

## LAND FOR SALE

### 5+ ACRES - DOWNTOWN COVINGTON AT CLAIBORNE HILL

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 in downtown Covington at Claiborne Hill 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

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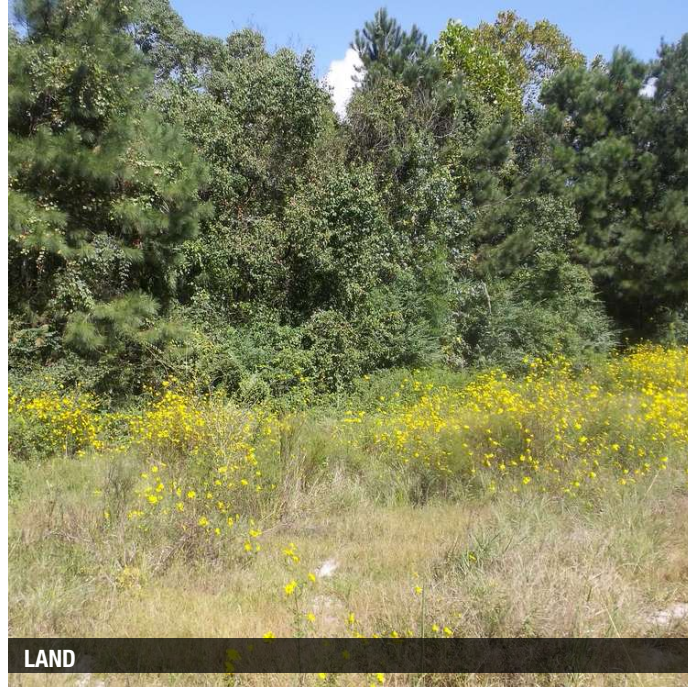
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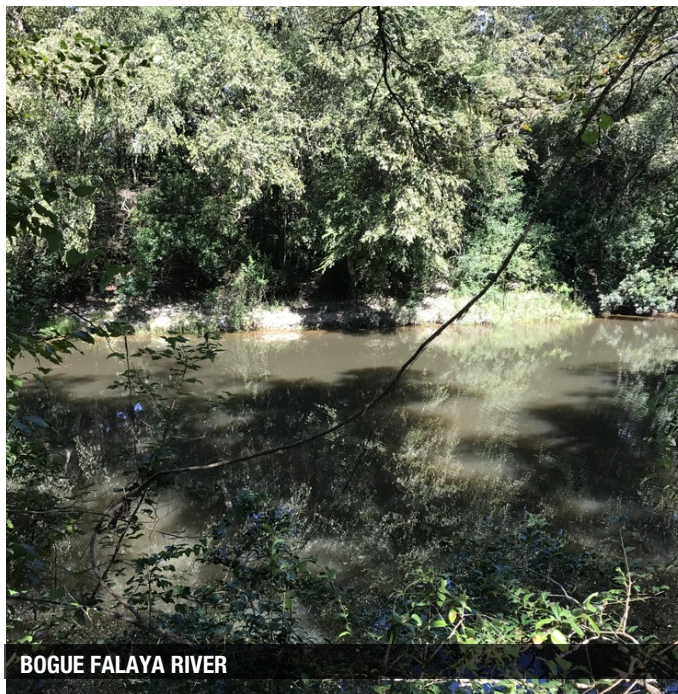
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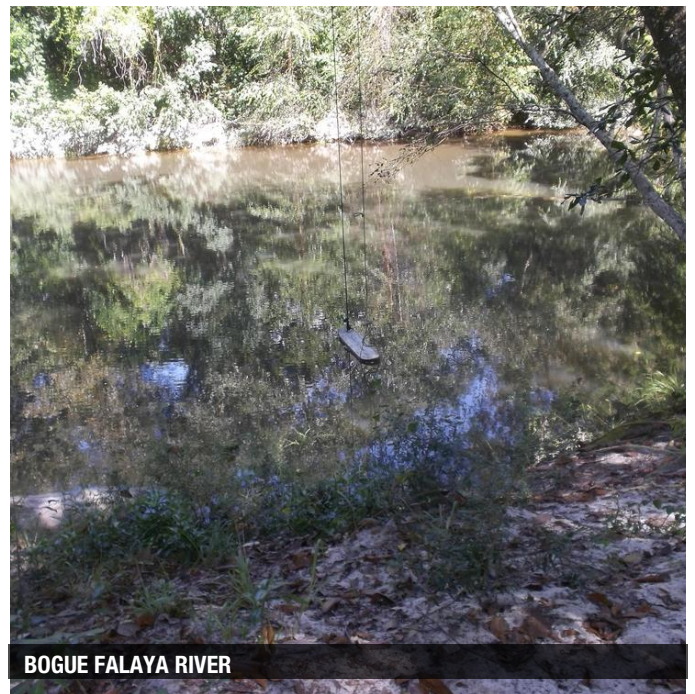
OPEN AREA



LAND



BOGUE FALAYA RIVER



BOGUE FALAYA RIVER

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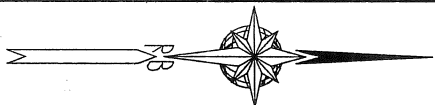
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LINE	BEARING	DISTANCE
L1	S69°31'02"W	21.10'
L2	S84°41'46"W	15.12'
L3	N00°51'46"E	14.50'
L4	N62°48'14"W	19.80'
L5	N27°41'46"E	36.00'
L6	N65°33'14"W	33.60'
L7	N27°32'42"W	36.45'



BOGUE FALAYA RIVER

5.328 ± ACRES

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

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 COMPIING THE DATA FOR THIS 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

PERMANENT LOCATION OF FEMA  
FLOOD ZONE TRANSITION LINE

FLOOD ZONE A  
FLOOD ZONE B

LA. HWY 21

TAMMANY TRACE

FMN Panel# 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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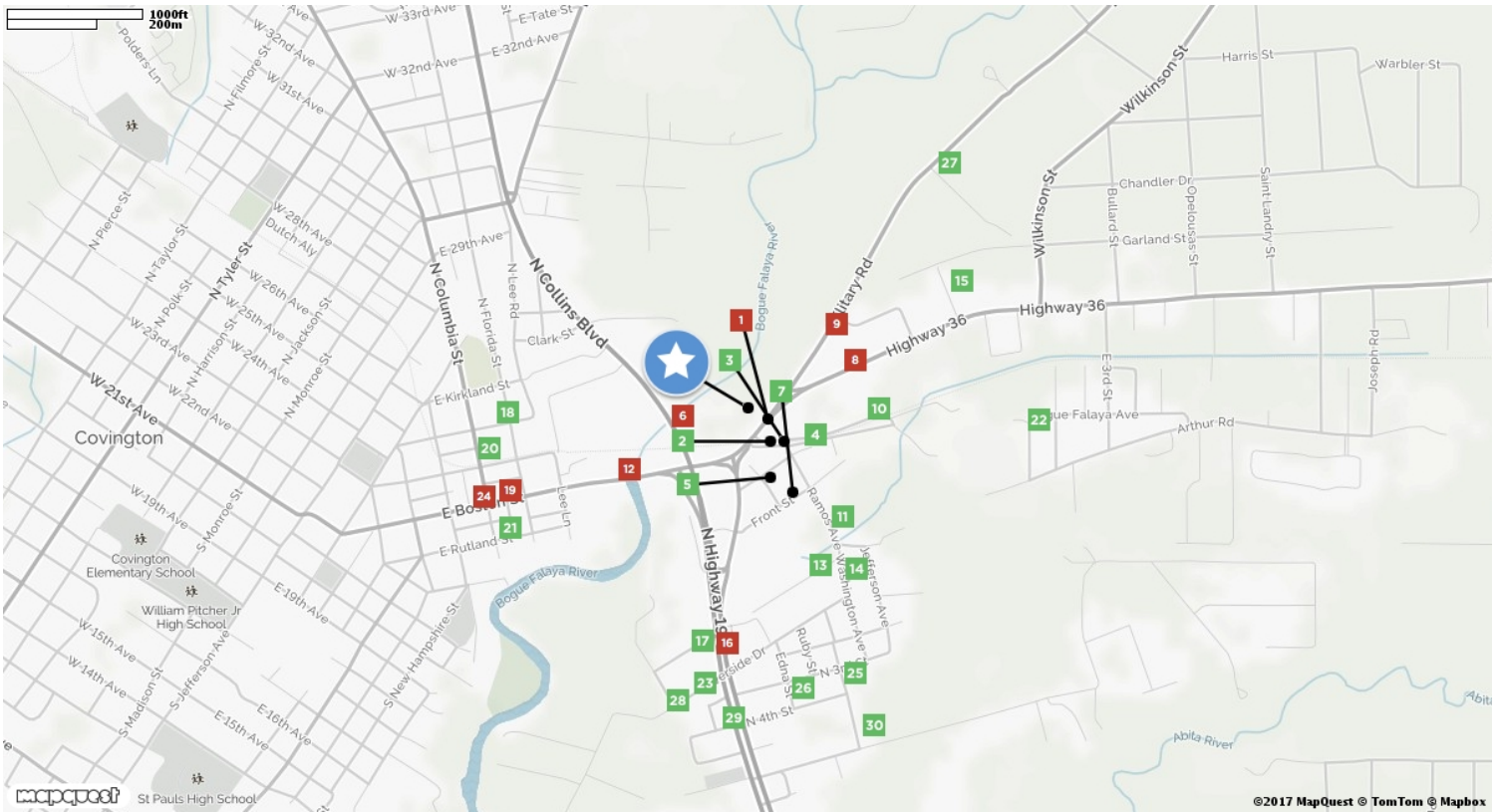


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## Traffic Counts



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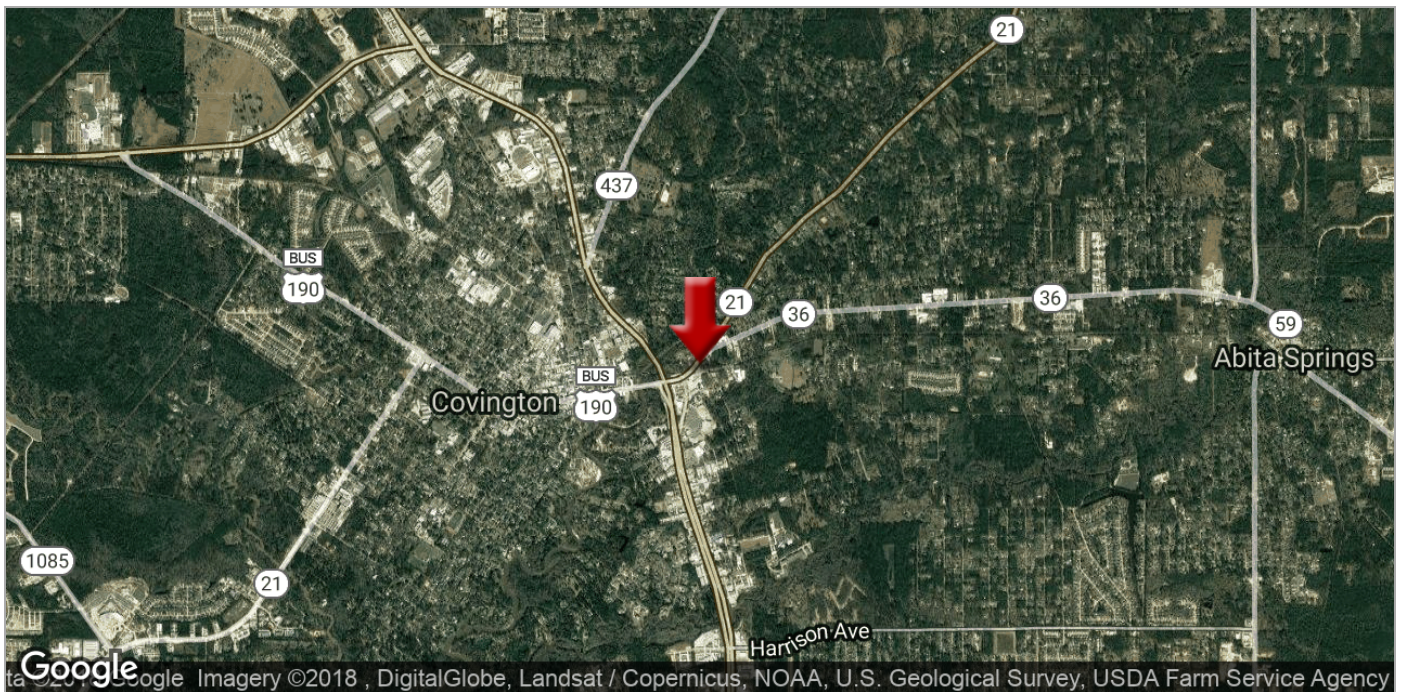
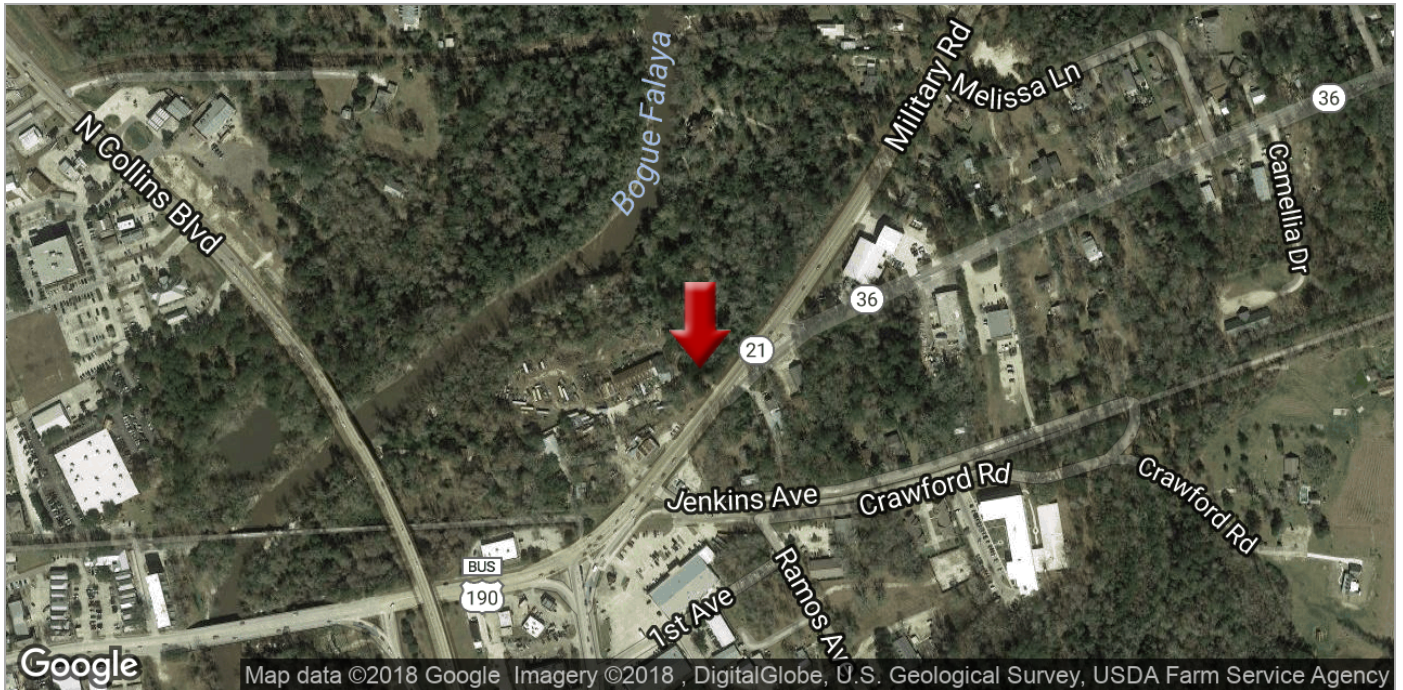
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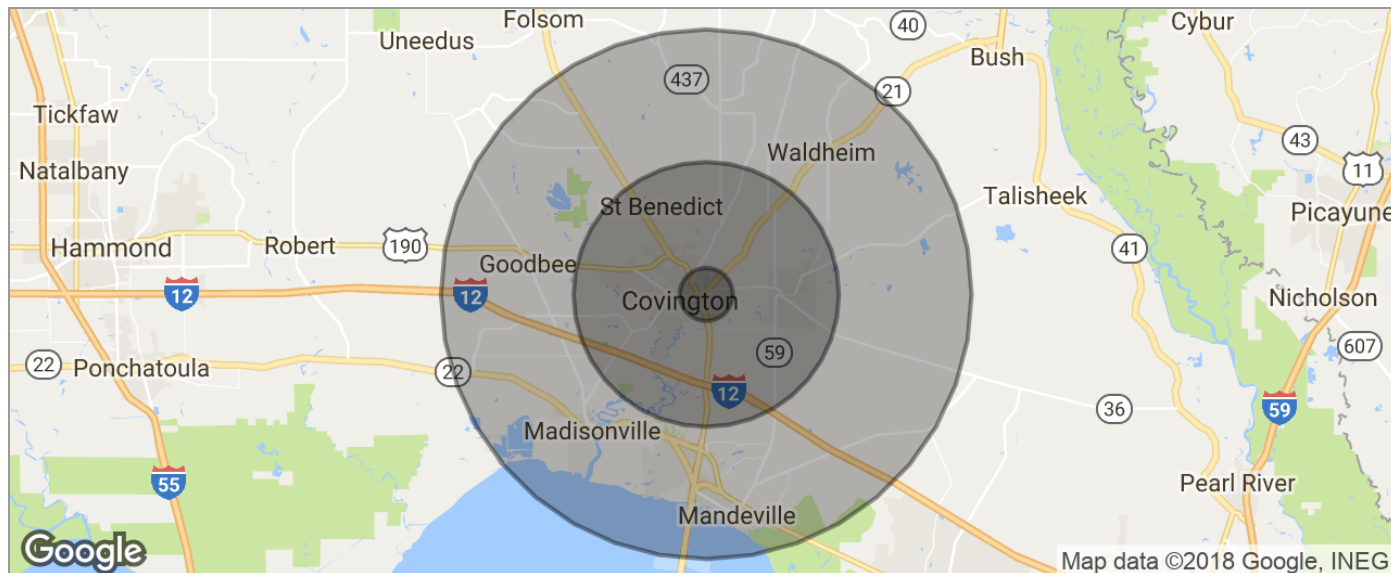
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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	604	15,909	78,241
MEDIAN AGE	38.2	38.5	39.8
MEDIAN AGE (MALE)	41.2	38.4	38.6
MEDIAN AGE (FEMALE)	35.7	39.7	41.4
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	228	5,853	29,249
# OF PERSONS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