

LOTS D, G, AND E - FOR SALE, LEASE OR BUILD-TO-SUIT
FOR SALE

Covington Village Walk

Lots D, G, E



5100 Village Walk
Covington LA 70433



OFFERING SUMMARY

ADDRESS

5100 Village Walk
Covington LA 70433

Lots D, G, and E: For Sale, Lease or Build-to-Suit

- We are proud to present for the first time on the market a rare opportunity to acquire or develop three premier commercial lots—Lots D, G, and E—located within a professionally master-planned development in Covington, Louisiana. This well-positioned site offers exceptional access, visibility, and infrastructure, making it ideal for multi-family, medical, office, or institutional users.

Property Highlights

- Lot D
 - Size: ±14,500 SF
 - Approved for 1 Story up to 10,000 SF
 - Estimated Parking Requirement (1:300): 34 spaces
 - Ideal For: Retail, boutique medical, or professional office
 - Utilities in place
 - CBD Zoning
 - Price: \$28 PSF
 - Availability: For Sale, Lease or Build-to-Suit



- Lot G
 - Size: ±19,000 SF
 - Approved for 2 Story up to 20,000 SF
 - Estimated Parking Requirement (1:300): 67 spaces
 - Ideal For: Multi-family, Multi-tenant office, financial services, or wellness center
 - Utilities in place
 - CBD Zoning
 - Price: \$28 PSF
 - Availability: For Sale, Lease or Build-to-Suit
- Lot E
 - Size: ±46,000 SF
 - Approved for 4 Story up to 40,000 SF
 - Estimated Parking Requirement (1:300): 200 spaces
 - Ideal For: Multi-family, Corporate headquarters, medical center, or institutional campus
 - Utilities in place
 - CBD Zoning
 - Price: \$28 PSF
 - Availability: For Sale, Lease or Build-to-Suit



Parking & Infrastructure Summary

- - Total On-Site Parking Provided: 570 spaces
 - Total Parking Required (1:300 SF): 534 spaces
 - Surplus Parking: 36 spaces
 - Zoning Compliance: Fully compliant with the City of Covington's office parking requirements
 - The site's parking surplus offers flexibility for phased development, medical use, or shared parking agreements.
- -All essential infrastructure already in place
 - Electricity service connections available on site
 - Public water system fully installed and ready for use
 - Sewer access and connections completed
 - Ready for immediate development

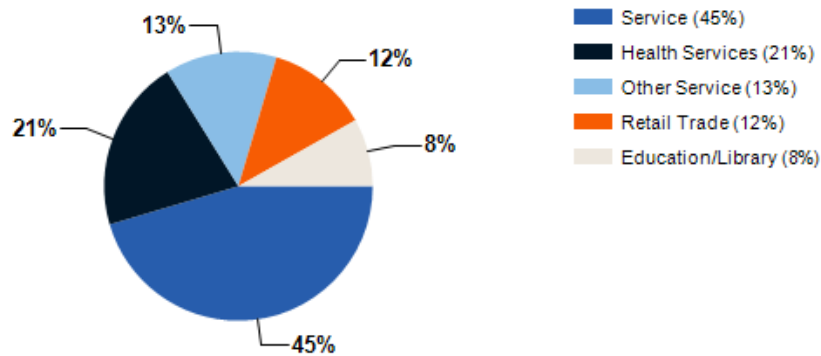
Site Features

- Strategically located with access from Collins Boulevard (Hwy 190)
- 2.5 miles from I-12 and 6 miles from the Causeway
- Internal circulation designed for ease of navigation and customer flow
- Fully landscaped environment with existing trees and green space
- Shared parking and infrastructure ready for vertical development
- Strong nearby demographics and business growth corridor

Build-to-Suit Services

- Build-to-suit opportunities are available for qualified users.

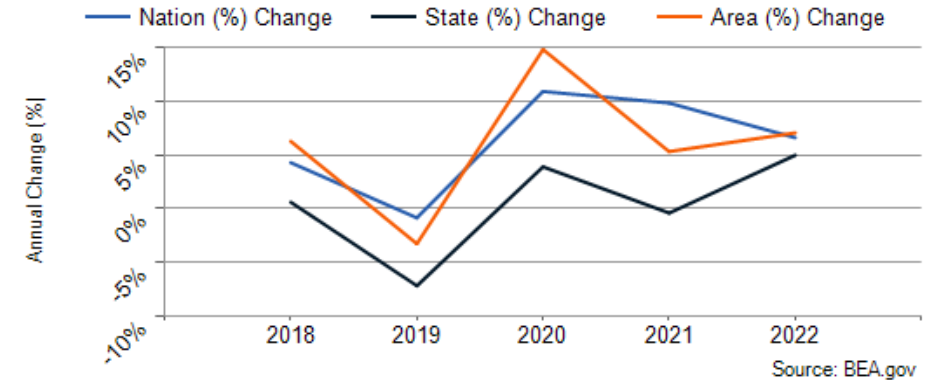
Major Industries by Employee Count



Largest Employers

St. Tammany Parish Public Schools	5,800
St. Tammany Health System	1,520
Slidell Memorial Hospital	1,096
Ochsner Health System	985
Chevron USA	600
Rotolo Consultants (RCI)	548
Gilsbar	454
Textron Marine & Land Systems	450

St. Tammany Parish GDP Trend





coffee rani
COFFEEHOUSE + CAFE
...and catering

ST. JOHN'S
Coffeehouse

T

COLUMBIA STREET
TAP ROOM

COVINGTON
BEER GARDEN

Boston Street

Edward Jones

MERIBO

CLECO

ABITA
ROASTING CO.

SVQ
beauty

BOY SNAKE

E. Kirkland St

GILSBAR

GULFSOUTH
AUTISM CENTER

ST. THOMAS
EYE CARE

ANYTIME
FITNESS

E

G

D

Covington
Village
Walk

Covington Center

RESOURCE BANK



E

G

D



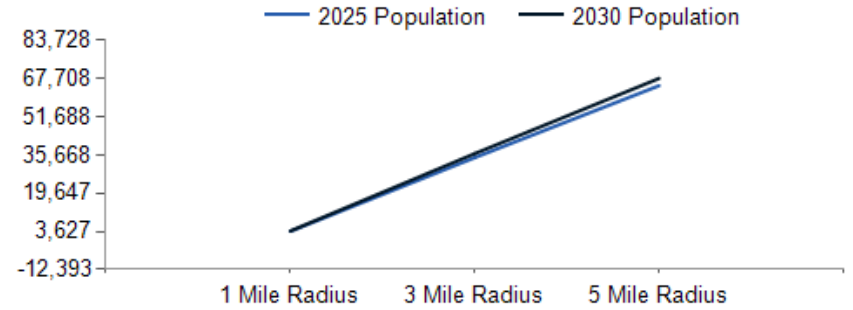




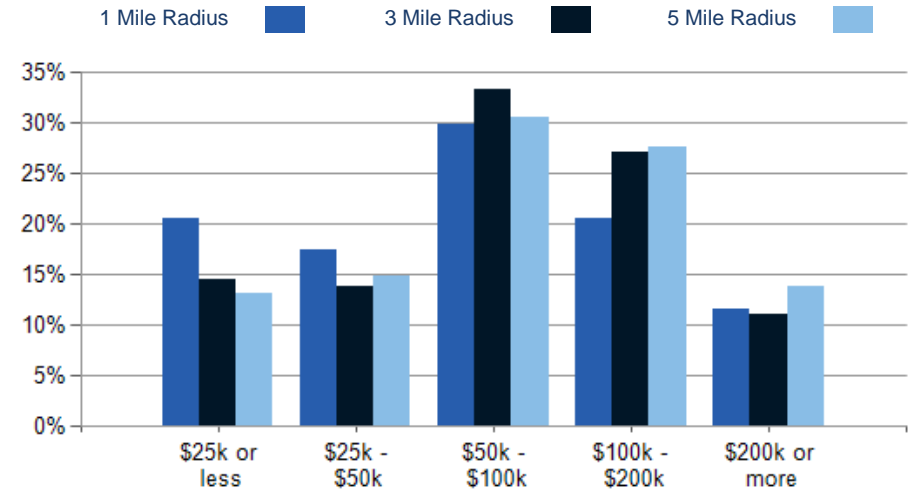


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	2,985	21,043	36,224
2010 Population	3,009	26,338	47,922
2025 Population	3,627	34,542	64,658
2030 Population	3,775	36,212	67,708
2025 African American	887	5,068	6,607
2025 American Indian	12	132	243
2025 Asian	45	618	1,001
2025 Hispanic	286	3,497	6,072
2025 Other Race	106	1,121	1,658
2025 White	2,320	24,288	49,060
2025 Multiracial	258	3,306	6,068
2025-2030: Population: Growth Rate	4.00%	4.75%	4.65%

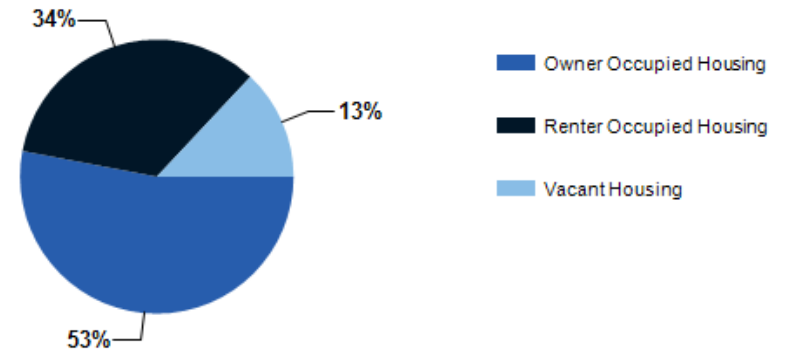
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	217	1,245	1,997
\$15,000-\$24,999	99	879	1,475
\$25,000-\$34,999	166	932	1,477
\$35,000-\$49,999	101	1,109	2,477
\$50,000-\$74,999	281	2,814	4,659
\$75,000-\$99,999	176	2,082	3,444
\$100,000-\$149,999	173	2,200	4,179
\$150,000-\$199,999	143	1,778	3,137
\$200,000 or greater	177	1,636	3,682
Median HH Income	\$64,514	\$78,345	\$82,054
Average HH Income	\$102,210	\$108,039	\$116,374



2025 Household Income



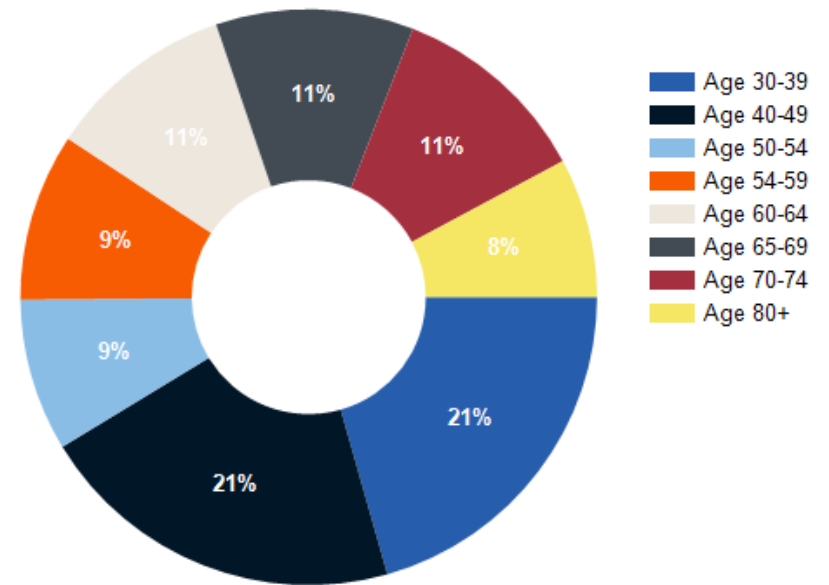
2025 Own vs. Rent - 1 Mile Radius



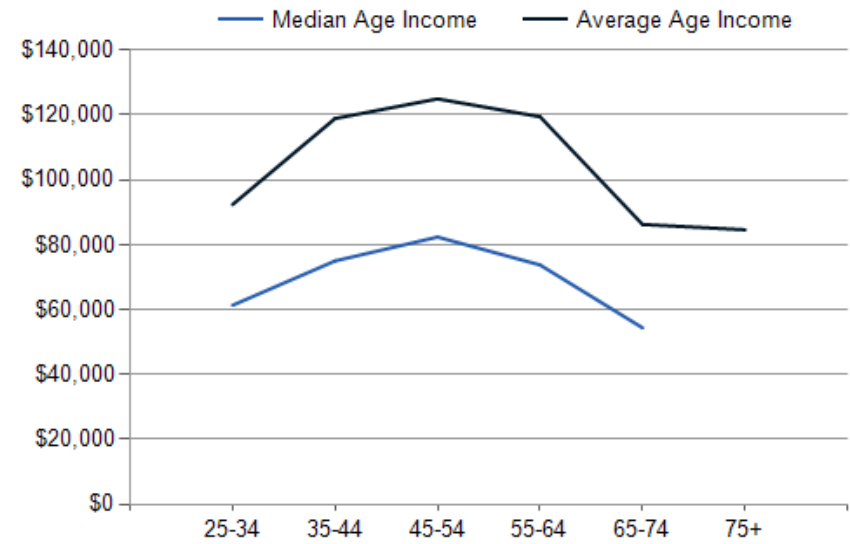
Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	232	2,310	3,922
2025 Population Age 35-39	223	2,232	3,953
2025 Population Age 40-44	237	2,181	4,188
2025 Population Age 45-49	220	2,091	3,970
2025 Population Age 50-54	189	2,004	3,880
2025 Population Age 55-59	208	2,080	3,869
2025 Population Age 60-64	232	2,157	4,077
2025 Population Age 65-69	245	2,166	4,094
2025 Population Age 70-74	249	2,029	3,769
2025 Population Age 75-79	173	1,544	3,013
2025 Population Age 80-84	94	900	1,750
2025 Population Age 85+	65	694	1,449
2025 Population Age 18+	2,856	27,171	50,777
2025 Median Age	42	41	42
2030 Median Age	43	42	43

Population By Age



2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$61,334	\$77,322	\$79,665
Average Household Income 25-34	\$92,393	\$101,705	\$109,297
Median Household Income 35-44	\$75,000	\$89,243	\$98,930
Average Household Income 35-44	\$118,912	\$120,714	\$129,859
Median Household Income 45-54	\$82,357	\$97,194	\$108,777
Average Household Income 45-54	\$124,972	\$124,804	\$141,392
Median Household Income 55-64	\$73,764	\$94,059	\$103,393
Average Household Income 55-64	\$119,467	\$126,711	\$138,997
Median Household Income 65-74	\$54,370	\$69,477	\$72,274
Average Household Income 65-74	\$86,253	\$98,697	\$104,468
Average Household Income 75+	\$84,597	\$77,614	\$76,500



Covington Village Walk

Lots D, G, E

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