

LAND FOR SALE

MILITARY ROAD COMMERCIAL LAND

72147 Military Road, Covington, LA 70433



SALE PRICE: \$1,850,000

PRICE PER ACRE: \$347,092

LOT SIZE: 5.33 Acres

ZONING: HC-2

USES: Retail, Commercial, Office, Industrial

CROSS STREETS: E Boston, Hwy 21, Hwy 36

BROCHURE DATE: 10/10/17

PROPERTY OVERVIEW

Rare opportunity to purchase 5.33 Acres of beautiful property located at the entrance to Covington on Bogue Falaya River. 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, however, this listing is for the entire parcel. There is approximately 3.75 to 4 acres of usable land. There is a bluff alongside the river (approximately 470 feet on river bank). Site has multiple potential uses. Lots of history! Also available as 1 acre parcel without river access. See MLS #2126007

PROPERTY FEATURES

- Great opportunity to own 5.33 Acres of property on Bogue Falaya River
- Includes approximately 3.74 to 4 acres of usable land
- Multiple potential uses and lots of history

KW COMMERCIAL
1522 W. Causeway Approach
Mandeville, LA 70471

LIZBY EUSTIS
CCIM, Each Office Independently Owned & Operated
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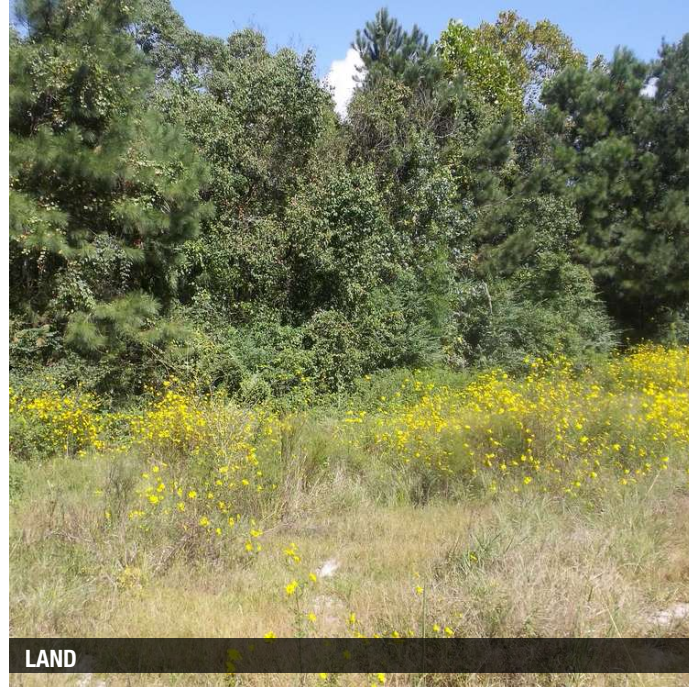
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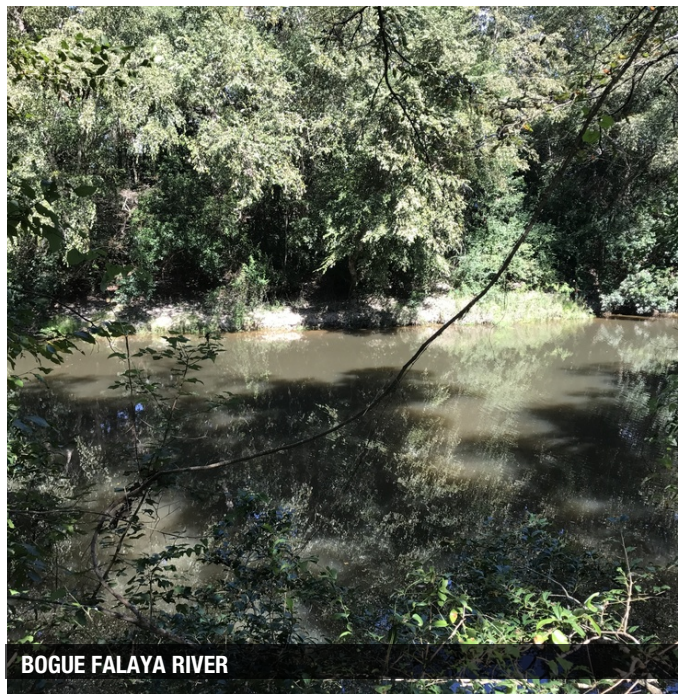
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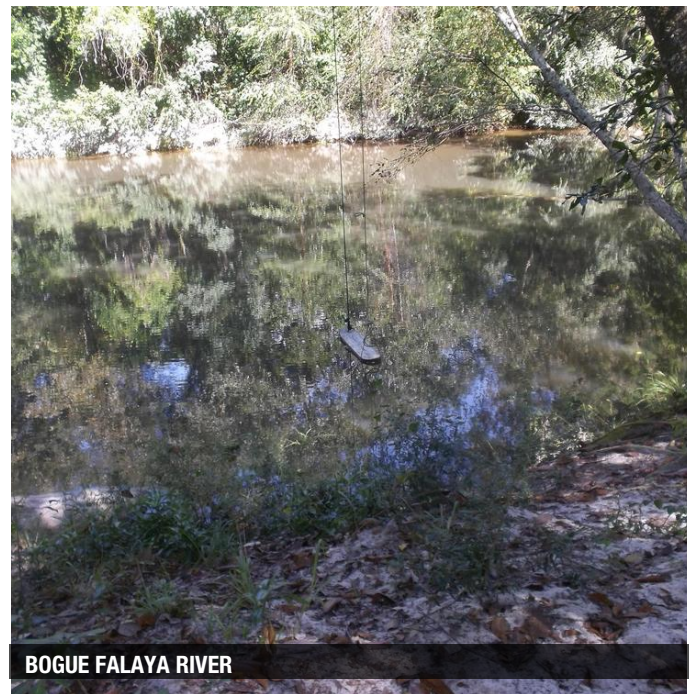
OPEN AREA



LAND



BOGUE FALAYA RIVER



BOGUE FALAYA RIVER

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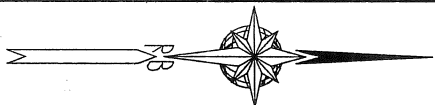
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LINE	BEARING	DISTANCE
L1	S69°31'02"W	21.10'
L2	S84°41'46"W	15.12'
L3	N00°51'46"E	14.50'
L4	N62°48'14"W	19.80'
L5	N27°41'46"E	36.00'
L6	N65°33'14"W	33.60'
L7	N27°32'42"W	36.45'



BOGUE FALAYA RIVER

5.328 ± ACRES

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

THE RECORDS AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVICES AND RESTRICTIONS ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY.

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

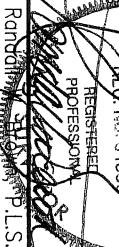
RANDALL W. BROWN
REG. NO. 04568

Randall W. Brown & Associates, Inc.

Professional Land Surveyors
Planners • Consultants

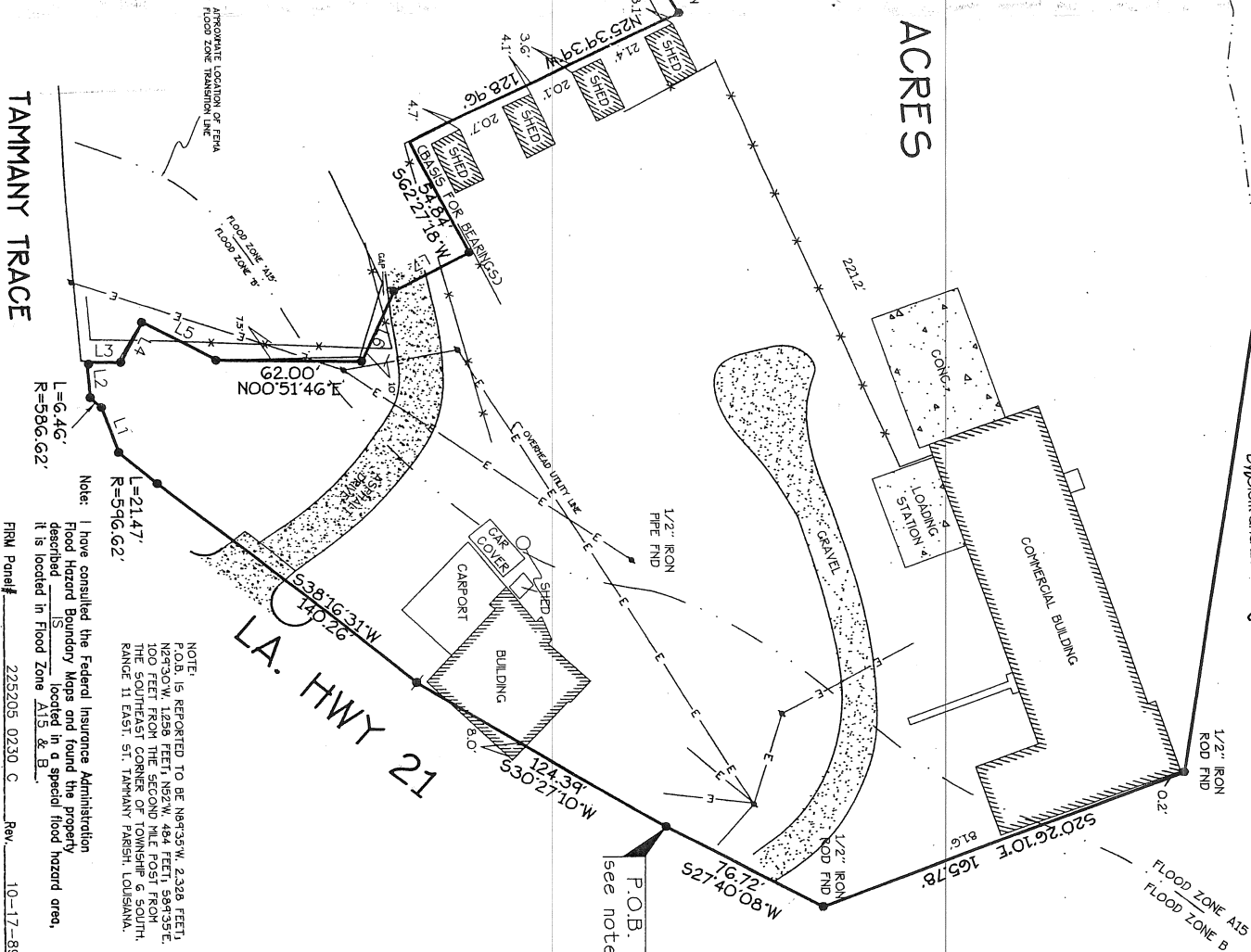
228 W. Causeway App. Mandeville, LA 70448

(985) 624-5368 FAX (985) 624-5309



• DENOTES 1/2" IRON PIPE SET
UNLESS OTHERWISE NOTED

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 # 121491 for the original records. Given under my hand and seal of office this the 9 day of March, 2009
Dyblek and Ex-Officio Recorder



225205 0230 C Rev. 10-17-89

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Keller Williams Realty Services

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



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 Catylist Research

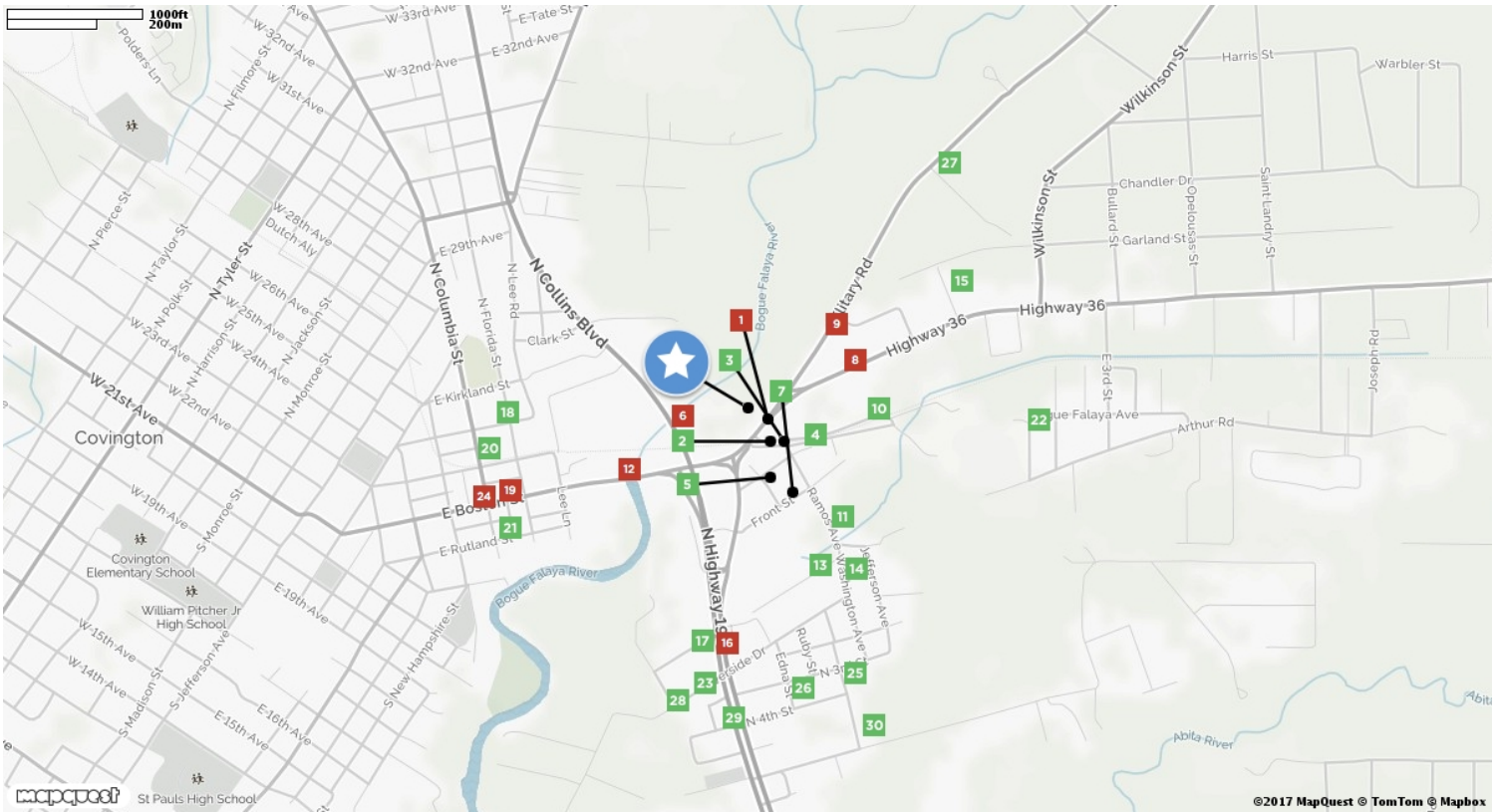
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Traffic Counts



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

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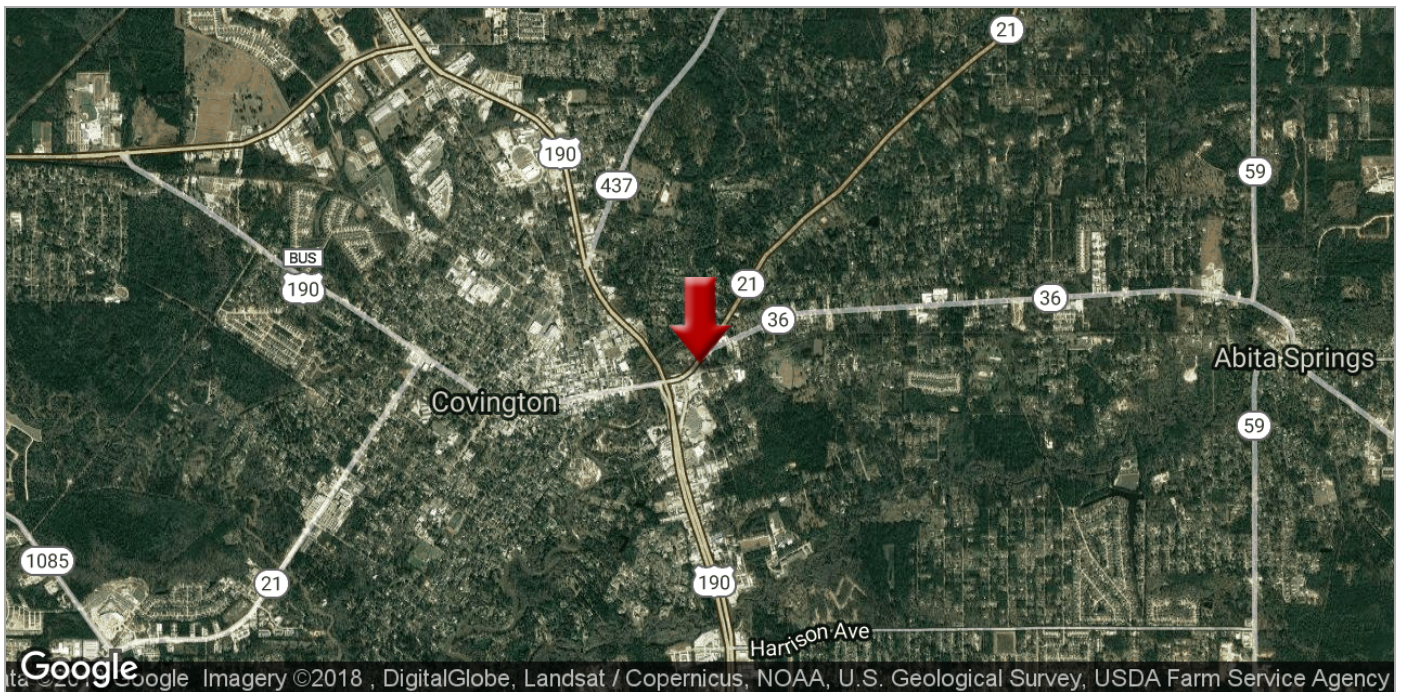
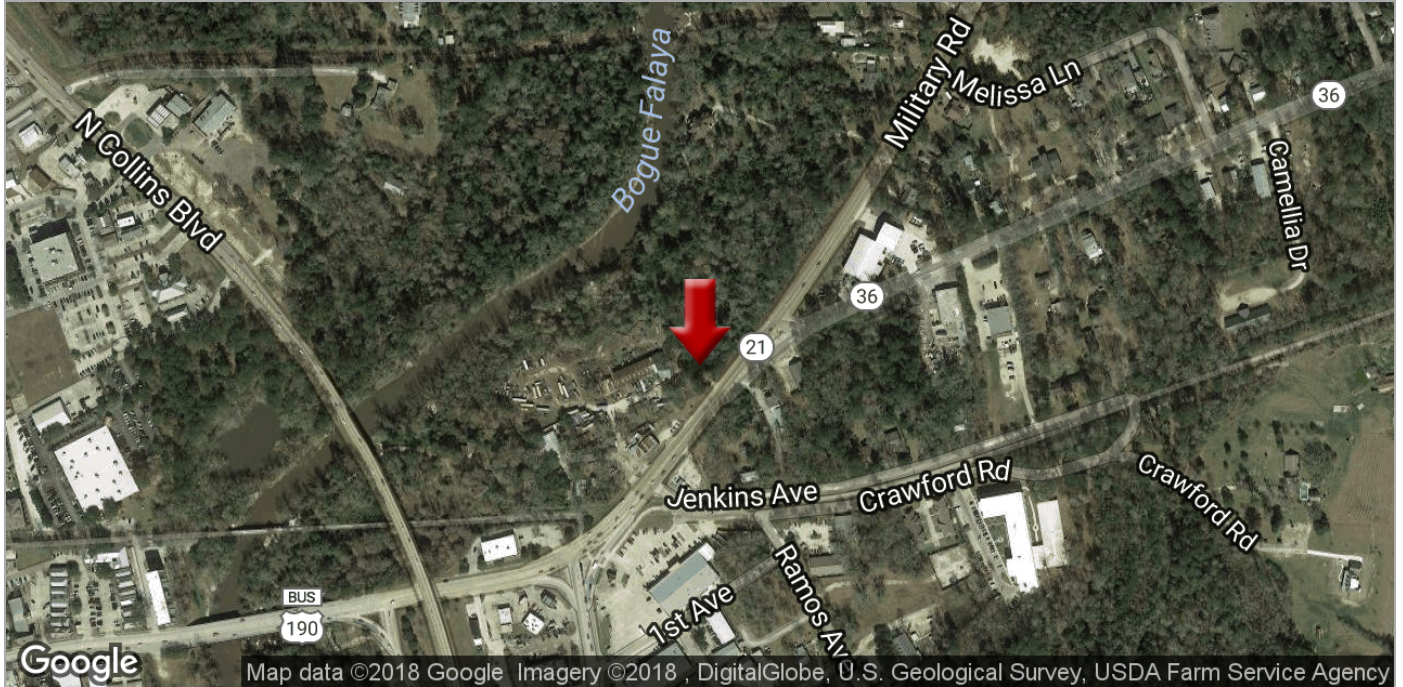


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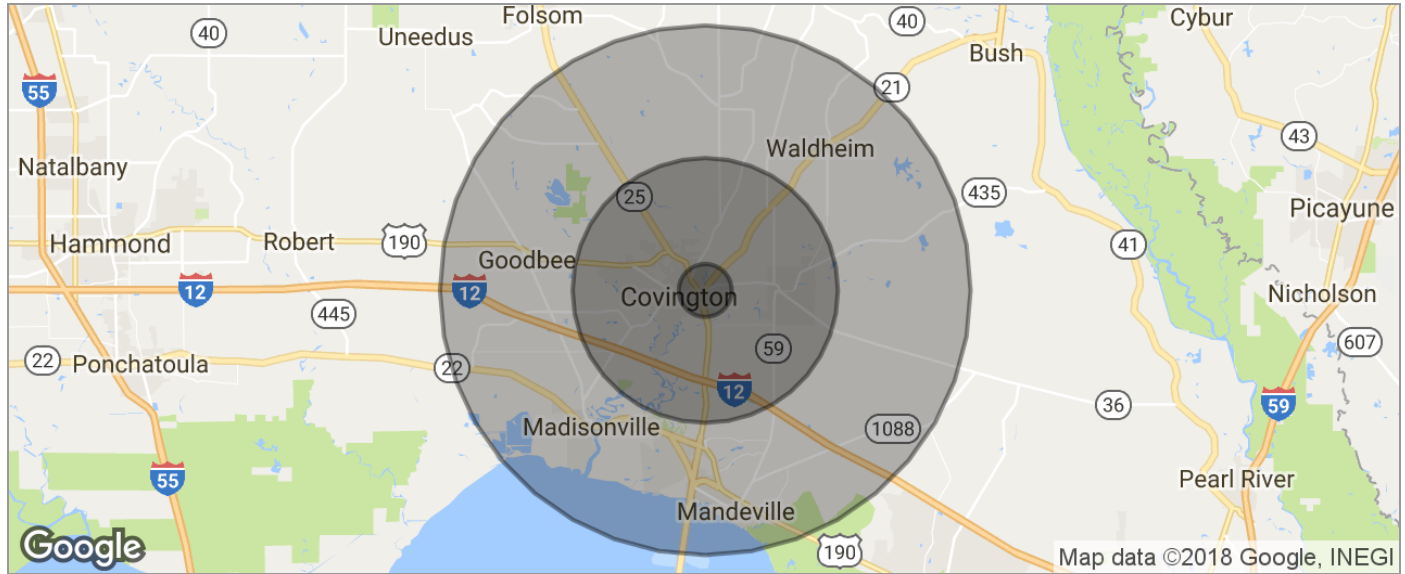
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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	604	15,909	78,241
MEDIAN AGE	38.2	38.5	39.8
MEDIAN AGE (MALE)	41.2	38.4	38.6
MEDIAN AGE (FEMALE)	35.7	39.7	41.4
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	228	5,853	29,249
# OF PERSONS 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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