

## LAND FOR SALE

# MILITARY ROAD COMMERCIAL LAND - 1+ ACRES

72147 Military Road, Covington, LA 70433



**SALE PRICE:** \$750,000

**PRICE PER ACRE:** \$707,547

**LOT SIZE:** 1.06 Acres

**ZONING:** HC-2

**USES:** Retail, Office, Commercial, Industrial

**CROSS STREETS:** Boston, Hwy 21, Hwy 36

**BROCHURE DATE:** 10/10/17

### PROPERTY OVERVIEW

Rare opportunity to purchase 1+ Acres of beautiful property located at entrance to Covington. Proposed Highway 190 Widening and New Bridge over Bogue Falaya to Collins has a roundabout place just to the south of this property. This property can be purchased in several ways. This parcel does not include water access, but does include 2 buildings, 1 tire store in front, and Commercial Warehouse in rear. Site has multiple potential uses: retail strip center, restaurant, office, industrial, etc. Lots of history! Also see 5.33-Acre Listing - MLS # 2125177

### PROPERTY FEATURES

- Rare opportunity to purchase 1+ Acres of beautiful property at entrance to Covington
- Parcel includes 2 buildings, 1 tire store in front, and a commercial warehouse in rear
- Property can be purchased in several ways and has multiple potential uses
- Parcel does not include water access

**KW COMMERCIAL**  
1522 W. Causeway Approach  
Mandeville, LA 70471

**LIZBY EUSTIS**  
CCIM, Each Office Independently Owned & Operated  
985.966.2712  
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**BRENT CORDELL**  
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985.373.6417  
BCordell@kw.com

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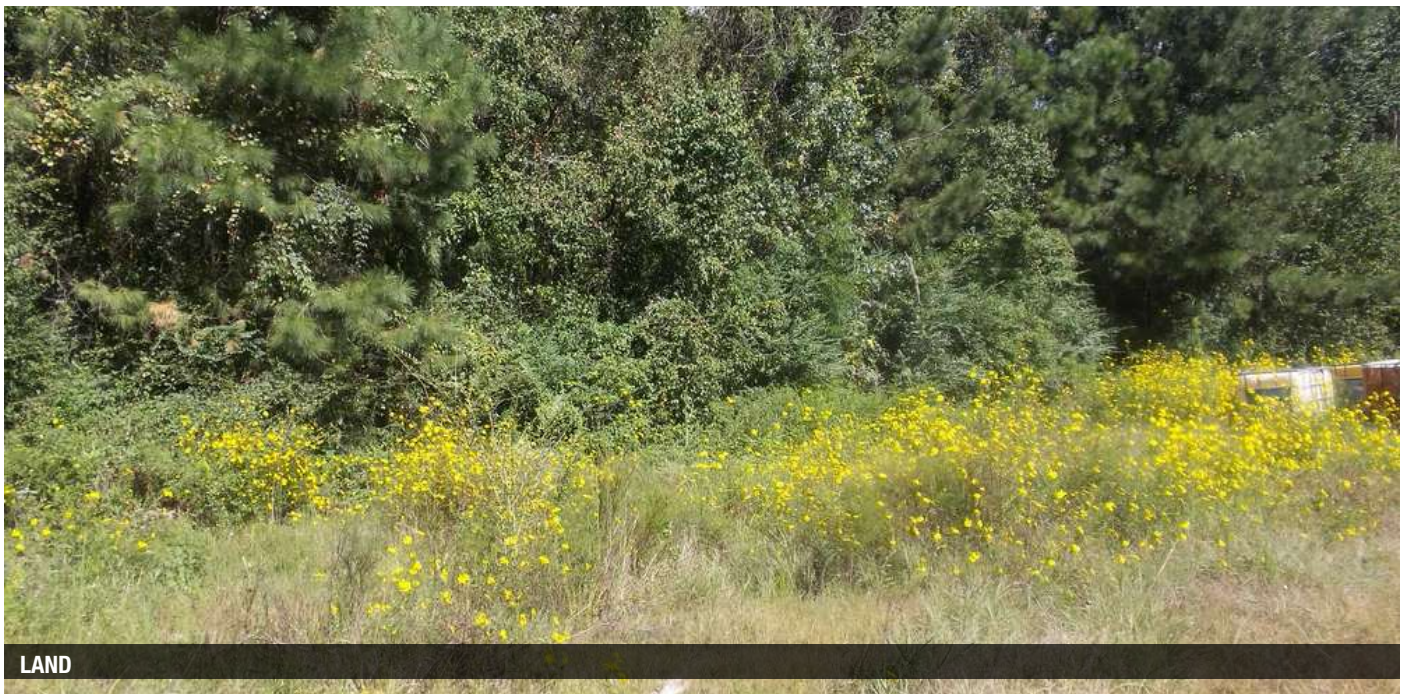
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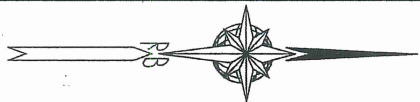
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LINE	BEARING	DISTANCE
L1	S69°31'02"W	21.10'
L2	S64°41'46"W	15.12'
L3	N00°51'48"E	14.50'
L4	N62°48'14"W	19.80'
L5	N27°41'46"E	36.00'
L6	N65°33'14"W	33.60'
L7	N27°32'42"W	36.45'



A PORTION OF GROUND SITUATED IN  
SEC. 42, T-6-S, R-11-E  
ST. TAMMANY PARISH, LOUISIANA  
FOR  
BCP NORTHSORE PROPERTIES, L.L.C.  
JONES FUSSELL, L.L.P., HANCOCK BANK  
FIRST AMERICAN TITLE INSURANCE COMPANY

5.328 ± ACRES

STATE OF LOUISIANA PARISH OF ST. TAMMANY  
I HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND  
CORRECT COPY OF THE ORIGINAL AS RECORDED AT  
INSTRUMENT # 1721491 OF THE ORIGINAL  
RECORDS, GIVEN UNDER MY HAND AND SEAL OF OFFICE  
THIS 9 DAY OF APRIL, 2009  
David J. Brown  
Deputy and Ex-Officio Recorder

THESE NOTES AND RESTRICTIONS ARE LIMITED TO THOSE SET FORTH IN THE INSTRUMENT PLACED ON THIS SURVEY. NO DOUBLE SEARCHES OR RESTRICTIONS ARE SHOWN HEREON. THE SURVEYOR HAS MADE A DOUBLE SEARCH OF THE PUBLIC RECORD SEARCH IN COMPLYING THE DATA FOR THIS SURVEY.

DE 101112

RANDALL W. BROWN  
REGISTERED PROFESSIONAL  
Surveyor  
LA Registration No. 04586

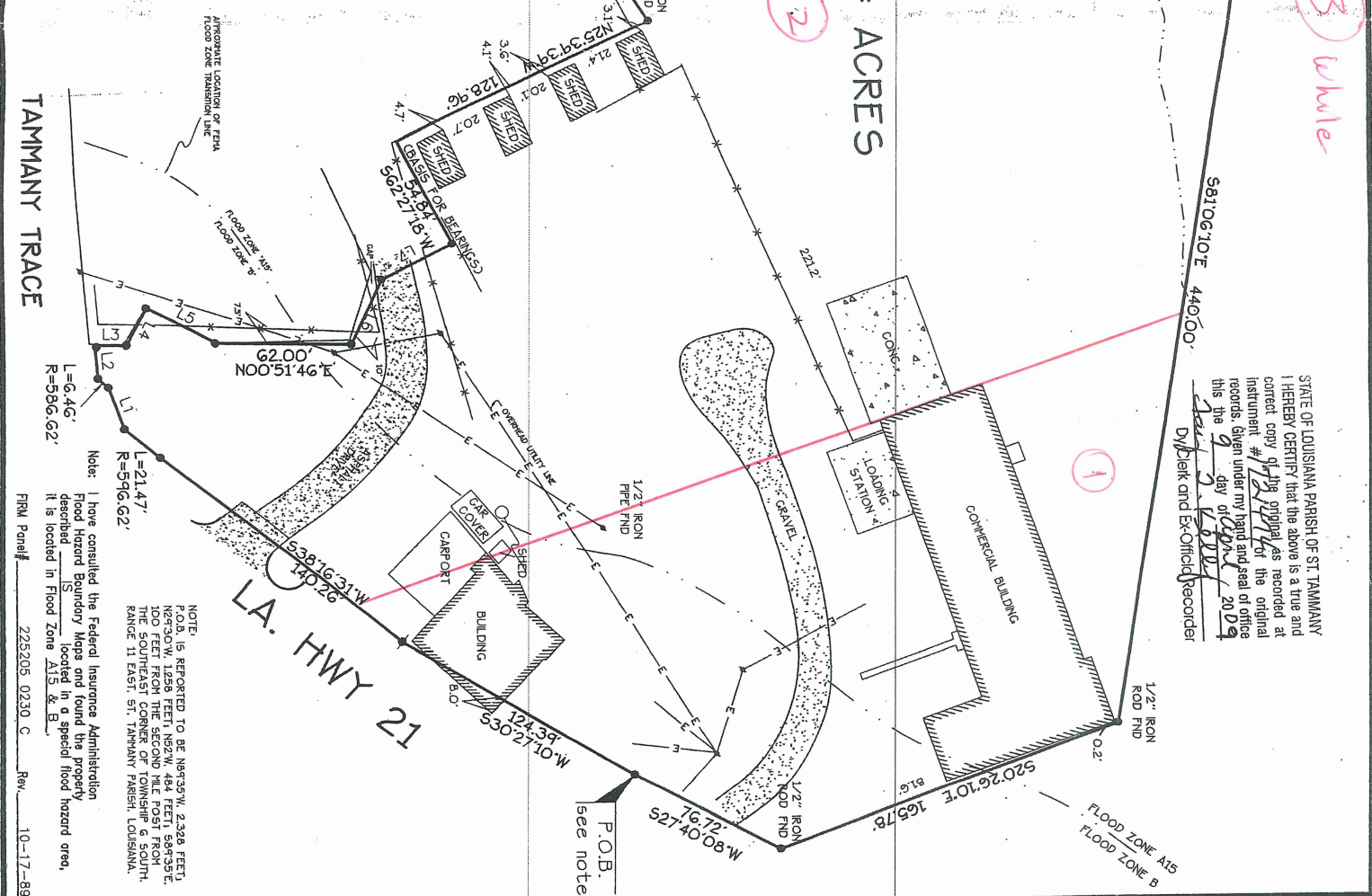
SURVEYED IN ACCORDANCE WITH THE LOUISIANA "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS C SURVEY.

Randall W. Brown & Associates, Inc.  
Professional Land Surveyors  
Planners • Consultants

228 W. Causeway App. Mandeville, LA 70448  
(985) 624-5368 FAX (985) 624-5309

Date: MARCH 18, 2009  
Survey No. 09073  
Project No. \_\_\_\_\_

Scale: 1" = 60' ±  
Drawn By: BRC  
Revised: \_\_\_\_\_



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Keller Williams Realty Services

1522 W Causeway Mandeville, LA 70471 | 985-727-7000



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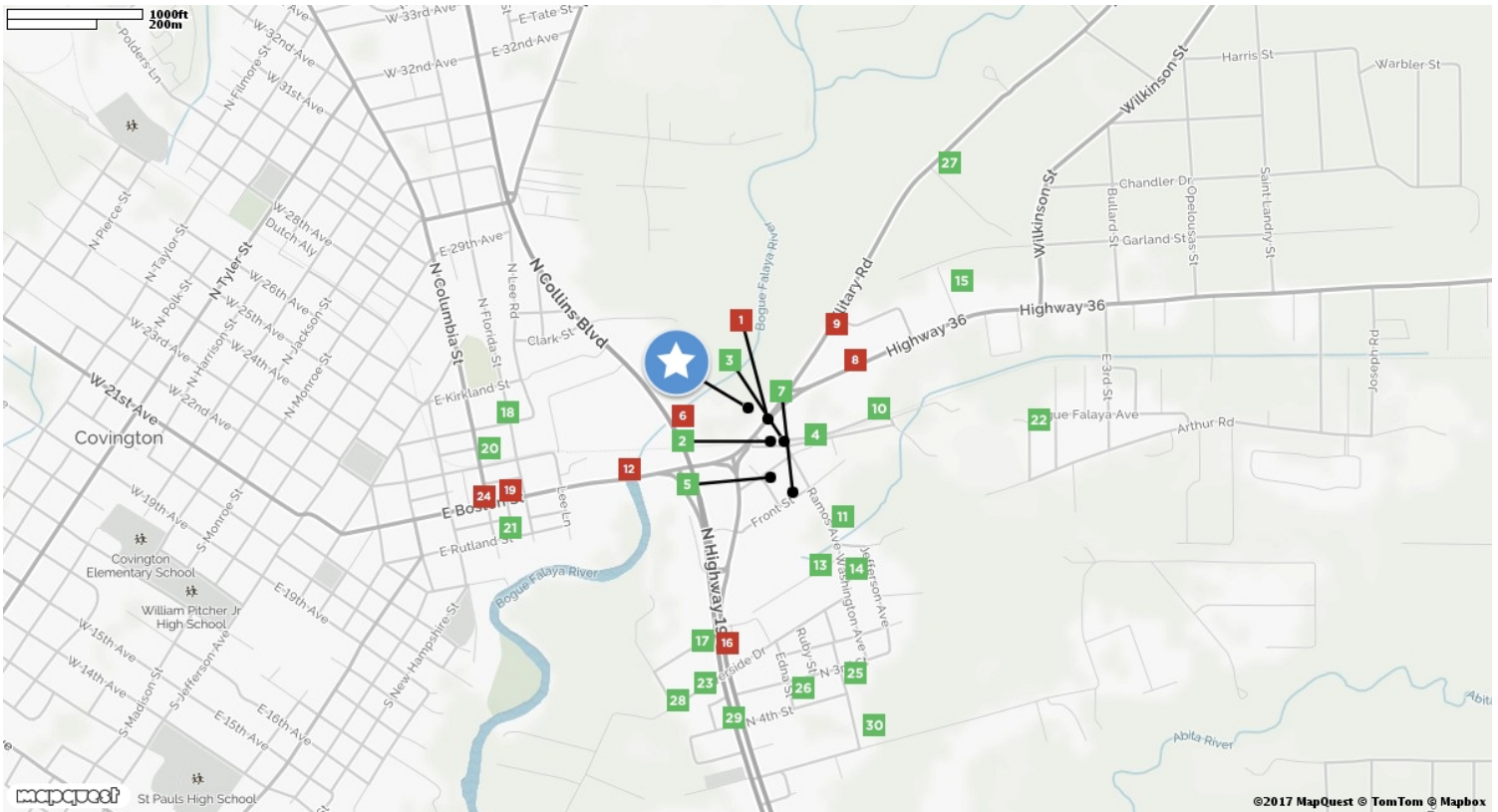
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## Traffic Counts



<b>1</b> LA0021 Mile:8 Year: 2012 21,093	<b>2</b> Jenkins Ave Year: 2005 100	<b>3</b> Jenkins Ave Year: 2005 1,106	<b>4</b> Crawford Rd Year: 2005 1,394	<b>5</b> 1st Ave Year: 2005 3,419
<b>6</b> US0190 Mile:243.79 Year: 2012 27,323	<b>7</b> Front St Year: 2005 1,661	<b>8</b> LA0036 Mile:0.122 Year: 2012 10,673	<b>9</b> LA0021 Mile:8.208 Year: 2012 10,477	<b>10</b> Jenkins Ave Year: 2005 227
<b>11</b> Ramos Ave Year: 2005 1,247	<b>12</b> US0190-X Mile:2.754 Year: 2012 25,441	<b>13</b> 2nd St Year: 2005 411	<b>14</b> Washington Ave Year: 2005 1,536	<b>15</b> Ingram Rd Year: 2005 83
<b>16</b> US0190 Mile:244.449 Year: 2012 49,821	<b>17</b> Robinwood Ln Year: 2005 726	<b>18</b> E Lockwood St Year: 2005 895	<b>19</b> Hwy 21 Year: 2010 17,030	<b>20</b> LA0437 Mile:0.095 Year: 2012 3,430
<b>21</b> E Rutland St Year: 2010 2,933	<b>22</b> Bogue Falaya Ave Year: 2005 68	<b>23</b> Riverside Dr Year: 2005 1,176	<b>24</b> Hwy 21 Year: 2010 16,592	<b>25</b> N Harison St Year: 2005 559
<b>26</b> Edna St Year: 2005 280	<b>27</b> Warren Rd Year: 2005 92	<b>28</b> Riverside Dr Year: 2005 822	<b>29</b> N 4th St Year: 2005 880	<b>30</b> N Harison St Year: 2005 484

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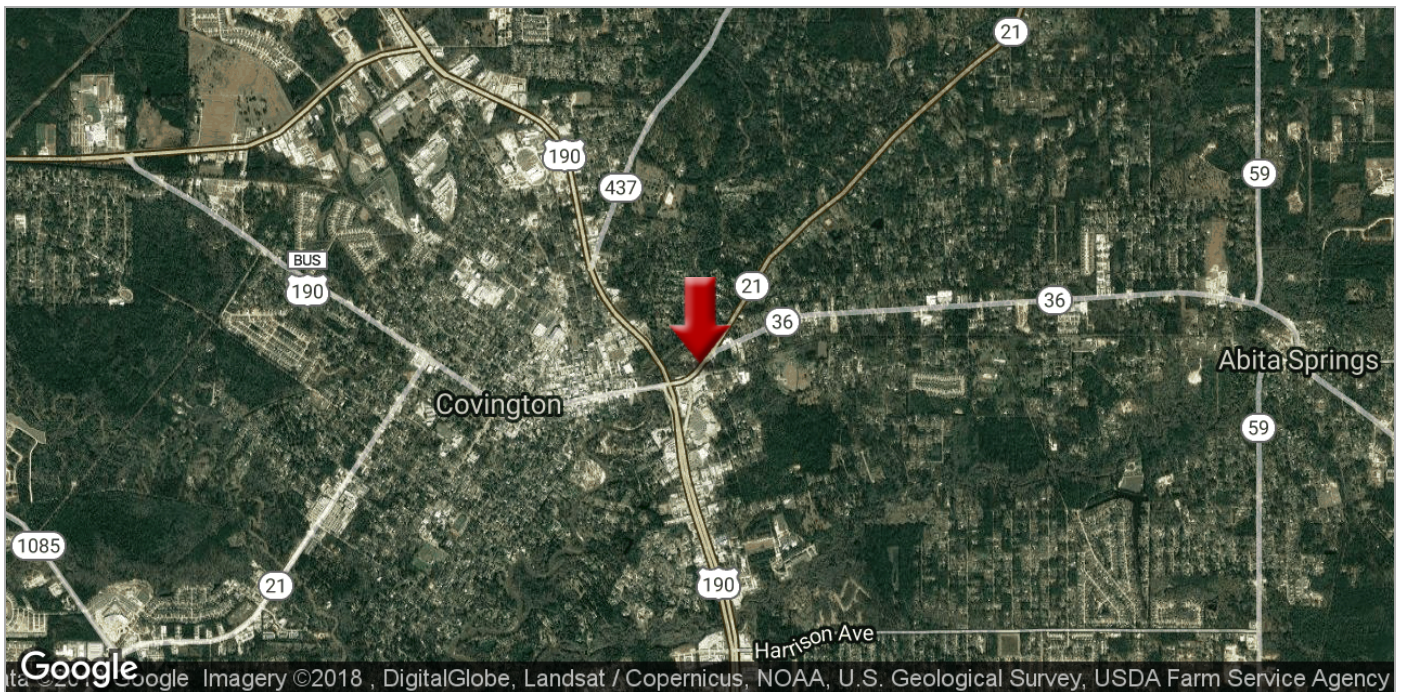
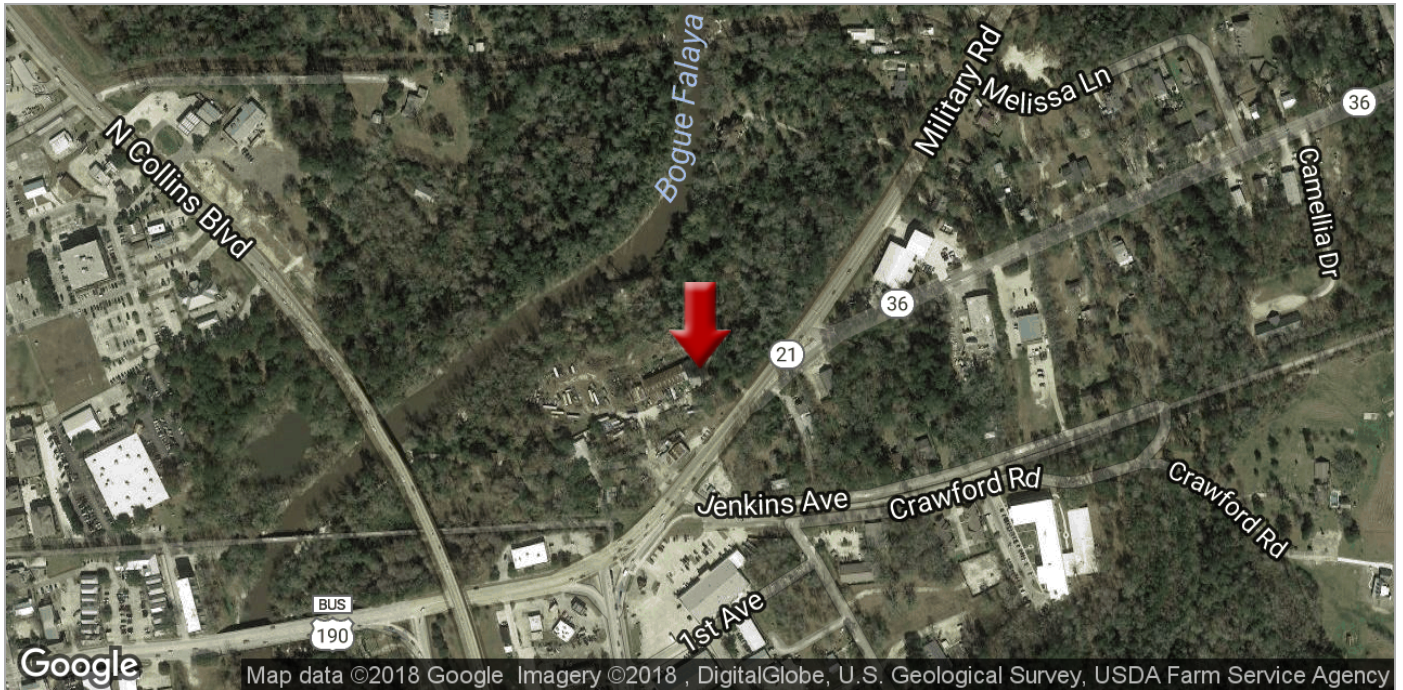


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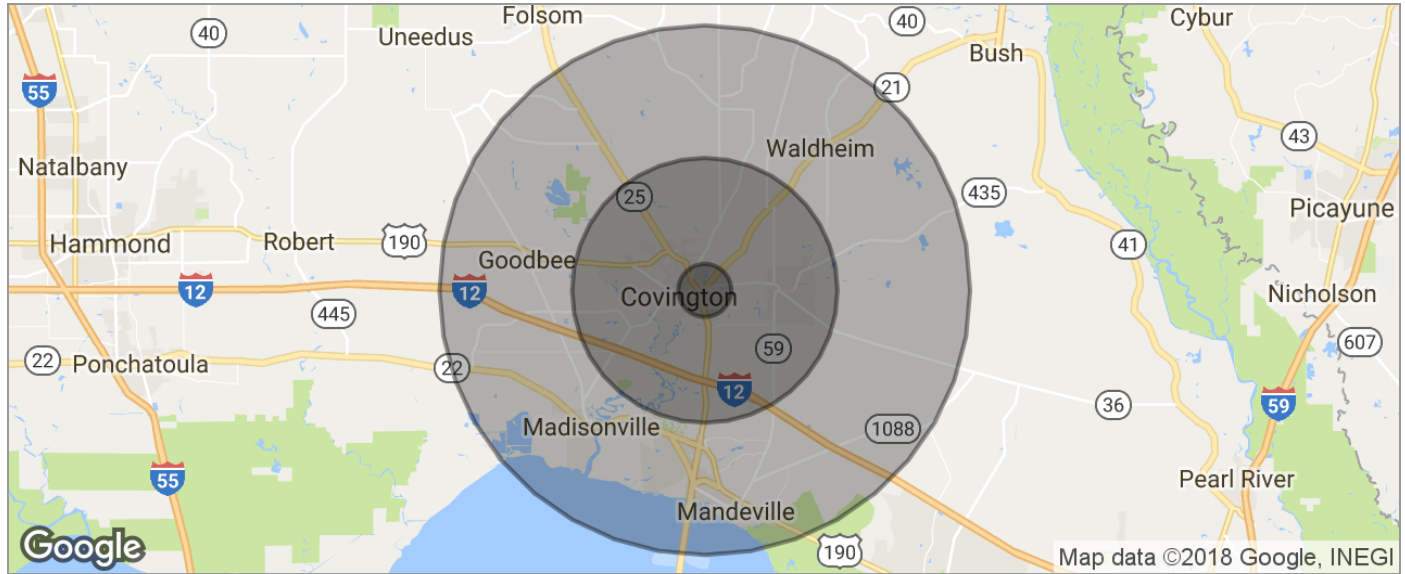
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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	604	15,909	78,241
MEDIAN AGE	38.2	38.5	39.8
MEDIAN AGE (MALE)	41.2	38.4	38.6
MEDIAN AGE (FEMALE)	35.7	39.7	41.4
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	228	5,853	29,249
# OF PERSONS PER HH	2.6	2.7	2.7
AVERAGE HH INCOME	\$81,710	\$72,702	\$84,781
AVERAGE HOUSE VALUE	\$198,474	\$278,393	\$310,022
RACE	1 MILE	5 MILES	10 MILES
% WHITE	83.1%	81.4%	89.2%
% BLACK	13.6%	15.9%	7.8%
% ASIAN	0.0%	0.5%	1.0%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.5%	0.4%	0.3%
% OTHER	0.8%	0.8%	0.7%
ETHNICITY	1 MILE	5 MILES	10 MILES
% HISPANIC	1.5%	2.7%	3.0%

\* Demographic data derived from 2010 US Census

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