

I-12 FRONTAGE ROAD

I-12 Frontage Road, Covington, LA 70433



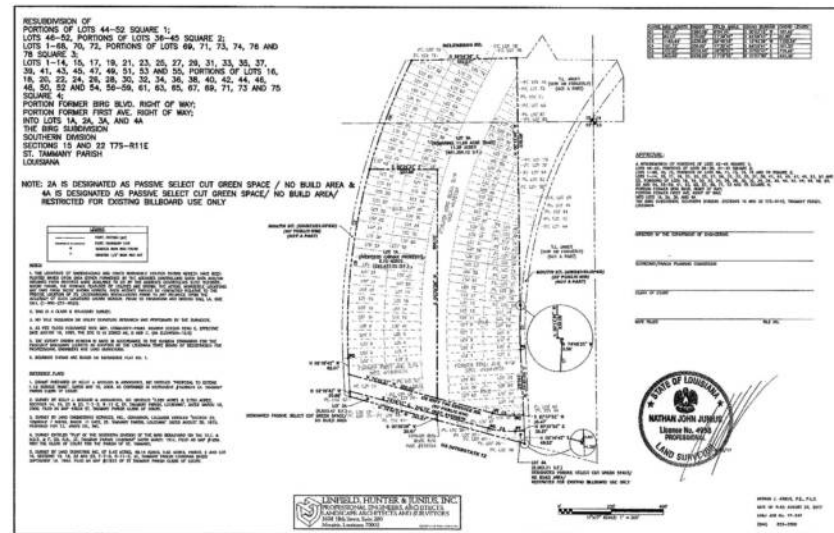
PROPERTY OVERVIEW

Not many properties still available on this busy intersection of Hwy 190 and I-12. Property is between the newly constructed Louisiana Organ Procurement Agency building and in-development CarMax. Property has access to Highway 190 Frontage Road and Helenberg Road. Parcel can be subdivided, but minimum acreage would be 5/+ acres or approximately 256 x 866.

PROPERTY HIGHLIGHTS

- Excellent Visibility from I-12
- Area of Large Box Retail and Car Dealers
- Traffic Count over 60,000 cars per day (DOTD)
- Can be subdivided

Sale Price:	\$11 Per Square Foot
Lot Size:	11.28 Acres
Location:	I-12 and Highway 190
Zoning:	NC1-4
Cross Streets:	Highway 190
Traffic Count:	60,000 Cars Daily (DOTD)
Brochure Date:	5/8/18

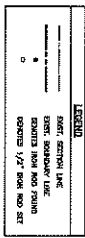


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1522 W. Causeway Approach
Mandeville, LA 70471

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RESUBDIVISION OF
PORTIONS OF LOTS 44-52 SQUARE 1;
LOTS 46-52, PORTIONS OF LOTS 36-45 SQUARE 2;
LOTS 1-68, 70, 72, PORTIONS OF LOTS 69, 71, 73, 74, 76 AND
78 SQUARE 3;
LOTS 1-14, 15, 17, 19, 21, 23, 25, 27, 29, 31, 33, 35, 37,
39, 41, 43, 45, 47, 49, 51, 53 AND 55, PORTIONS OF LOTS 16,
18, 20, 22, 24, 26, 28, 30, 32, 34, 36, 38, 40, 42, 44, 46,
48, 50, 52 AND 54, 56-59, 61, 63, 65, 67, 69, 71, 73 AND 75
SQUARE 4;
PORTION FORMER BIRG BLVD. RIGHT OF WAY;
PORTION FORMER FIRST AVE. RIGHT OF WAY;
THE BIRG SUBDIVISION
SOUTHERN DIVISION
SECTIONS 15 AND 22 T7S-R11E
ST. TAMMANY PARISH
LOUISIANA

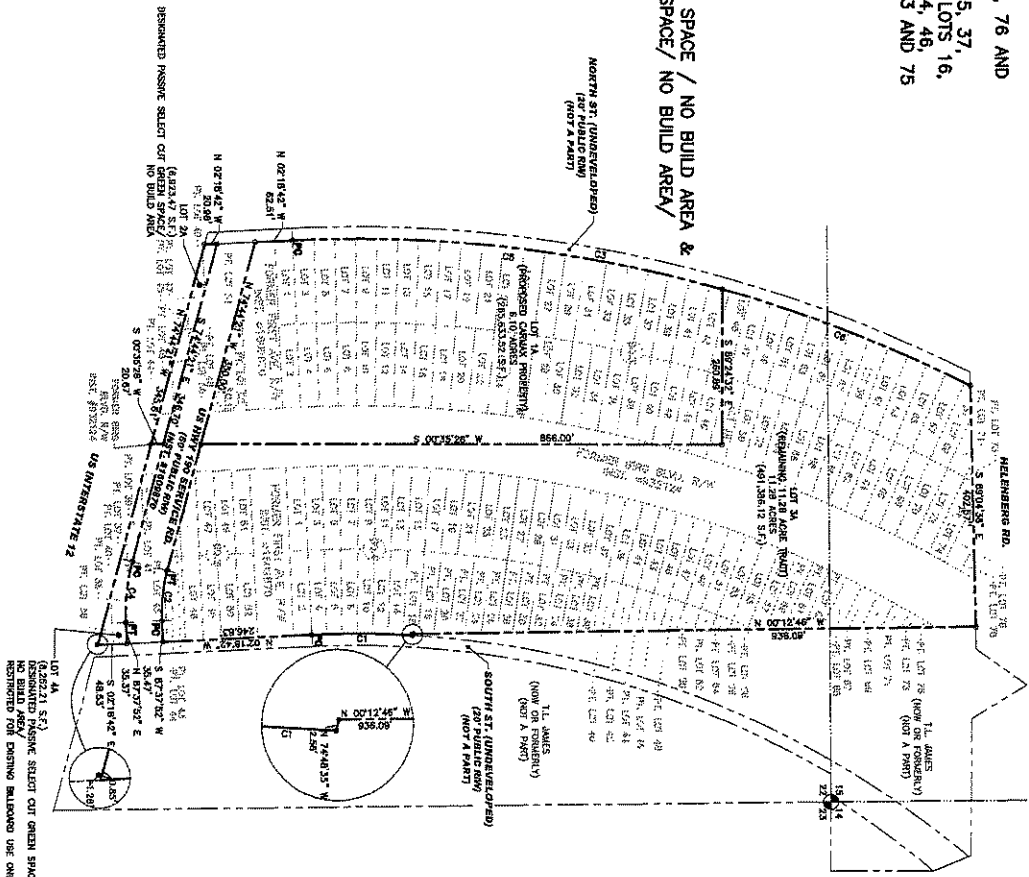
NOTE: 2A IS DESIGNATED AS PASSIVE SELECT CUT GREEN SPACE / NO BUILD AREA &
4A IS DESIGNATED AS PASSIVE SELECT CUT GREEN SPACE/ NO BUILD AREA/
RESTRICTED FOR EXISTING BILLBOARD USE ONLY



- NOTES:
1. THE LOCATIONS OF UNDERGROUND AND OTHER UNDEVELOPED UTILITIES SHOWN HEREIN HAVE BEEN PLOTTED BASED UPON DATA FURNISHED BY THE AGENCIES CONTROLLING SUCH DATA, AND/OR BY THE OWNERS OF THE SAME. THE SURFACE FEATURES OF UTILITIES ARE SHOWN, THE ACTUAL UNDEVELOPED LOCATIONS MAY VARY FROM THOSE SHOWN HEREIN. EACH AGENCY SHOULD BE CONSULTED RELATIVE TO THE ACCURACY OF SUCH LOCATIONS SHOWN HEREIN PRIOR TO EXCAVATION AND INSURE CALL, I.A. ONE CALL (1-800-272-5829).
 2. THIS IS A CLASS B BOUNDARY SURVEY.
 3. NO FIELD RESEARCH OR UTILITY SENSITIVE RESEARCH WAS PERFORMED BY THE SURVEYOR.
 4. AS PER TITLE INSURANCE RATE LAW, COMMUNITY-PANEL NUMBER 222020 0240 E, EFFECTIVE DATE AUGUST 16, 1993, THE SITE IS IN ZONES A6, B AND C. (SEE ELEVATION-12.0)
 5. THE SURVEY SHOWN HEREIN IS MADE IN ACCORDANCE TO THE REVENUE STATUTES FOR THE PROFESSIONAL ENGINEER, SURVEYOR AND LAND SURVEYOR.
 6. BEARINGS SHOWN ARE BASED ON REFERENCE PLAT NO. 1.

REFERENCE PLATS:

1. EXHIBIT PREPARED BY KELLY A. WILSON & ASSOCIATES, INC. DATED 7/20/04, TO EXTEND PORTION OF LOT 15, 22 & 23, 7-5, 8-11-E, ST. TAMMANY PARISH, LOUISIANA, A 3.733 ACRES, SECTION 14, 16, 22 & 23, 7-5, 8-11-E, ST. TAMMANY PARISH, LOUISIANA, DATED MARCH 10, 2004, FILED AS MAP 4633, ST. TAMMANY PARISH CLERK OF COURT.
2. SURVEY BY JAMES HENDERSON, INC. DATED 10/20/04, TO EXTEND PORTION OF LOT 15, 22 & 23, 7-5, 8-11-E, ST. TAMMANY PARISH, LOUISIANA, DATED MARCH 10, 2004, FILED AS MAP 4633, ST. TAMMANY PARISH CLERK OF COURT.
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LINE	LENGTH	BEARING	AREA	PERCENT
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100	10.00	N 00° 00' 00\"	0.00	0.00

APPROVAL:

DATE FILED: _____

FILE NO: _____

CLERK OF COURT: _____

SECTION/PARISH PLANNING COMMISSION: _____

OFFICE OF THE DEPARTMENT OF ENGINEERING: _____

STATE OF LOUISIANA

NATHAN JOHN JUMBUS

License No. 4936

PROFESSIONAL

LAND SURVEYOR

MINIMUM 2. JAMES, P.E., P.L.S.

DATE OF PLAN: AUGUST 22, 2017

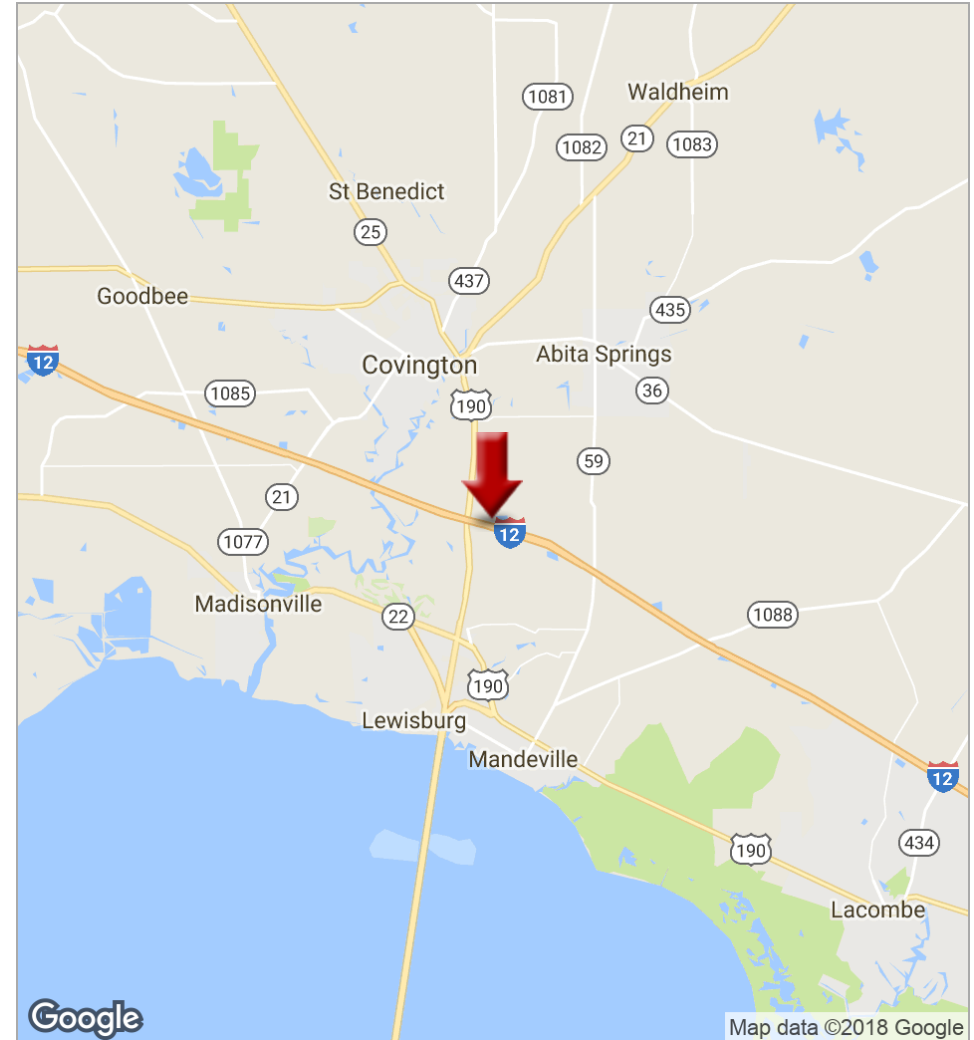
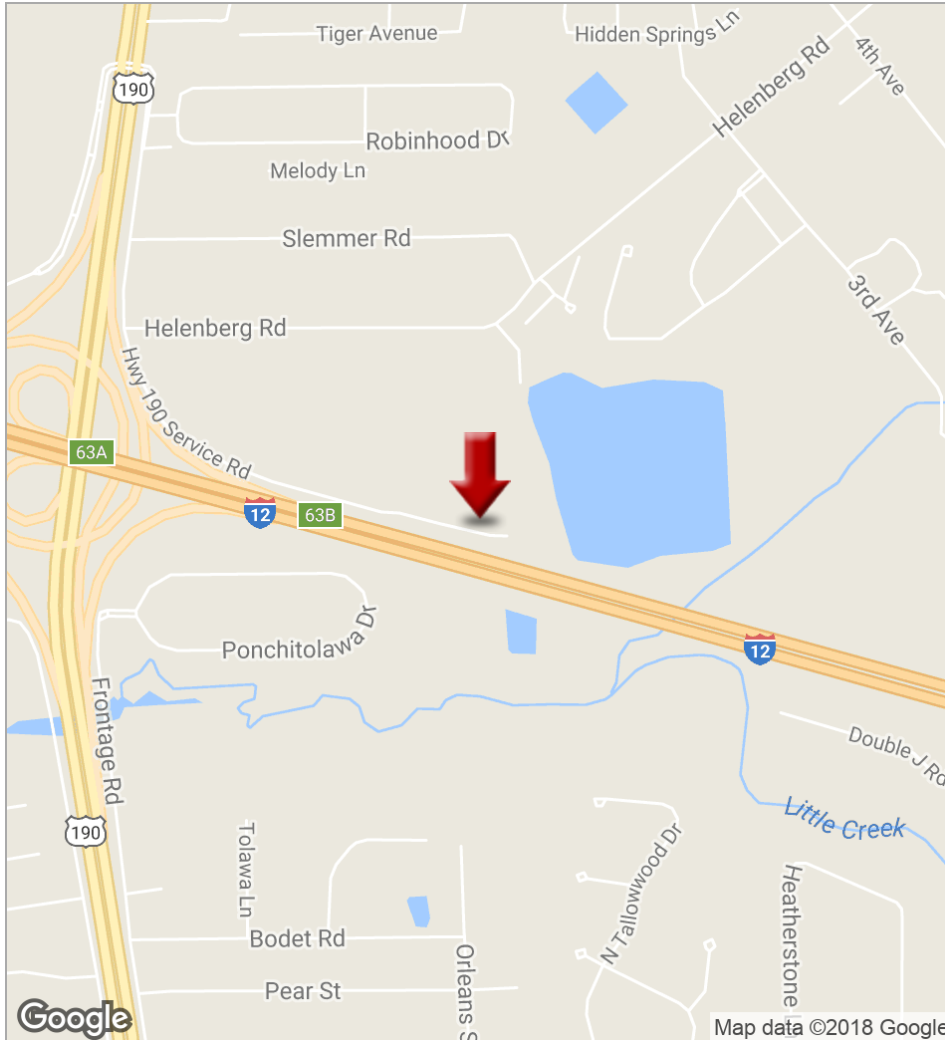
LINK JOB NO. 17-640

(964) 233-2500

LAND FOR SALE

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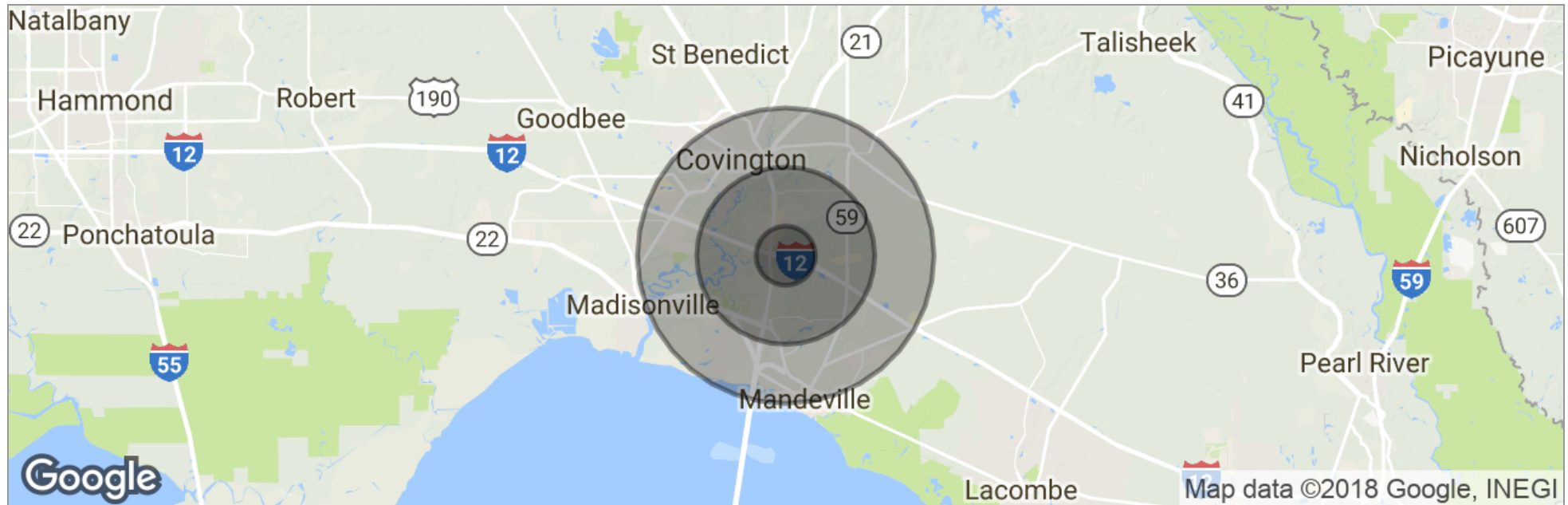
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	1 Mile	3 Miles	5 Miles
Total Population	3,625	30,233	70,359
Population Density	1,154	1,069	896
Median Age	34.8	39.0	40.0
Median Age (Male)	33.5	37.7	38.3
Median Age (Female)	37.9	40.9	41.7
Total Households	1,432	11,497	26,319
# of Persons Per HH	2.5	2.6	2.7
Average HH Income	\$72,418	\$93,649	\$91,332
Average House Value	\$304,929	\$333,129	\$319,310

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