

LAND FOR SALE

3.96 ACRES BEHIND LOWE'S, COVINGTON

Falconer Dr, Covington, LA 70433



SALE PRICE:	\$1,207,483
PRICE PSF	Sq 156, \$10 Sq 29 & 30 \$6 All 3 Squares \$7
LOT SIZE:	3.96 Acres
ZONING:	NC4
MARKET:	New Orleans
SUB MARKET:	Northshore
CROSS STREETS:	Crestwood Blvd, Falconer Dr
REPORT DATE	February 14, 2017

PROPERTY OVERVIEW

3 contiguous squares of property fronting Falconer Drive and Crestwood Blvd. Each square is 240 x 240 and entire property is 3.96 acres. Falconer Dr allows travel between Park Place Dr (Home Depot), behind Walmart Supercenter, to Crestwood Blvd (Lowe's) and continues to the subdivisions of Harrison Ave. Multiple residential and commercial developments in the immediate area. Flood Zone X. Possible subdivision and/or rezoning for development. Undeveloped streets may be revoked with parish approval. The owner may consider selling individual squares separately.

PROPERTY FEATURES

- Corner of Falconer Dr and Crestwood Blvd
- Directly behind Lowe's
- Near Walmart Supercenter, Home Depot, Multiple commercial and residential developments
- Flood Zone X
- Possible subdivision or rezoning available

KW COMMERCIAL
1522 W. Causeway Approach
Mandeville, LA 70471

LIZBY EUSTIS
CCIM, Each Office Independently Owned & Operated
985.966.2712
leustis@att.net
LA #Licensed In LA

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

www.kwcommercial.com

LAND FOR SALE

3.96 ACRES BEHIND LOWE'S, COVINGTON

Falconer Dr, Covington, LA 70433



KW COMMERCIAL
1522 W. Causeway Approach
Mandeville, LA 70471

LIZBY EUSTIS
CCIM, Each Office Independently Owned & Operated
985.966.2712
leustis@att.net
LA #Licensed In LA

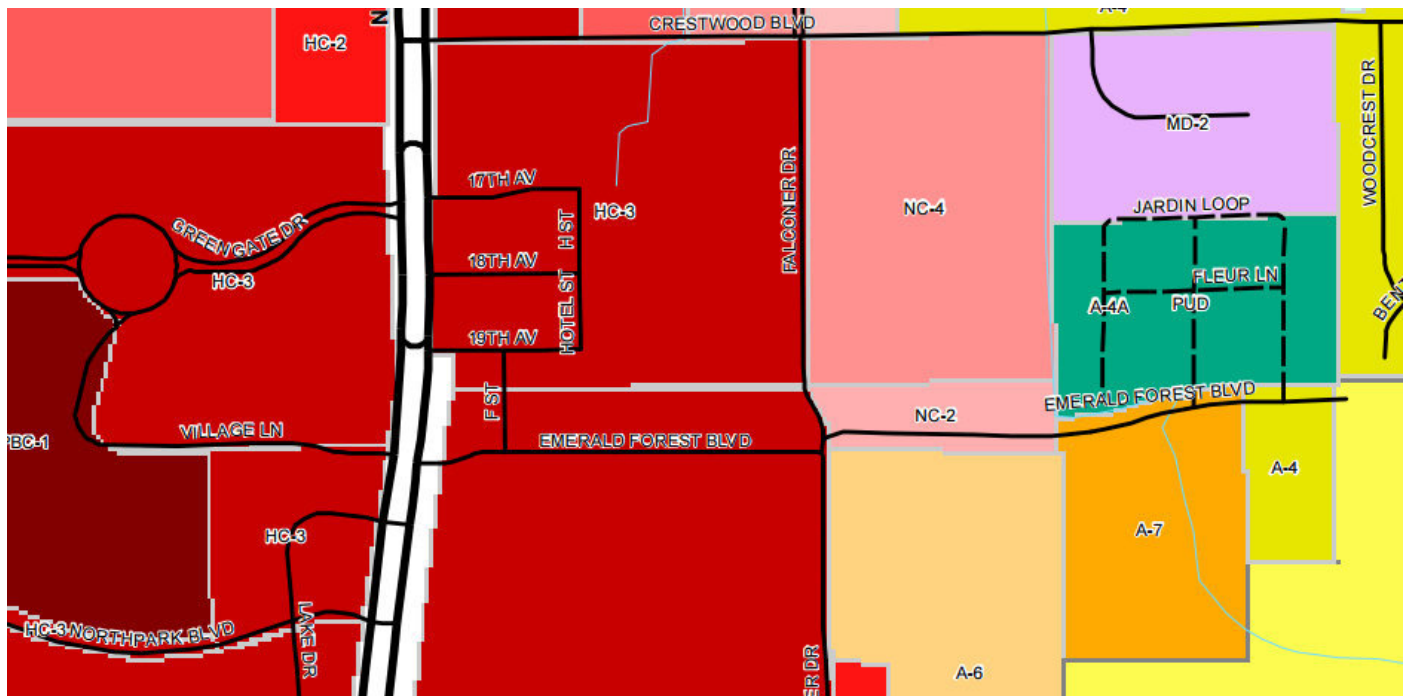
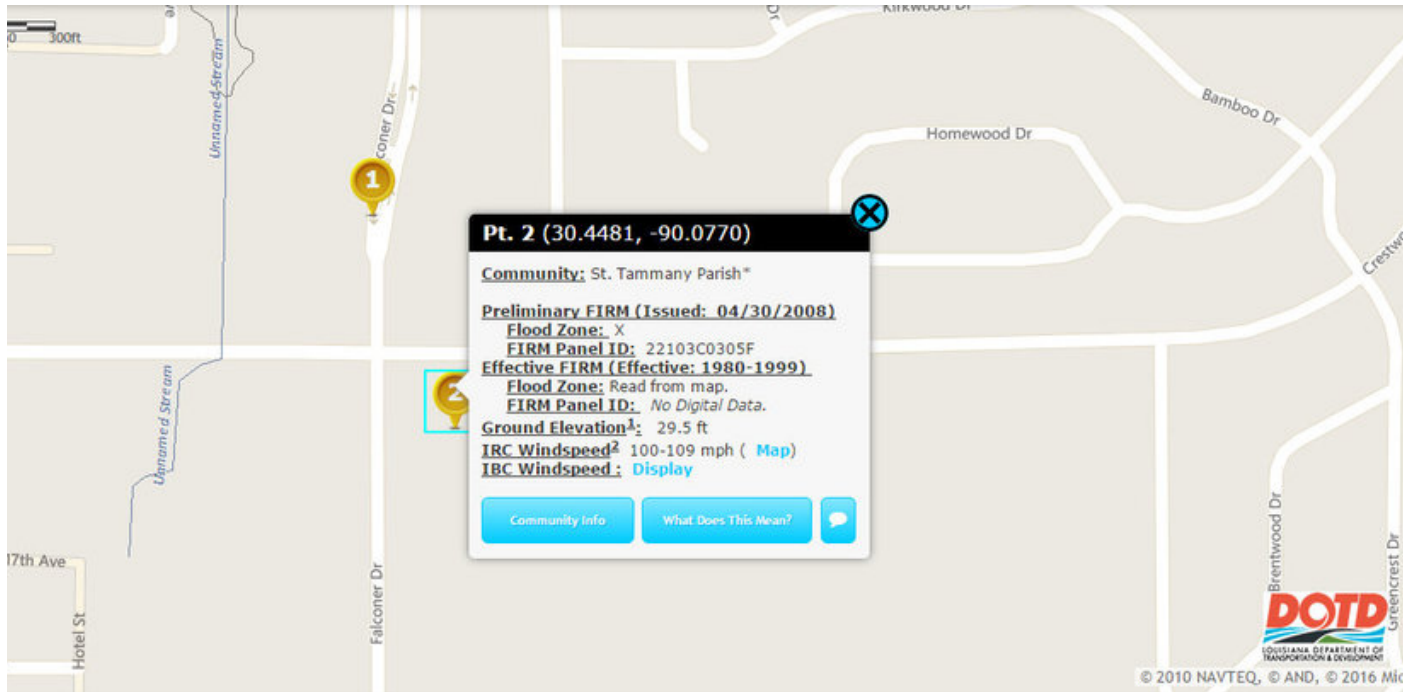
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

www.kwcommercial.com

LAND FOR SALE

3.96 ACRES BEHIND LOWE'S, COVINGTON

Falconer Dr, Covington, LA 70433



KW COMMERCIAL
1522 W. Causeway Approach
Mandeville, LA 70471

LIZBY EUSTIS
CCIM, Each Office Independently Owned & Operated
985.966.2712
leustis@att.net
LA #Licensed In LA

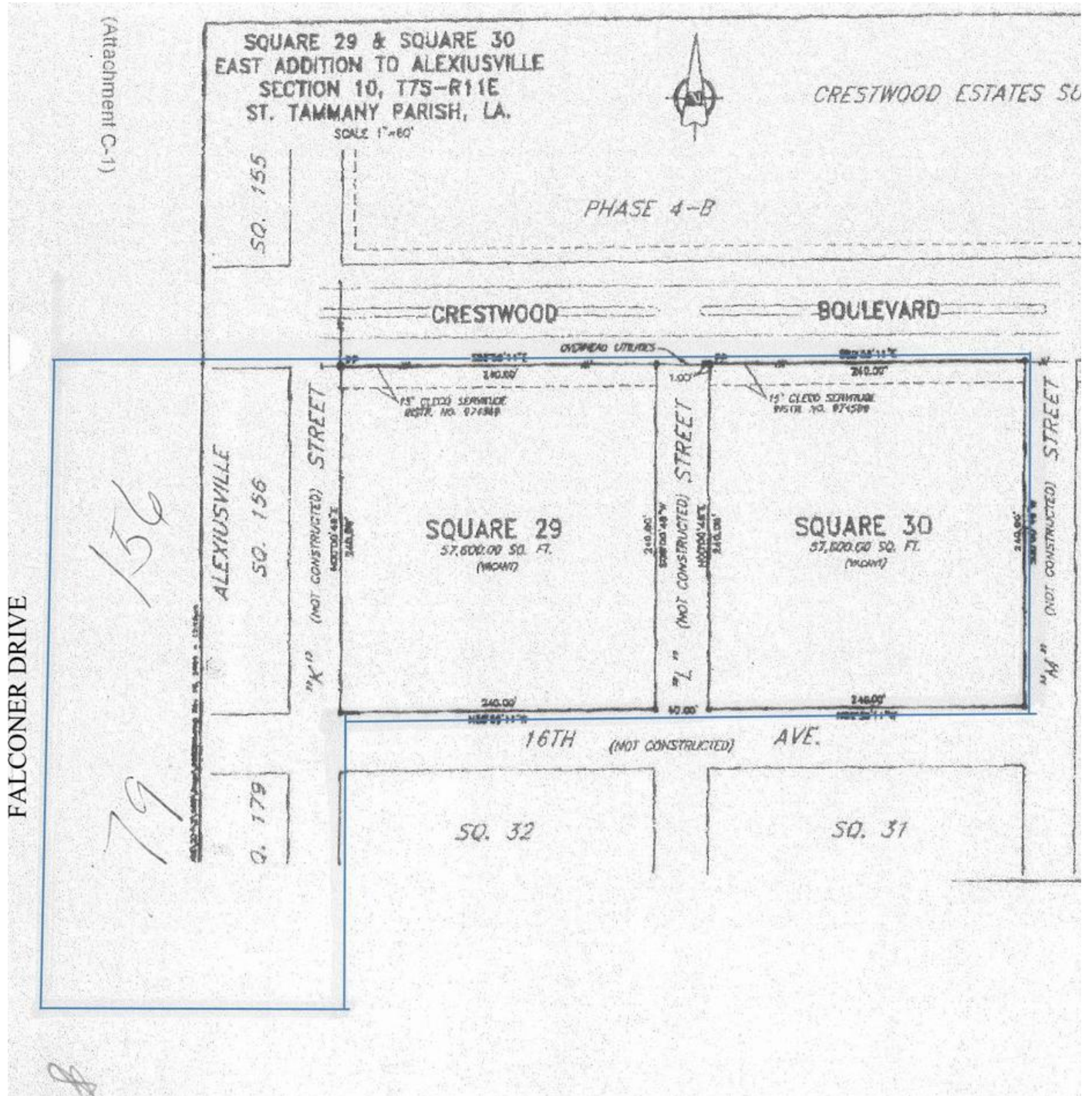
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

www.kwcommercial.com

3.96 ACRES BEHIND LOWE'S, COVINGTON



KW
COMMERCIAL



LIZBY EUSTIS
CCIM, Each Office Independently Owned & Operated
985.966.2712
leustis@att.net
LA #Licensed In LA

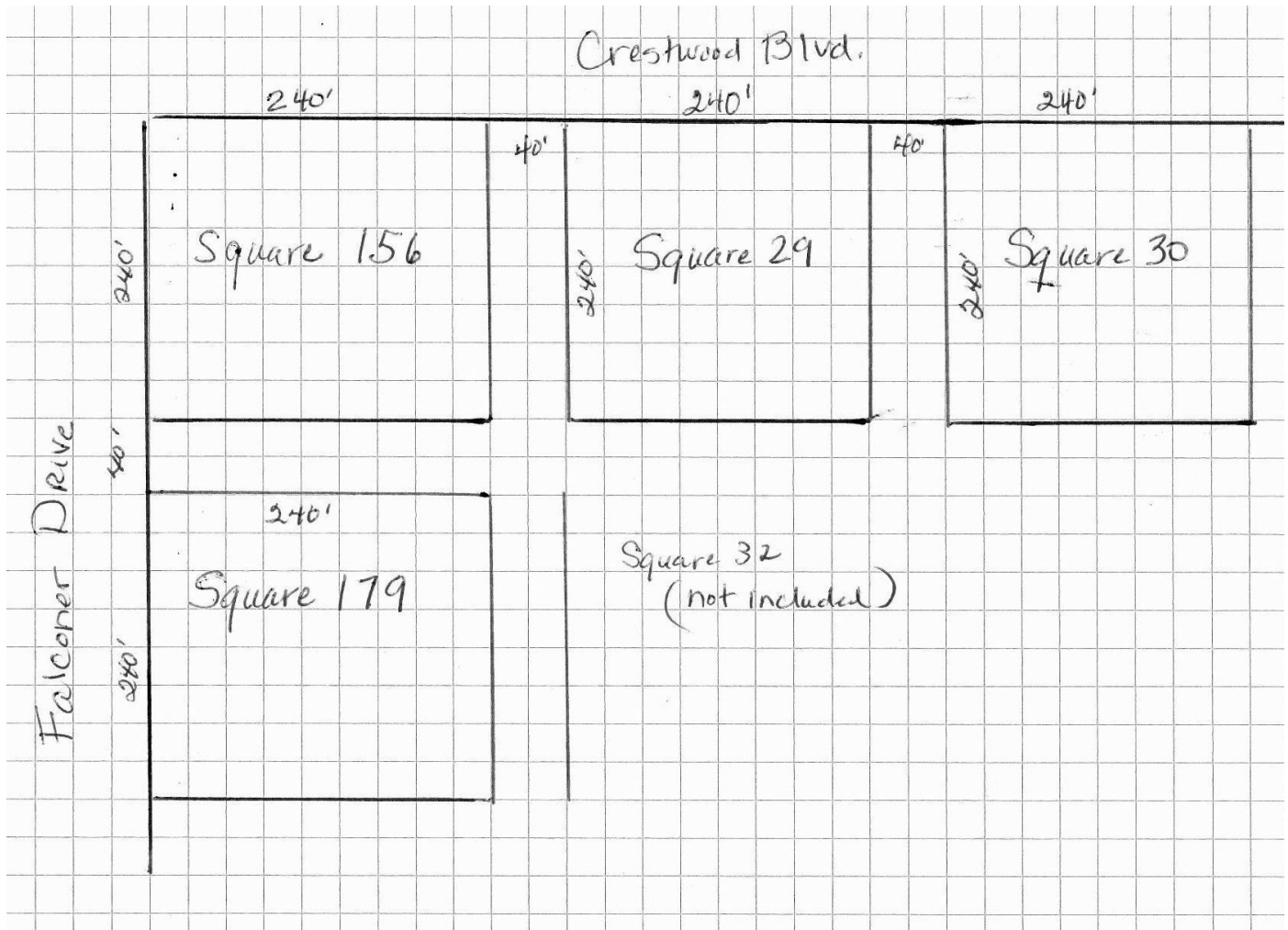
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

www.kwcommercial.com

LAND FOR SALE

3.96 ACRES BEHIND LOWE'S, COVINGTON

Falconer Dr, Covington, LA 70433



KW COMMERCIAL
1522 W. Causeway Approach
Mandeville, LA 70471

LIZBY EUSTIS
CCIM, Each Office Independently Owned & Operated
985.966.2712
leustis@att.net
LA #Licensed In LA

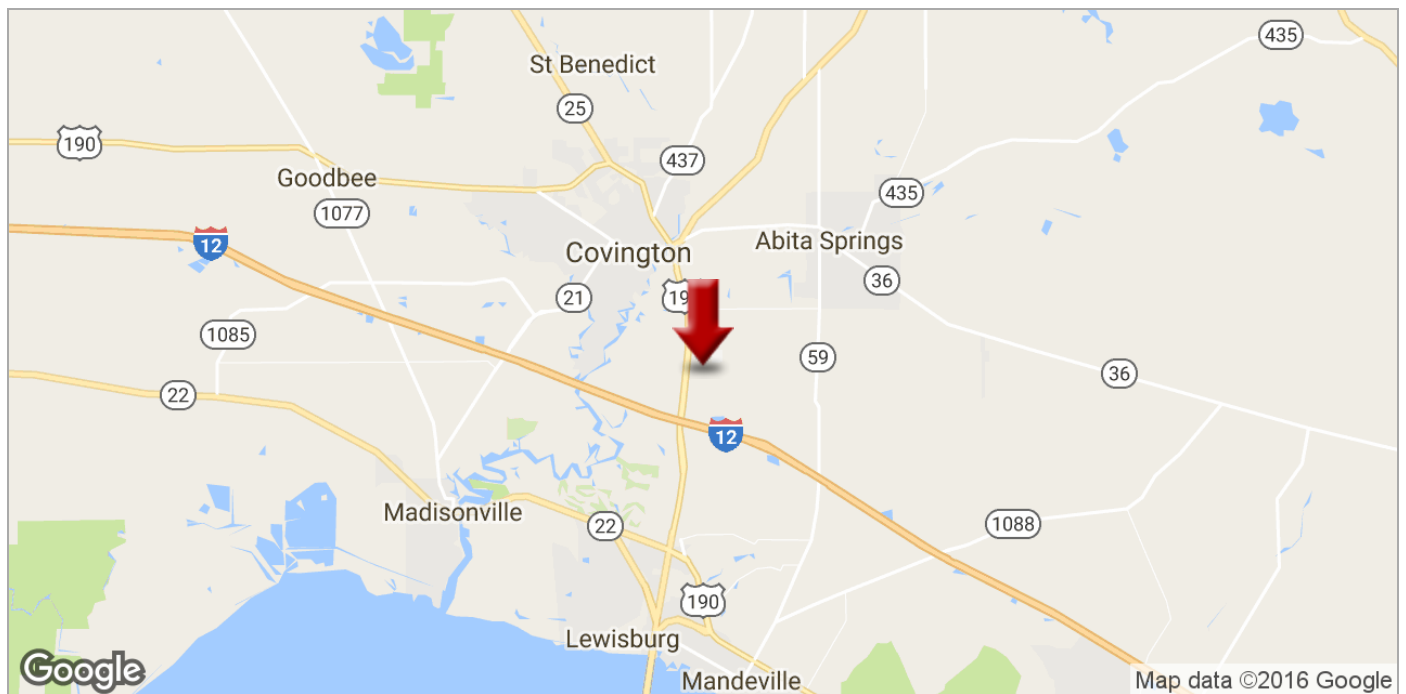
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

www.kwcommercial.com

LAND FOR SALE

3.96 ACRES BEHIND LOWE'S, COVINGTON

Falconer Dr, Covington, LA 70433



KW COMMERCIAL
1522 W. Causeway Approach
Mandeville, LA 70471

LIZBY EUSTIS
CCIM, Each Office Independently Owned & Operated
985.966.2712
leustis@att.net
LA #Licensed In LA

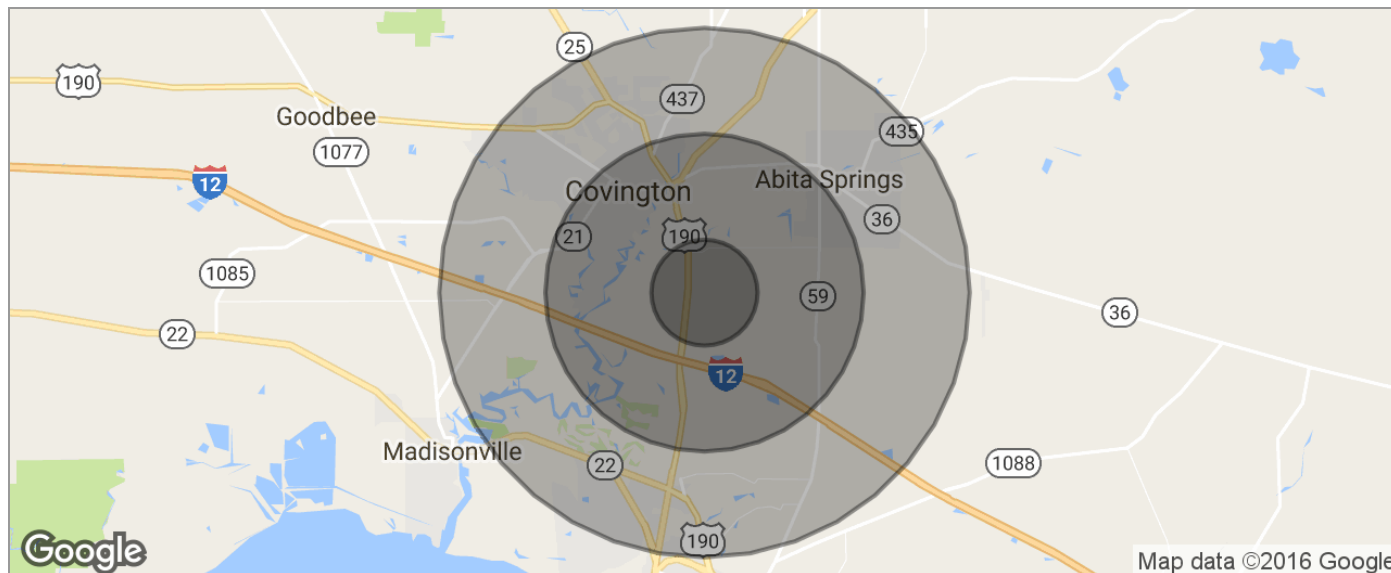
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

www.kwcommercial.com

LAND FOR SALE

3.96 ACRES BEHIND LOWE'S, COVINGTON

Falconer Dr, Covington, LA 70433



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,385	26,028	57,855
MEDIAN AGE	33.8	37.6	39.8
MEDIAN AGE (MALE)	31.9	36.1	38.5
MEDIAN AGE (FEMALE)	38.1	40.3	41.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,744	9,990	21,666
# OF PERSONS PER HH	2.5	2.6	2.7
AVERAGE HH INCOME	\$62,208	\$79,780	\$91,283
AVERAGE HOUSE VALUE	\$314,263	\$316,824	\$326,062
RACE	1 MILE	3 MILES	5 MILES
% WHITE	90.3%	88.2%	88.4%
% BLACK	5.2%	8.8%	8.3%
% ASIAN	1.0%	1.0%	1.5%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.1%	0.2%
% OTHER	2.4%	1.1%	0.7%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	5.3%	3.9%	3.5%

* Demographic data derived from 2010 US Census

KW COMMERCIAL
1522 W. Causeway Approach
Mandeville, LA 70471

LIZBY EUSTIS
CCIM, Each Office Independently Owned & Operated
985.966.2712
leustis@att.net
LA #Licensed In LA

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

www.kwcommercial.com