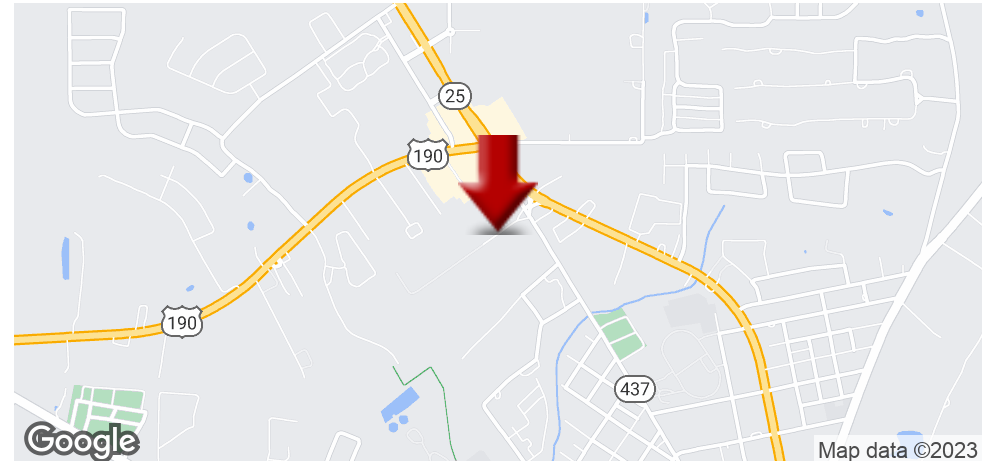


4.05 ACRES ON POOLE DRIVE

Poole Drive , Covington, LA 70433



OFFERING SUMMARY

SALE PRICE:	\$650,000
LOT SIZE:	4.05 Acres
ZONING:	I-1
MARKET:	New Orleans
SUBMARKET:	Northshore
PRICE / SF:	\$3.68
TRAFFIC COUNT:	21,796
BROCHURE DATE:	10/29/19

PROPERTY OVERVIEW

4.05 acre parcel located between Poole Lumber Co & American Bank in Covington. Also directly across st from Covington Post Office and other big box stores. Property is cleared and ready for construction. Zoned I-1 with STP some potential uses include broadcasting studios, auto body shops, outdoor storage yards and lots, welding shops, indoor recreational facility, office warehouse, portable storage containers, outdoor display, pool & playground equipment and specialty food processing with current zoning.

PROPERTY HIGHLIGHTS

- 4.05 acres
- Cleared and ready for construction
- Great Location
- High Traffic Counts
- I-1 Zoning

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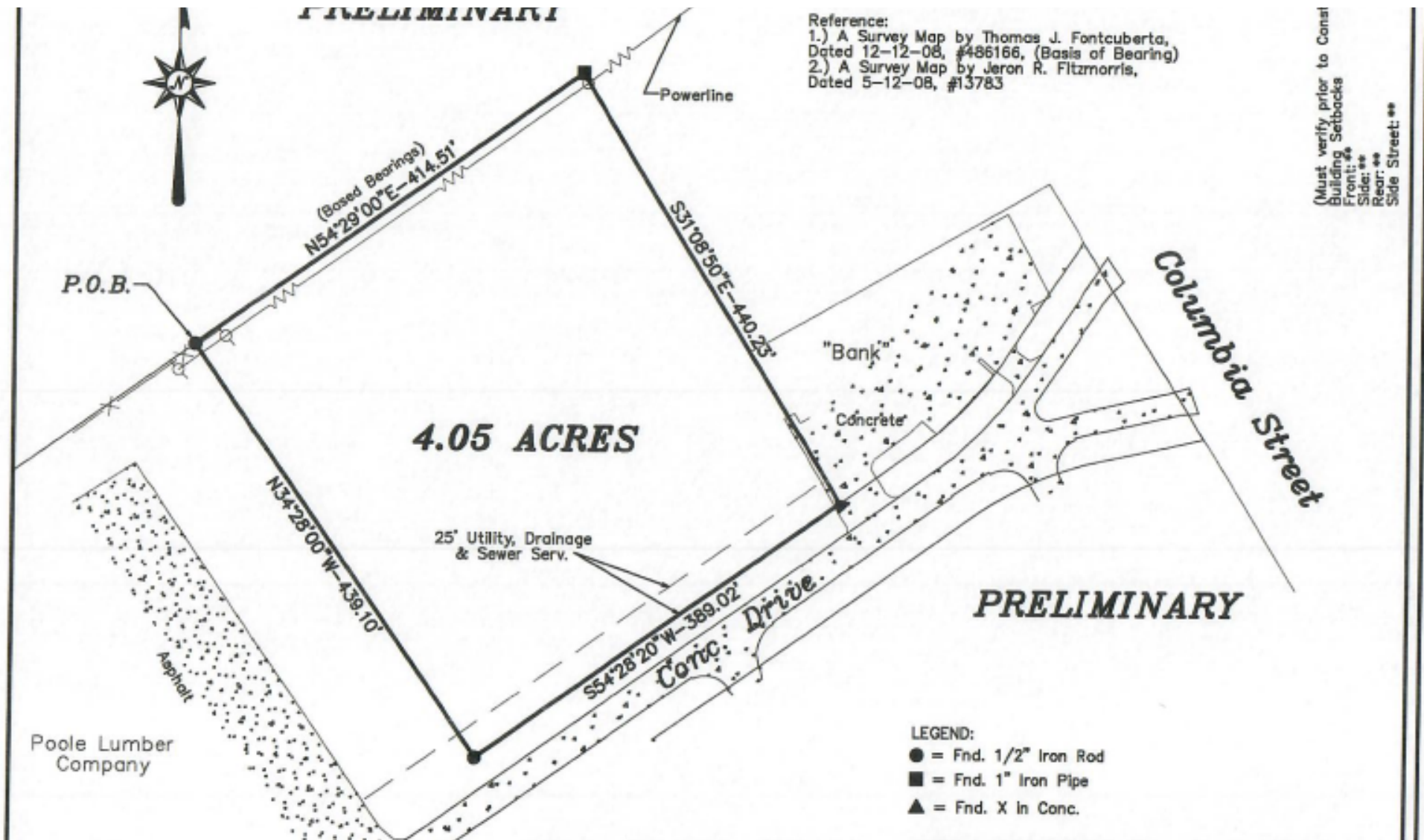
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LAND FOR SALE

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- ☐ Addresses and Building Permits
- ☒ major_roads
- ☒ Streets
- ☒ Streams & Rivers
- ☐ sections
- ☐ Subdivisions
- ☐ SD_Parcels
- ☐ Land_Parcels
- ☒ Cities
- ☐ Political Districts
- ☐ Various Districts
- ☐ Wards
- ☐ Zoning Information
- ☒ Water Bodies
- ☒ Flood Zones & Critical Drainage Areas
- ☒ Critical_Drainage_Areas



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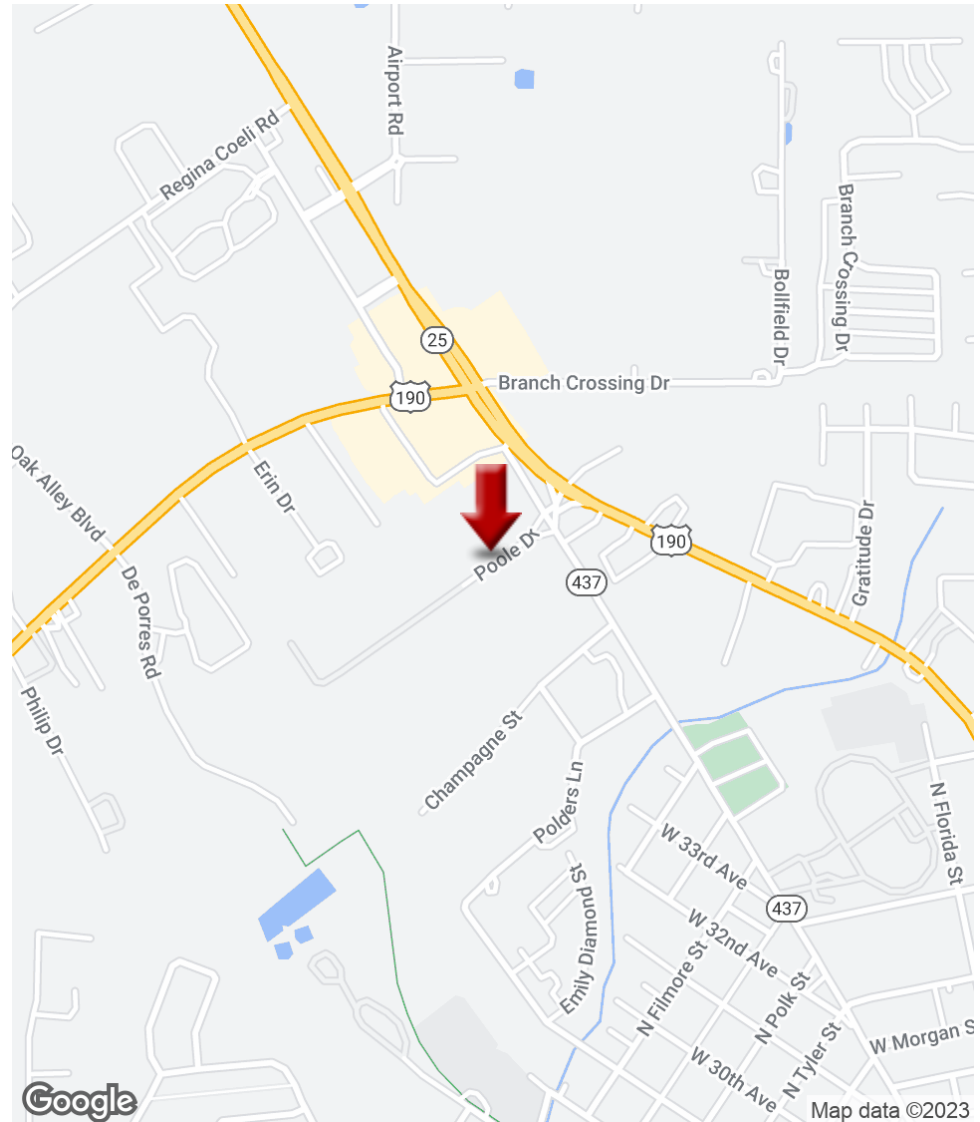
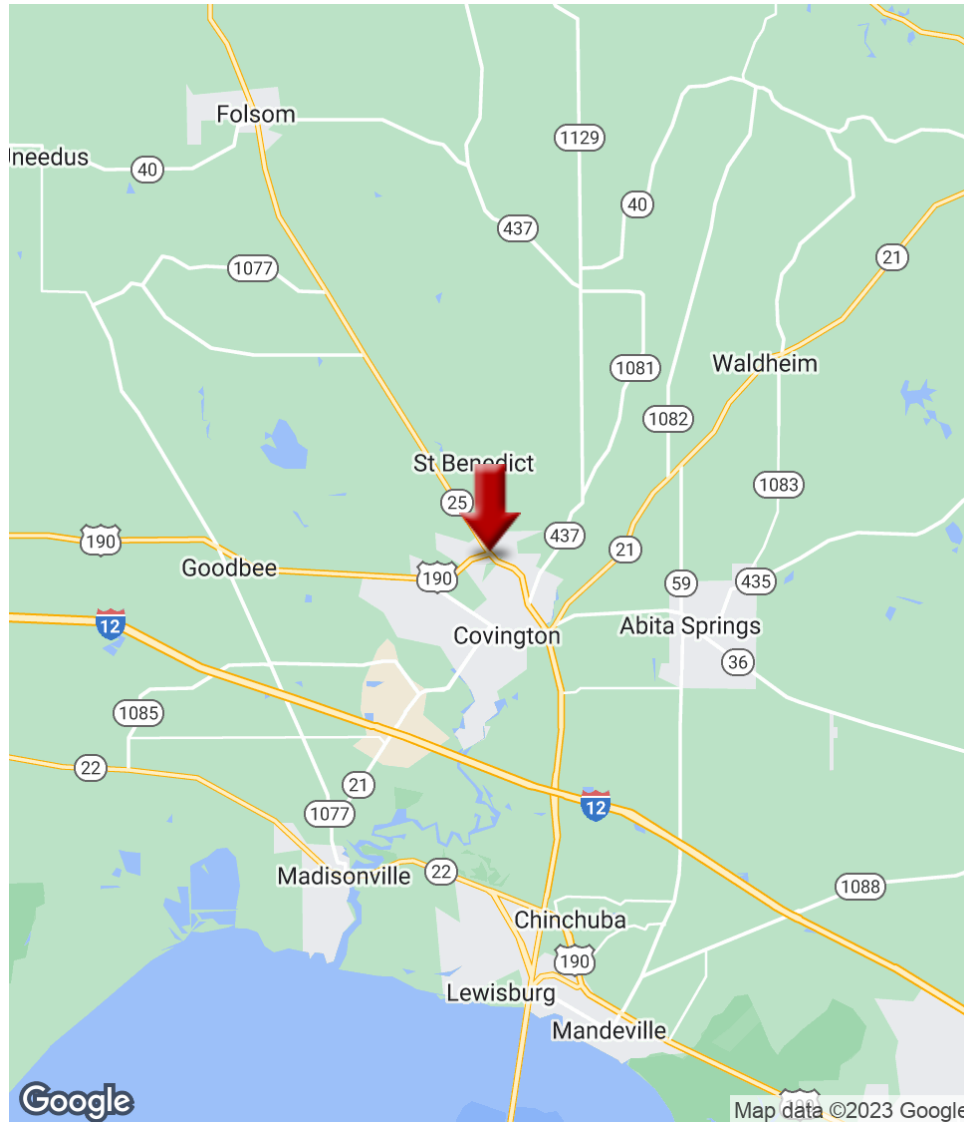
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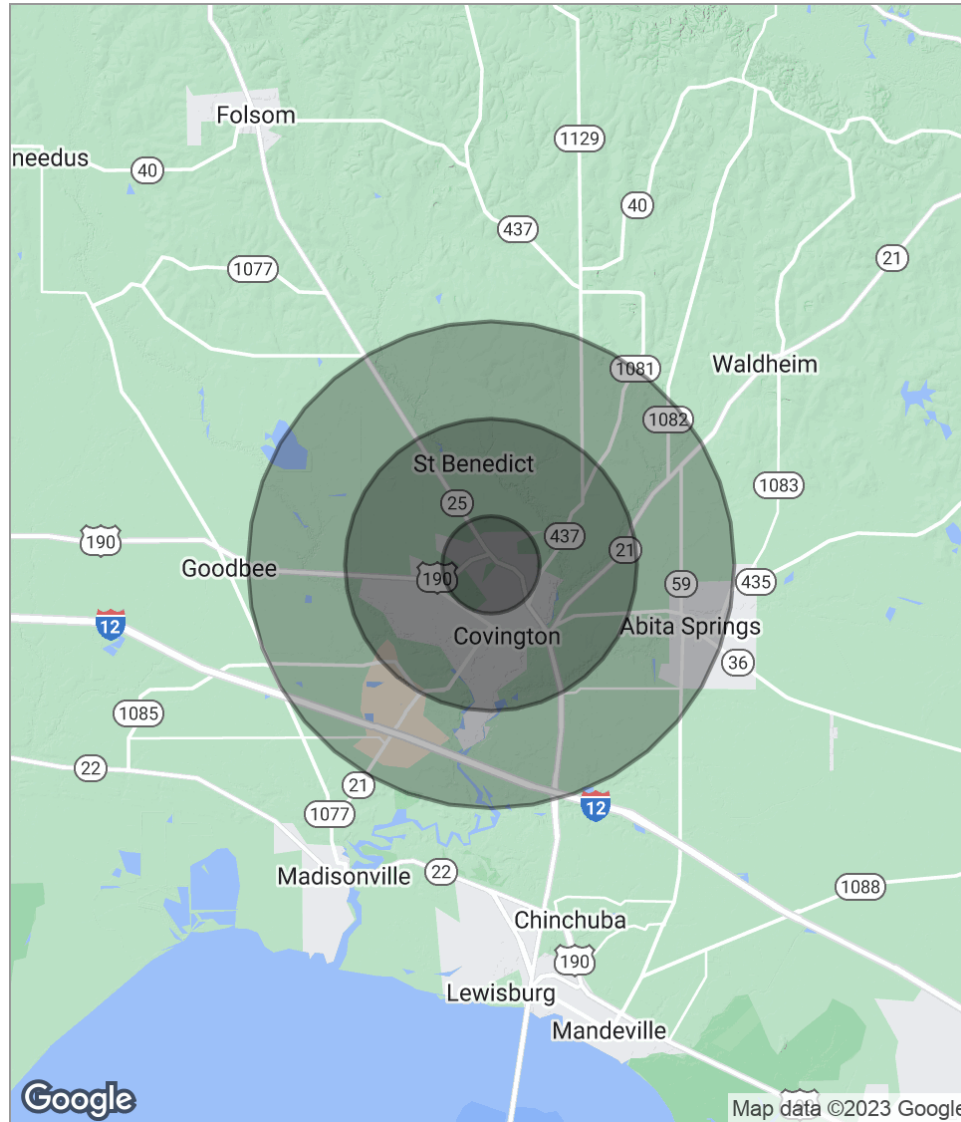
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	2,220	13,091	34,449
Median Age	35.7	38.4	38.3
Median Age (Male)	33.5	36.8	37.1
Median Age (Female)	42.0	41.5	40.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	682	4,637	12,869
# Of Persons Per HH	3.3	2.8	2.7
Average HH Income	\$53,931	\$79,010	\$78,180
Average House Value		\$317,631	\$312,055

** Demographic data derived from 2020 ACS - US Census*

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