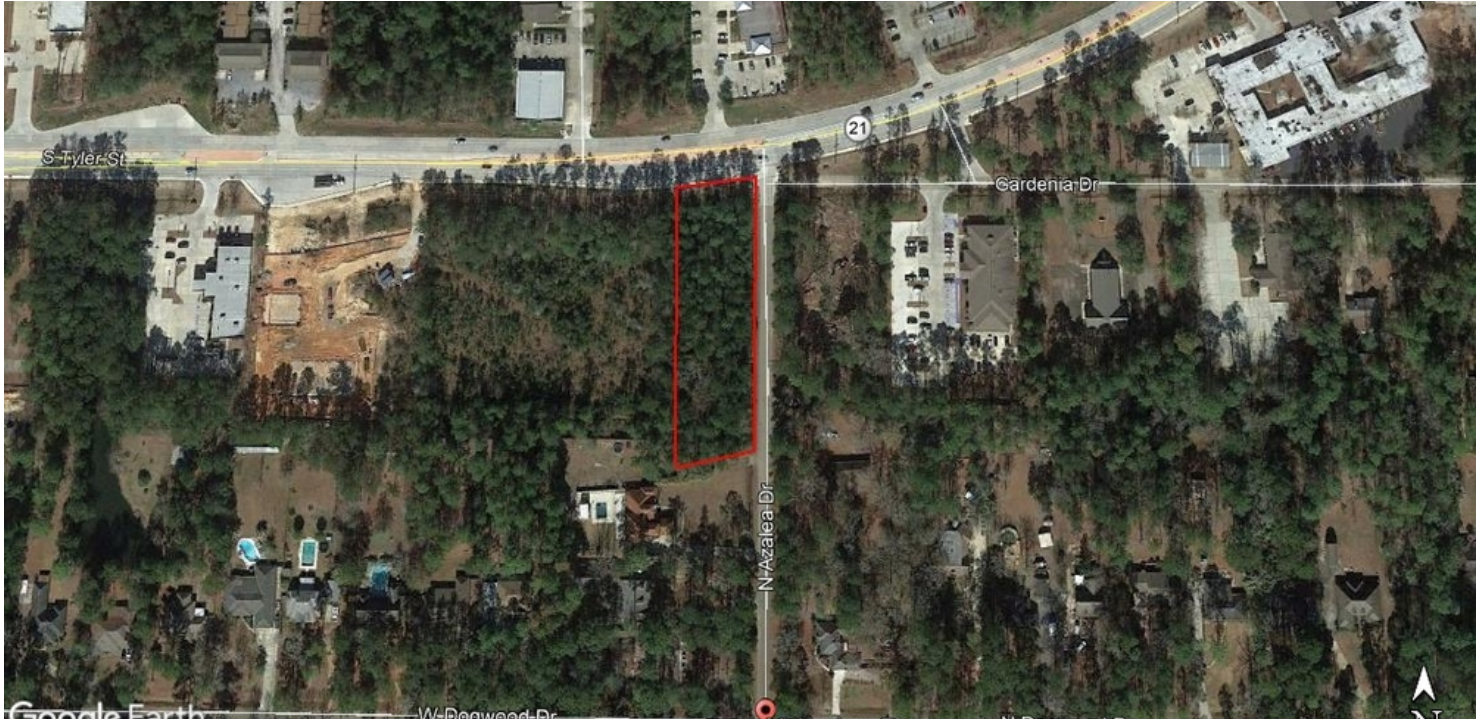


## LAND FOR SALE

# COMMERCIAL CORNER LOT ON HIGHWAY 21

Highway 21, Covington, LA 70433



### PROPERTY OVERVIEW

Commercial corner lot available in Covington on Highway 21 (Tyler St.) and Azalea Dr. Perfect for fast food, coffee shop, or anything with a drive-through need. Situated between I-12 and downtown Covington surrounding many new retail and fast food establishments. Regional Commercial (CR) zoning. Estimated traffic count of 23,000+ cars daily (DOTD). Survey attached does not represent area taken for highway expansion. Buyer to verify dimensions.

### PROPERTY HIGHLIGHTS

<b>SALE PRICE:</b>	\$794,000
<b>LOT SIZE:</b>	1.21 Acres
<b>PRICE / SF:</b>	\$15.06
<b>ZONING:</b>	CR - Regional Commercial
<b>MARKET:</b>	New Orleans
<b>SUBMARKET:</b>	Northshore New Orleans
<b>TRAFFIC COUNT:</b>	23,000+ Cars Daily (DOTD)
<b>BROCHURE DATE:</b>	2/13/19

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1522 W. Causeway Approach  
Mandeville, LA 70471

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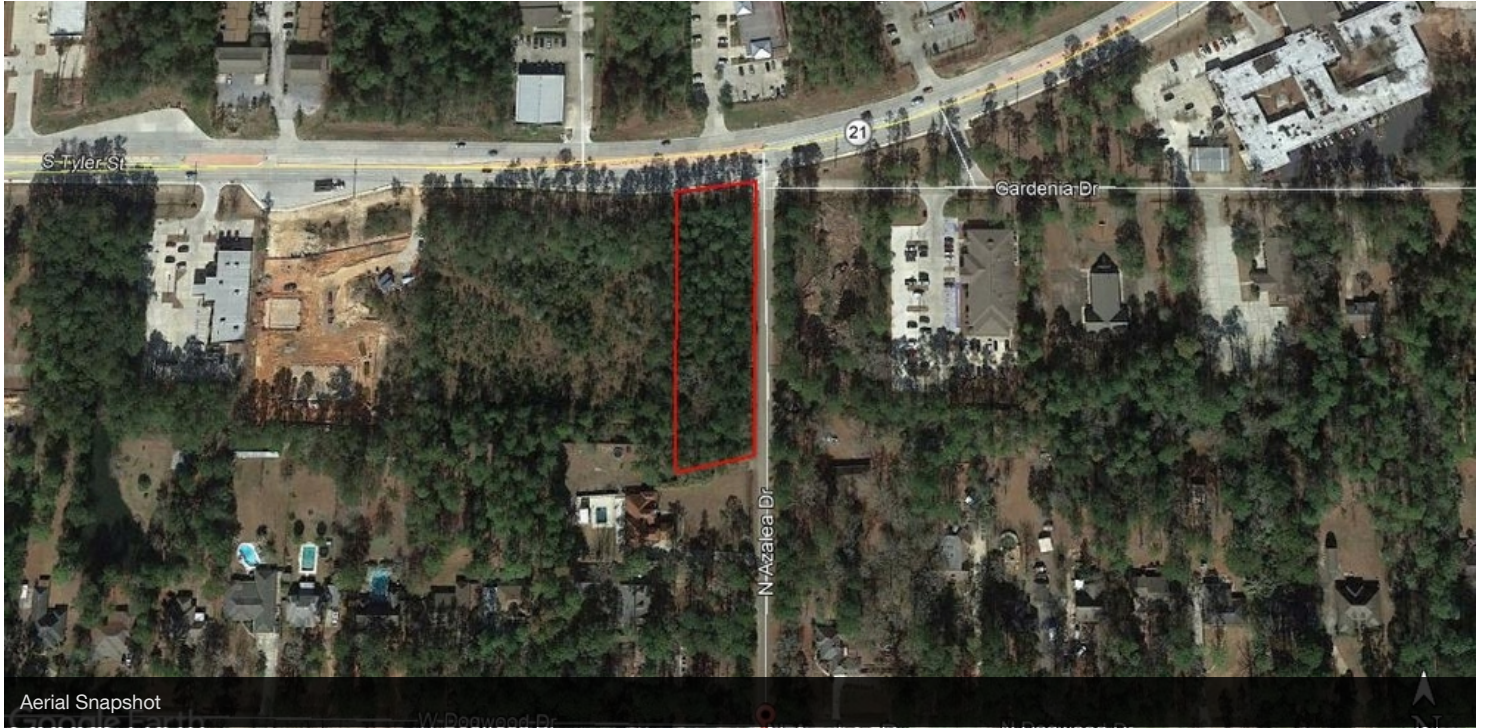
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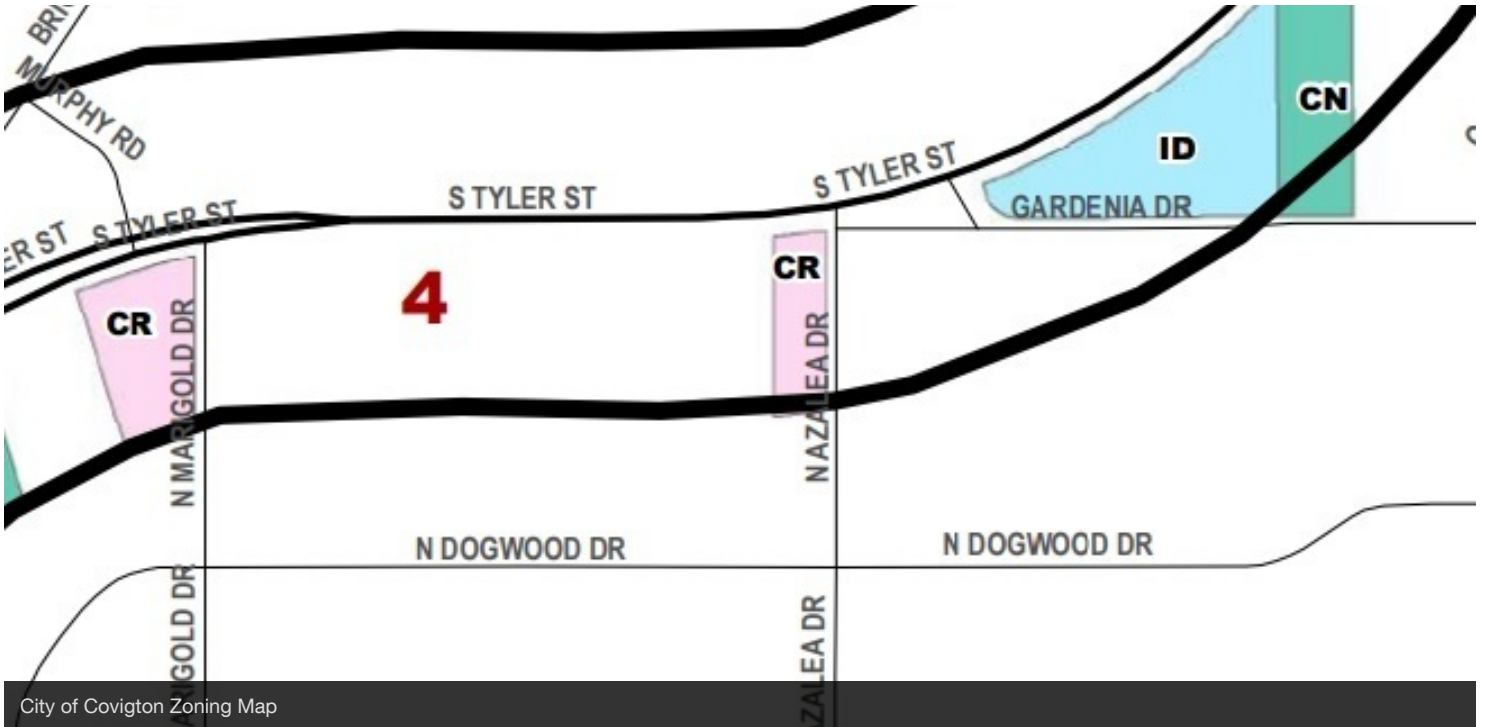
## LAND FOR SALE

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Aerial Snapshot



City of Covington Zoning Map

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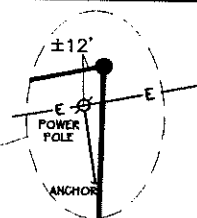
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CHORD=N 79°52'47" E  
131.05'  
(130.0'-PLAT)



OVERHEAD  
POWER LINES

TRIM EASEMENT  
WIDTH UNKNOWN

TRIM EASEMENT  
WIDTH UNKNOWN

N 00°58' E-440.0'

LOT  
164

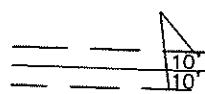
S 00°58' W-440 0'

AZALEA DRIVE

LOT  
165

LOT  
1

20' SEWERAGE, DRAINAGE  
& UTILITIES EASEMENT,  
10' EACH SIDE



3/4" IRON  
ROD END

3/4" IRON  
ROD END

S 79°52'47" W  
131.05'  
(130.0-PLAT)

LOT  
180

375

3/4" BOLT FND

DOGWOOD DRIVE

OWNER OR CONTRACTOR IS RESPONSIBLE FOR OBTAINING SETBACKS BEFORE CONSTRUCTION BEGINS.

Note: This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described IS NOT located in a special flood hazard area. it is located in Flood Zone C

FIRM Panel# 225 205 0230C Rev. 10-17-89

● DENOTES 1/2" IRON ROD FND  
UNLESS OTHERWISE NOTED

## Survey of

LOT 164 \* FLOWER ESTATES SUBDIVISION \* SECTION A  
ST. TAMMANY PARISH, LOUISIANA  
FOR  
YONG KIL CHIN AND HEE SO CHIN

THE SERVITUDES 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 SERVITUDES 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 & Associates, Inc.**

Date: APRIL 5, 2002  
Survey No. 02257

# Professional Land Surveyors Planners • Consultants

228 W. Causeway App. Mandeville, LA 70448  
(985) 624-5368 FAX (985) 624-5309

Scale: 1"=100' ±  
 Drawn By: M.F.H.  
 Revised:

**Randall W. Brown, P.L.S.**  
Professional Land Surveyor  
LA Registration No. 04586

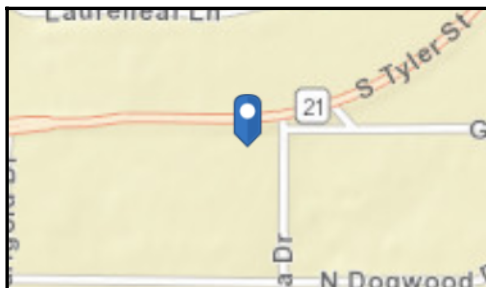
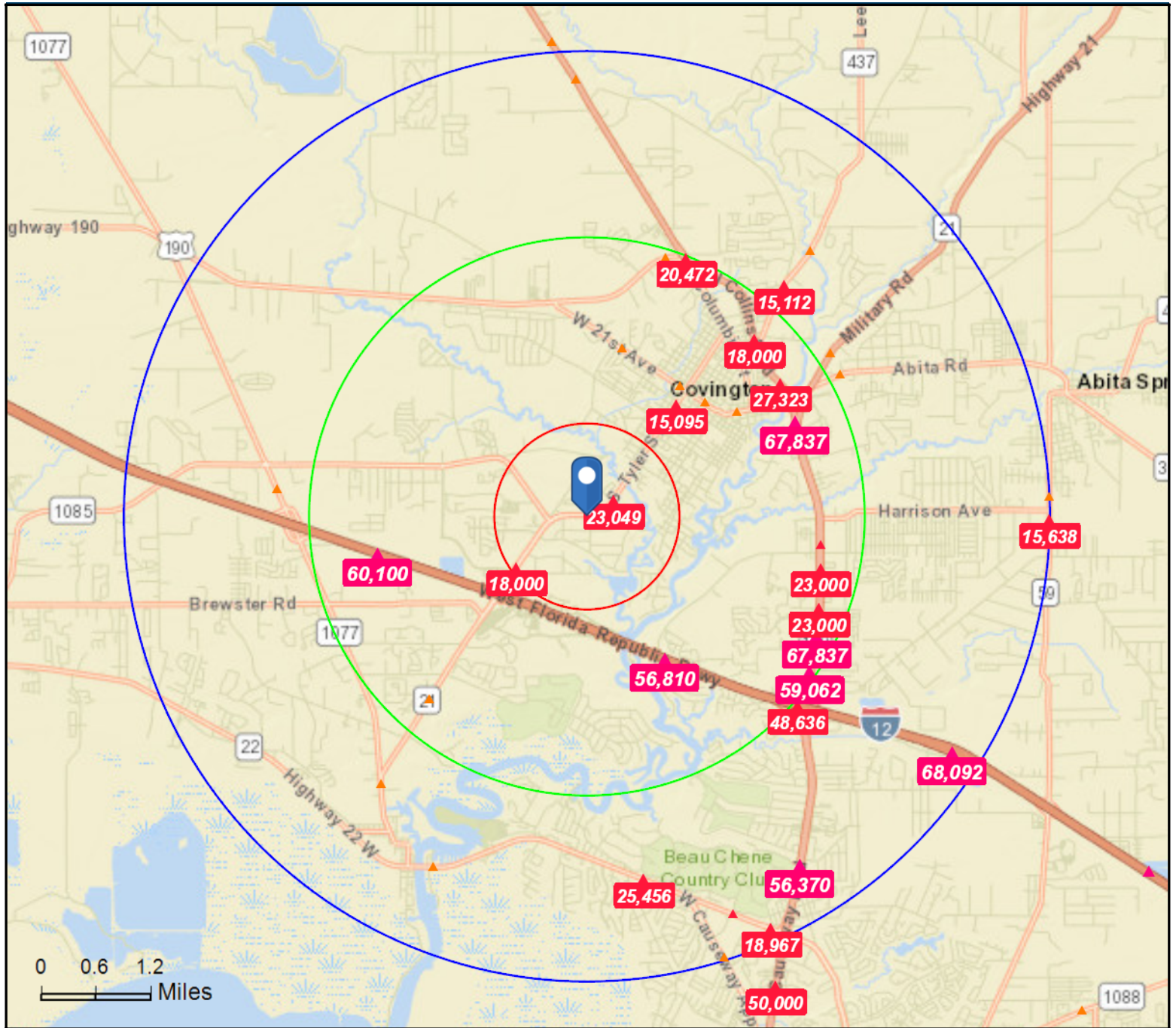




## Traffic Count Map

71228-71298 S Tyler St  
71228-71298 S Tyler St, Covington, Louisiana, 70433  
Ring Bands: 0-1, 1-3, 3-5 mile radii

Prepared by Lizby Eustis  
Latitude: 30.45881  
Longitude: -90.12438



**Average Daily Traffic Volume**  
▲ Up to 6,000 vehicles per day  
▲ 6,001 - 15,000  
▲ 15,001 - 30,000  
▲ 30,001 - 50,000  
▲ 50,001 - 100,000  
▲ More than 100,000 per day



Source: ©2018 Kalibrate Technologies (Q3 2018).

February 13, 2019



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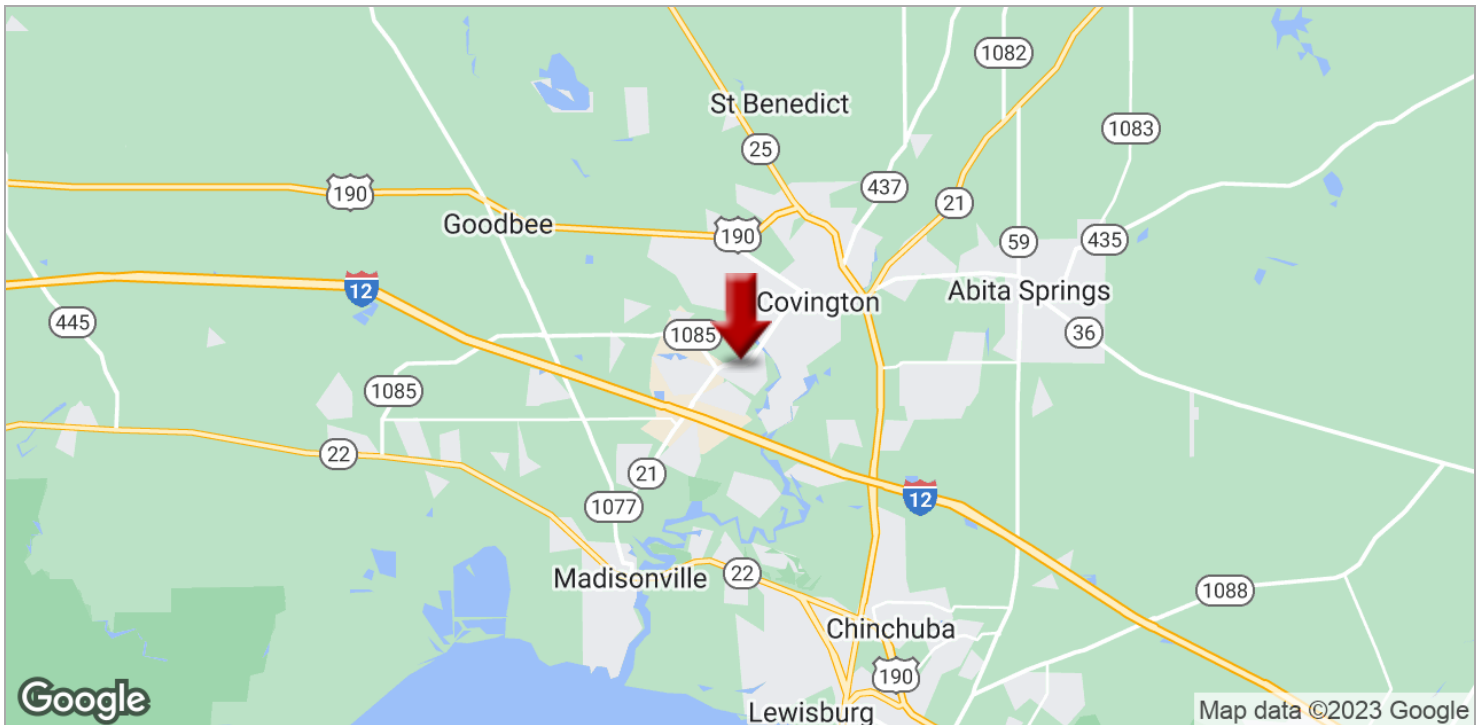
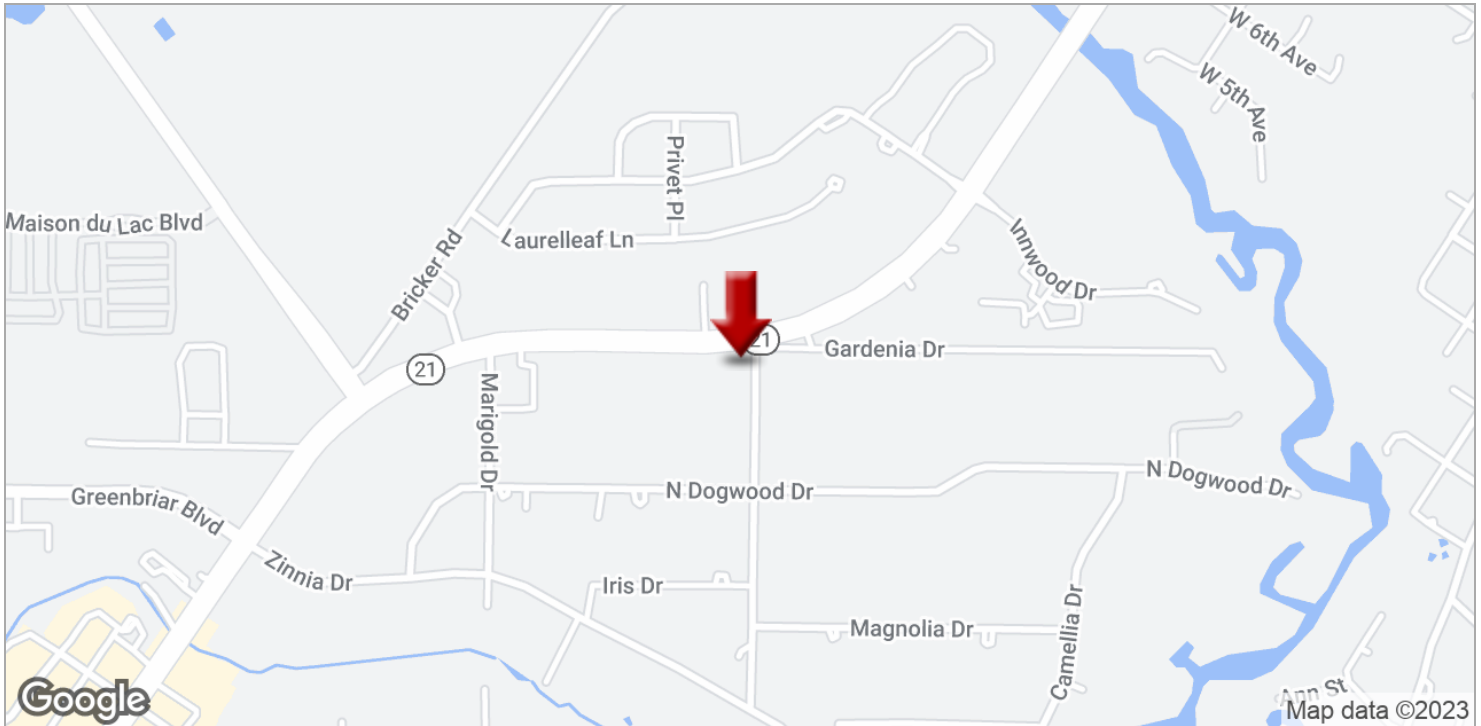
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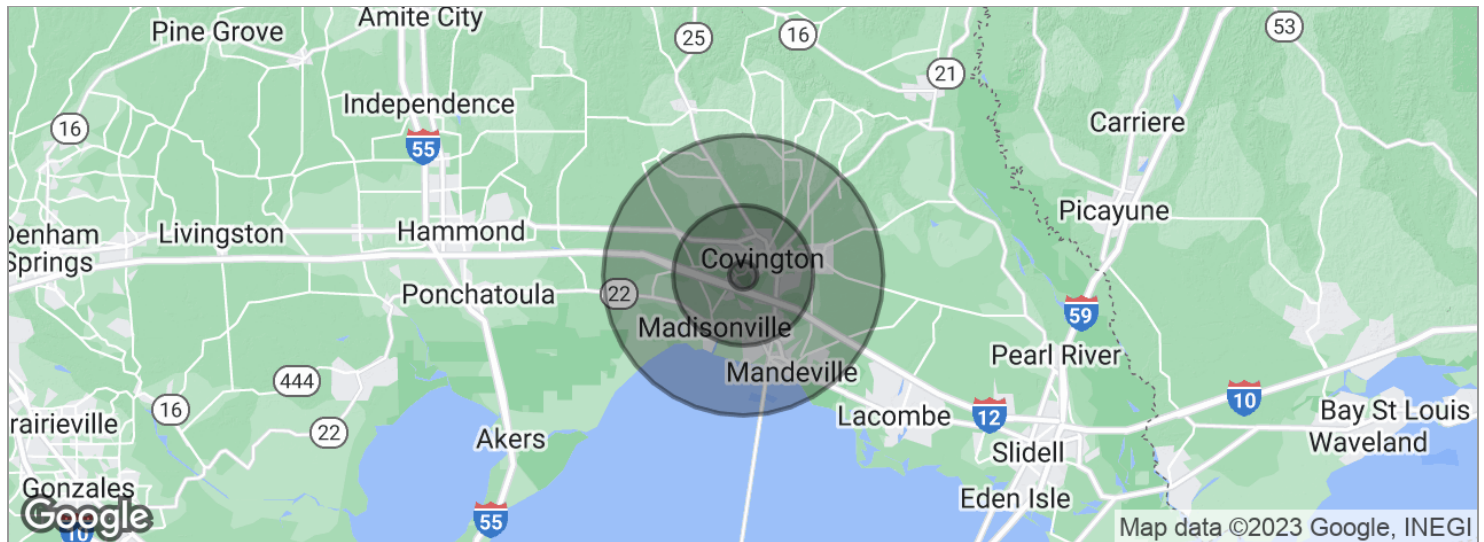
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,519	48,240	114,574
Median age	43.9	40.1	39.2
Median age (male)	41.3	38.3	37.5
Median age (Female)	46.5	42.3	40.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	613	18,264	42,413
# of persons per HH	2.5	2.6	2.7
Average HH income	\$96,498	\$86,908	\$88,341
Average house value	\$319,522	\$322,309	\$311,254

\* Demographic data derived from 2020 ACS - US Census

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