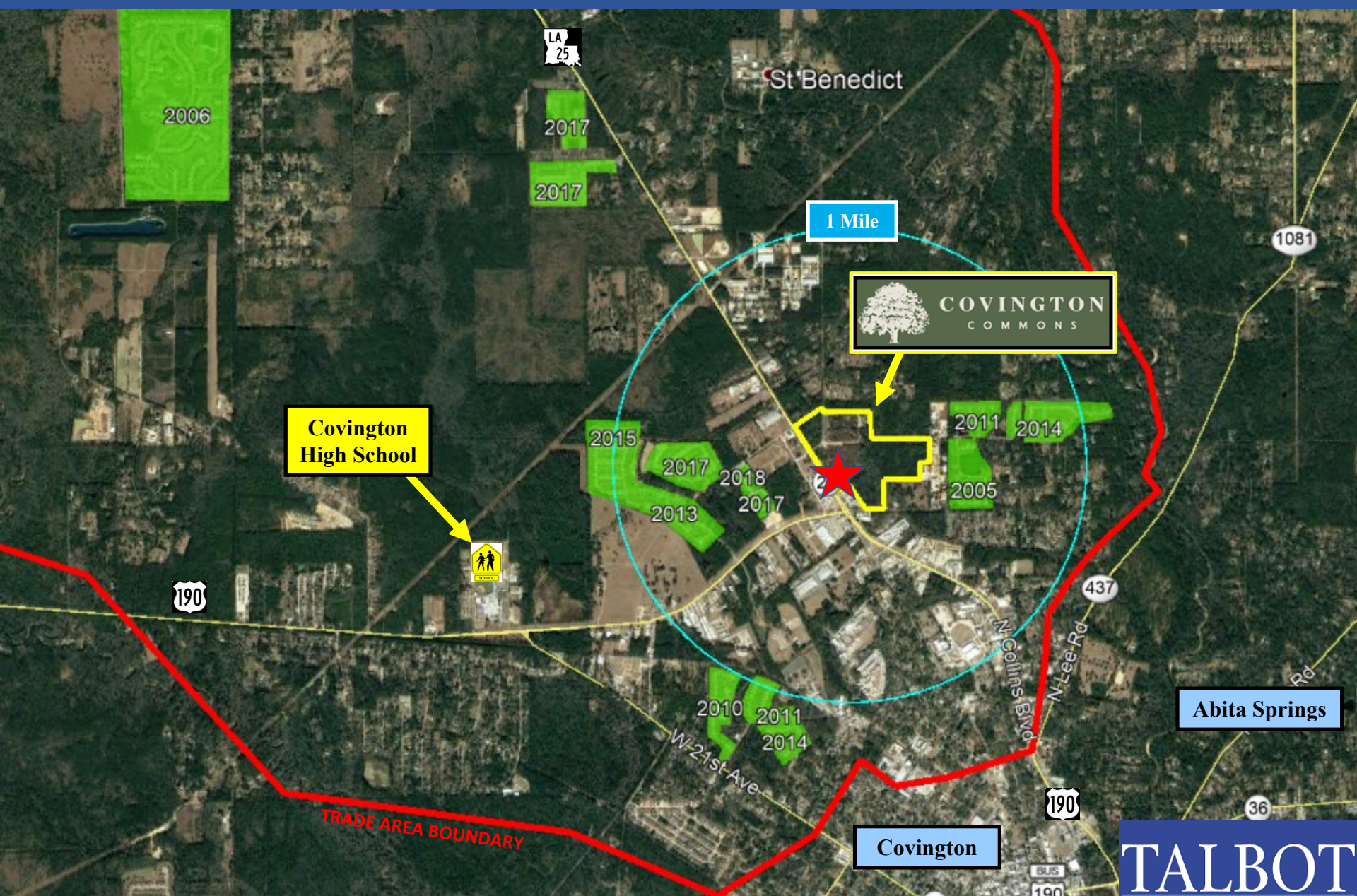
Covington Commons.

Market Retailers



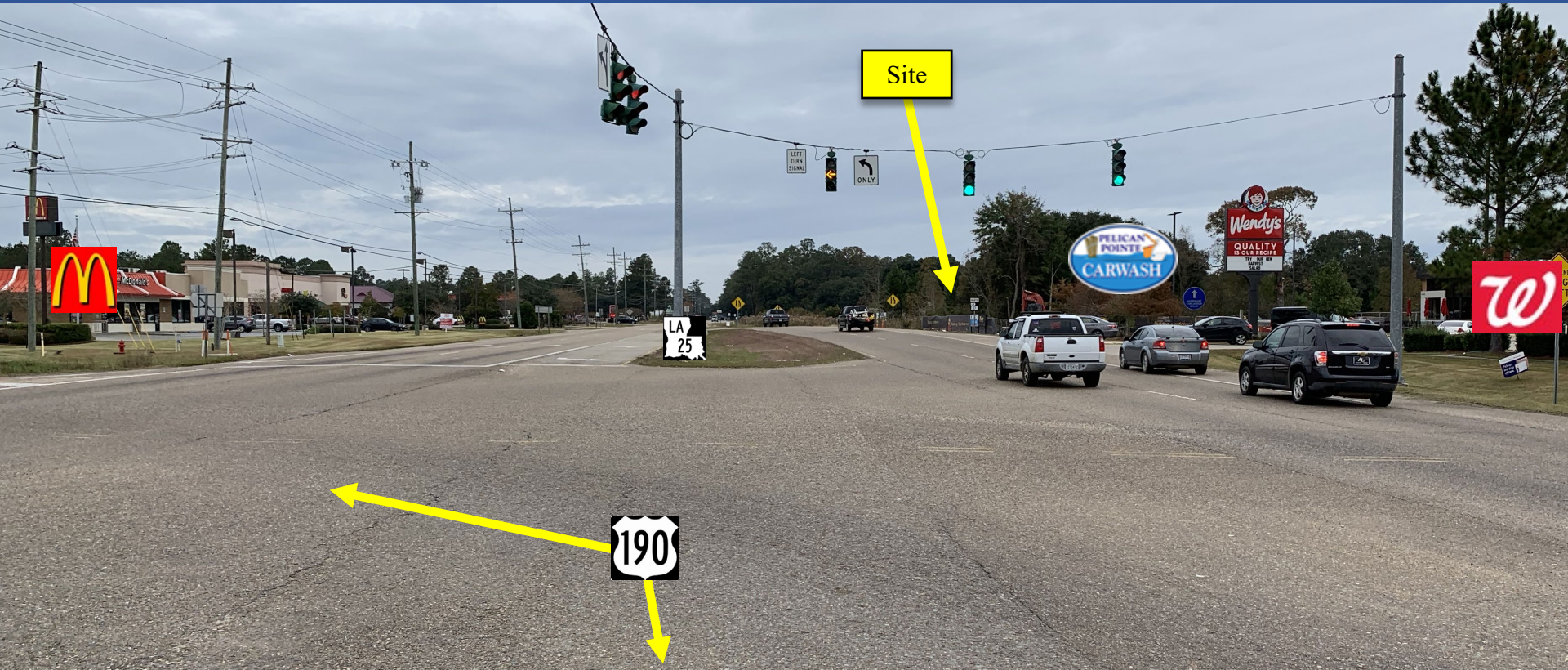


Covington Commons. New Residential Developments

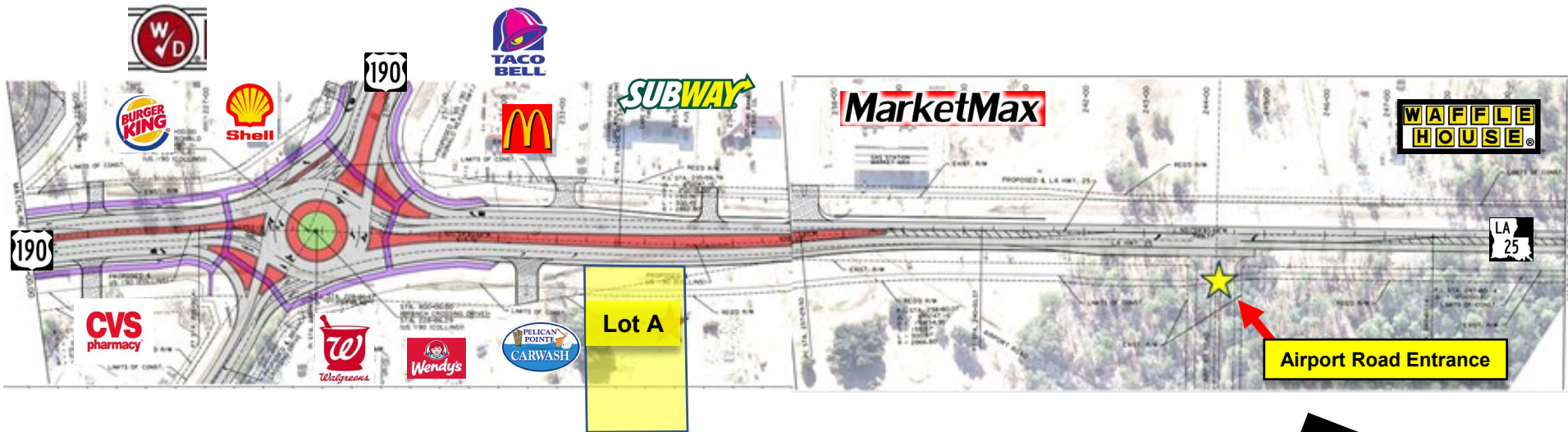




Southwest corner of Lot A



Looking North along LA 25 towards Lot A from intersection with US 190



Visit this website for more information regarding this project:
http://wwwapps.dotd.la.gov/administration/public_info/projects/home.aspx?key=96

CR—Regional commercial - Uses - City of Covington, Louisiana

3.1801. Purpose and intent. The regional commercial district is intended to accommodate a wide variety of commercial and retail uses, as well as offices, businesses and personal services that serve the needs of the community and the region. The intent is to provide for large-scale commercial uses that are typically land intensive and are not well suited to being located in neighborhoods or the central business district. These districts are best located along major arterial streets and highway intersections.

3.1802. Permitted uses - 1. All permitted uses in CBD community business district unless specifically prohibited herein with no gross floor area requirements; 2. Adult uses (see section 5.4 for standards); 3. Automotive, boat, trailer and motorcycle sales; 4. Automotive repair, major; 5. Bail bonds office; 6. Crematory; 7. Equipment sales, service, rental and repair; 8. Fairgrounds and fairground activities; 9. Food service establishments with drive-through facilities; 10. Parking garages to accommodate vehicles owned by employees, customers, residents, clients or guests of the principle use (see section 5.10 for standards); 11. Pawnshops; 12. Recreation facilities; 13. Residential permitted uses in RM-2, multifamily residential district as per section 3.14. 14. Revival and gospel establishments under temporary use permits; 15. Seasonal stands, including produce and food under temporary use permit; 16. Television and radio broadcasting transmitter tower; 17. Truck stop facilities; 18. Trucking and parcel delivery service; 19. Warehousing and mini-storage for household goods and private vehicles; 20. Accessory uses customarily incidental to the above permitted uses.

3.1804. Prohibited uses. All uses not specifically permitted or authorized shall be prohibited including, but not limited to, the following: Industrial or manufacturing activities, except as specifically permitted or permissible.

For more information, view this link:

https://library.municode.com/la/covington/codes/code_of_ordinances?nodetd=PTIICOOR APXBCOZOOR2010 PT3USDI S3.18EGCO