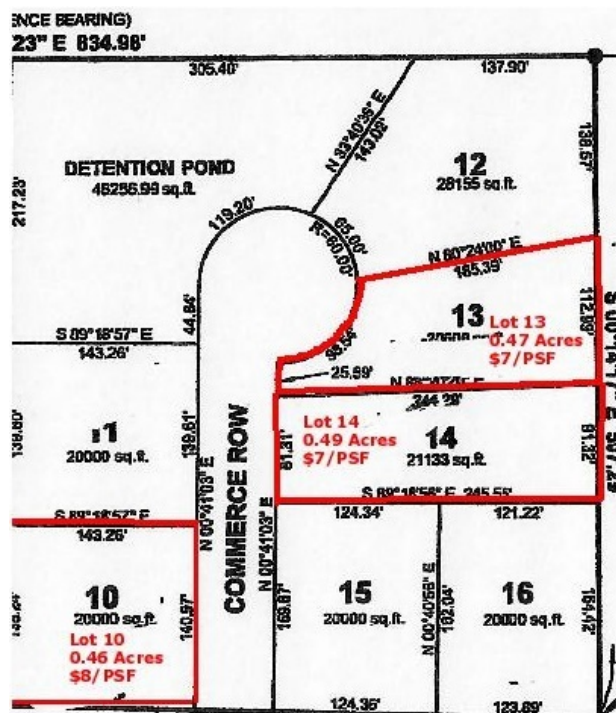


LAND FOR SALE

KOOP COMMERCIAL OFFICE PARK LAND

Lots 10/13/14, Commerce Row, Mandeville, LA 70471



SALE PRICE:	Lot 10 - \$160,000
	Lot 13 - \$144,000
	Lot 14 - \$158,500
LOT SIZES:	Lot 10 - 0.46 Acres
	Lot 13 - 0.47 Acres
	Lot 14 - 0.49 Acres
ZONING:	HC-2 - Highway Commercial
MARKET:	New Orleans
SUBMARKET:	Northshore New Orleans
BROCHURE DATE:	1/10/19

PROPERTY OVERVIEW

First time available on market! Three lots available in Koop Drive Commercial Office Park. Lot 10 (0.46 Acres - \$8/PSF) is at corner of Koop Drive and Commerce Row. Lot 13 (0.47 Acres - \$7/PSF) is in cul de sac of Commerce Row. Lot 14 (0.49 Acres - \$7/PSF) neighbors Lot 13 on East side of Commerce Row. Perfect for your office or retail business and just a half-mile from I-12!

PROPERTY HIGHLIGHTS

- 3 Lots Available
- Corner Lot 10 (0.46 Acres), Cul De Sac Lot 13 (0.47 Acres), In-Line Lot 14 (0.49 Acres)
- Lots 13/14 Can Be Combined For An Acre
- Ideal for Office, Governmental, or Retail
- Half-Mile from I-12 Off Highway 59 Corridor, Next To St. Tammany Government Complex

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1522 W. Causeway Approach
Mandeville, LA 70471

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Lot 10 - Corner Lot



Lot 13 - Cul De Sac Lot



Lot 14 - In-Line Lot



Street View - Commerce Way

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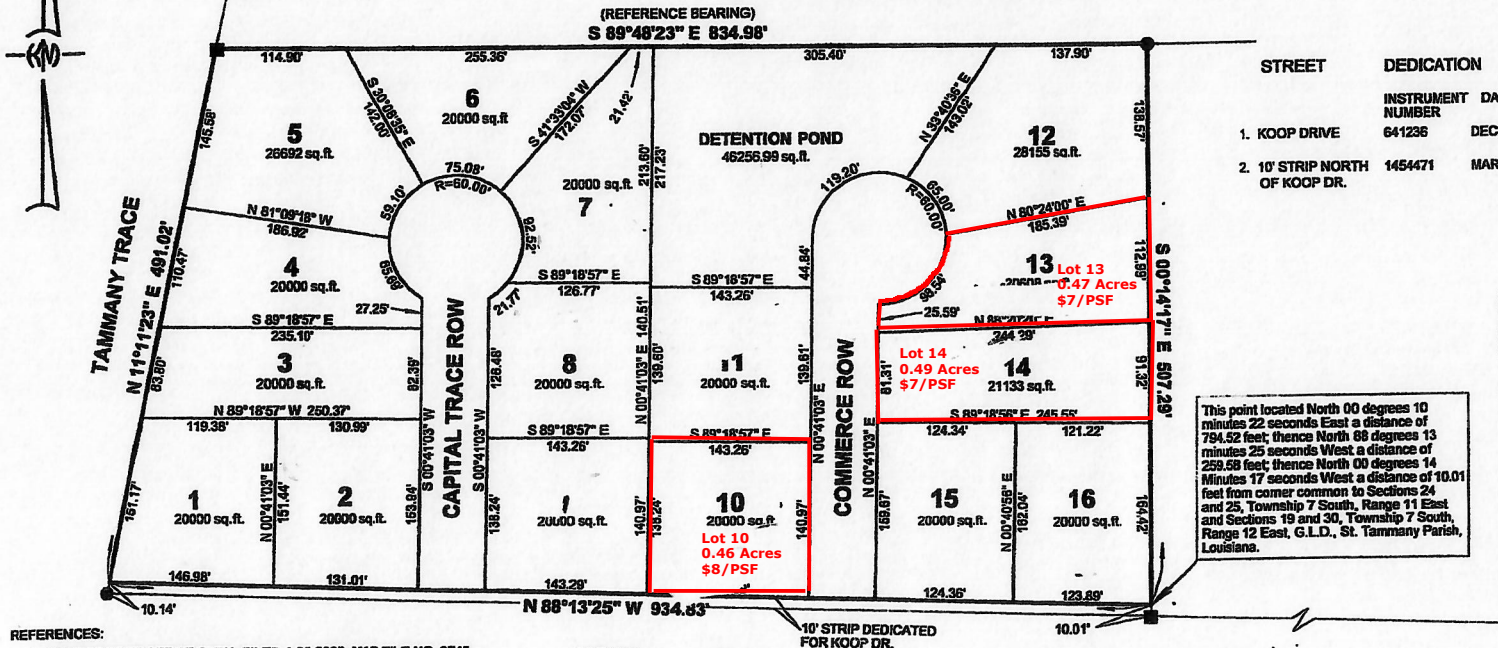
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KOOP OFFICE PARK
10.05 ACRES
SECTION 24, T-7-S, R-11-E
ST. TAMMANY PARISH, LOUISIANA



STREET	DEDICATION		CORRECTION	
	INSTRUMENT NUMBER	DATE	INSTRUMENT NUMBER	DATE
1. KOOP DRIVE	641236	DEC. 15, 1986		
2. 10' STRIP NORTH OF KOOP DR.	1454471	MAR. 31, 2004		

LA. HWY. 59

This point located North 00 degrees 10 minutes 22 seconds East a distance of 794.52 feet; thence North 68 degrees 13 minutes 25 seconds West a distance of 259.58 feet; thence North 00 degrees 14 minutes 17 seconds West a distance of 10.01 feet from corner common to Sections 24 and 25, Township 7 South, Range 11 East and Sections 19 and 30, Township 7 South, Range 12 East, G.L.D., St. Tammany Parish, Louisiana.

REFERENCES:

1. PLAT OF KOOP OFFICE PARK, FILED 1-26-2005, MAP FILE NO. 3745.
2. REVISION TO PLAT RESTRICTIVE COVENANTS, INST. NO. 1478631.
3. ACT OF CORRECTION TO RESTRICTIVE COVENANTS, INST. NO. 1476312.

LEGAL DESCRIPTION

A certain parcel of land situated in Section 24, Township 7 South, Range 11 East, St. Tammany Parish, Louisiana and more particularly described as follows:
Commence at the corner common to Sections 24 and 25, Township 7 South, Range 11 East and Sections 19 and 30, Township 7 South, Range 12 East and measure North 00 degrees 10 minutes 22 seconds East a distance of 794.52 feet; thence North 68 degrees 13 minutes 25 seconds West a distance of 259.58 feet; thence North 00 degrees 14 minutes 17 seconds West a distance of 10.01 feet to the POINT OF BEGINNING.

From the POINT OF BEGINNING run North 88 degrees 13 minutes 25 seconds West a distance of 934.83 feet; thence North 11 degrees 11 minutes 23 seconds East a distance of 491.02 feet; thence South 89 degrees 48 minutes 23 seconds East a distance of 834.98 feet; thence South 00 degrees 14 minutes 17 seconds East a distance of 507.29 feet to the POINT OF BEGINNING, and containing 10.05 acres, more or less.

LEGEND

- = 1/2" IRON PIPE FOUND
- = 1/2" IRON ROD FOUND

WE CERTIFY THAT THIS MAP REPRESENTS A BEARING NOTATION FOR THE BOUNDARY AND ALL OF THE LOTS AND THE S.D.B. HAS CHANGED. ALL OF THE DISTANCES AND THE SQUARE FOOTAGES OF THE LOTS ARE UNCHANGED.

KELLY J. McHUGH REG. NO. 4443
5-18-11
CERTIFIED CORRECT AND IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND AND COMPLYING WITH THE CURRENT APPLICABLE STANDARDS OF PRACTICE FOR A CLASS "C" SURVEY. RED STAMP SIGNIFIES CORRECT PLAT.

KOOP OFFICE PARK
10.05 ACRES
SECTION 24, T-7-S, R-11-E
ST. TAMMANY PARISH, LOUISIANA

KELLY J. McHUGH & ASSOC., INC.
CIVIL ENGINEERS & LAND SURVEYORS
845 GALVEZ ST., MANDEVILLE, LA. 70651

SCALE: 1" = 100' DATE: 05/02/2011
DRAWN: R.F.D. JOB NO.: 10-261-KOOP
REVISED: 05/17/2011

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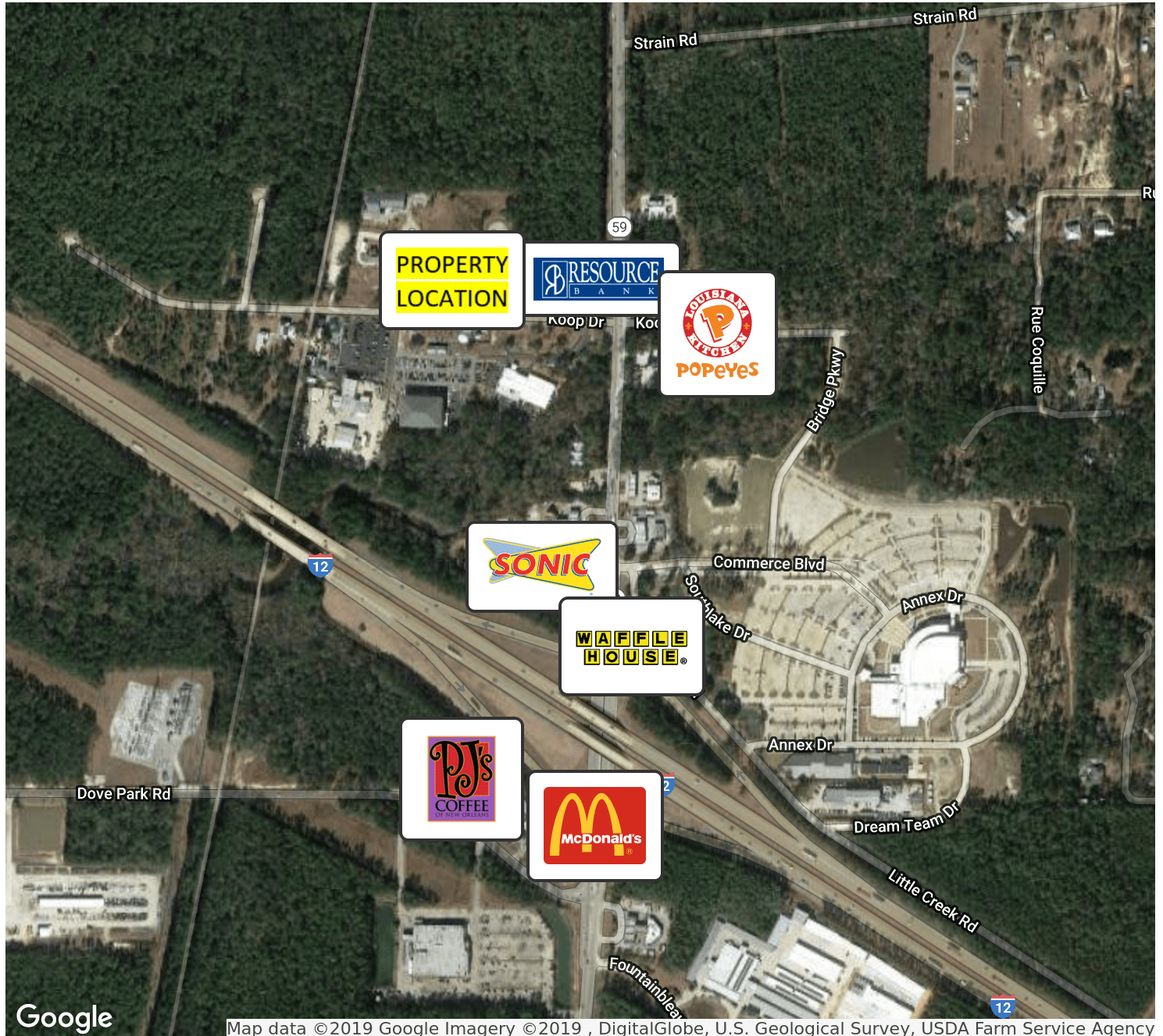
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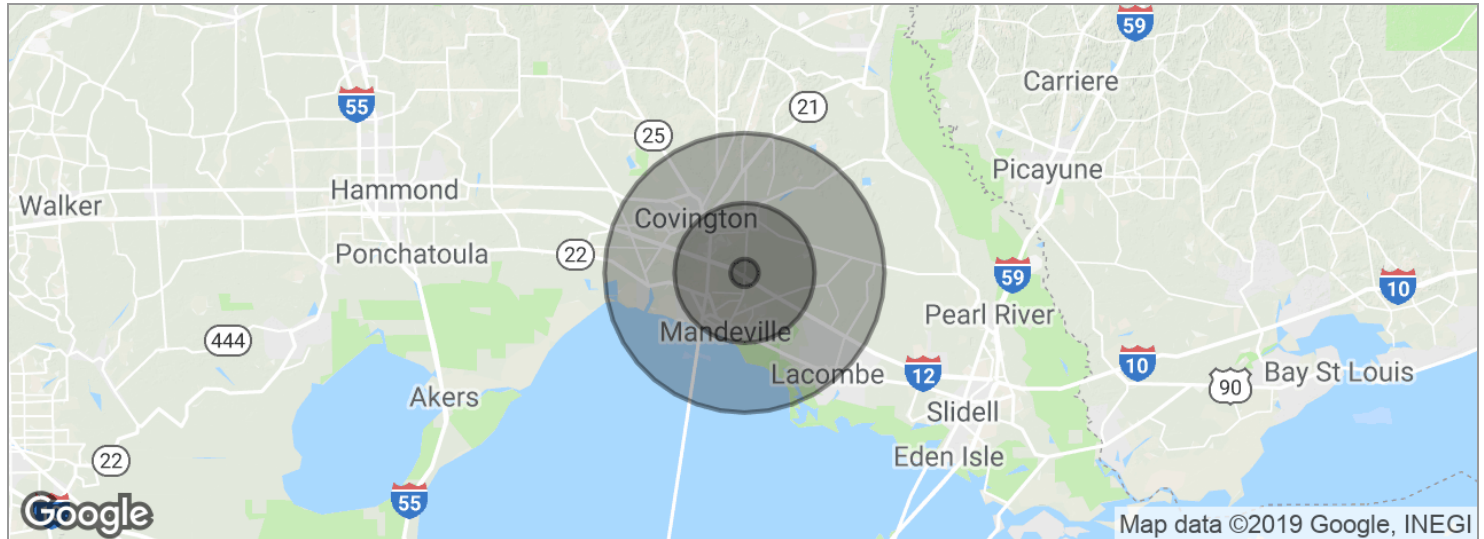
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,217	58,462	110,008
Median age	35.6	38.9	39.6
Median age (male)	35.4	37.5	38.0
Median age (Female)	35.7	40.4	41.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	441	21,436	40,891
# of persons per HH	2.8	2.7	2.7
Average HH income	\$84,682	\$90,668	\$87,276
Average house value	\$290,851	\$315,623	\$314,954

** Demographic data derived from 2010 US Census*

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