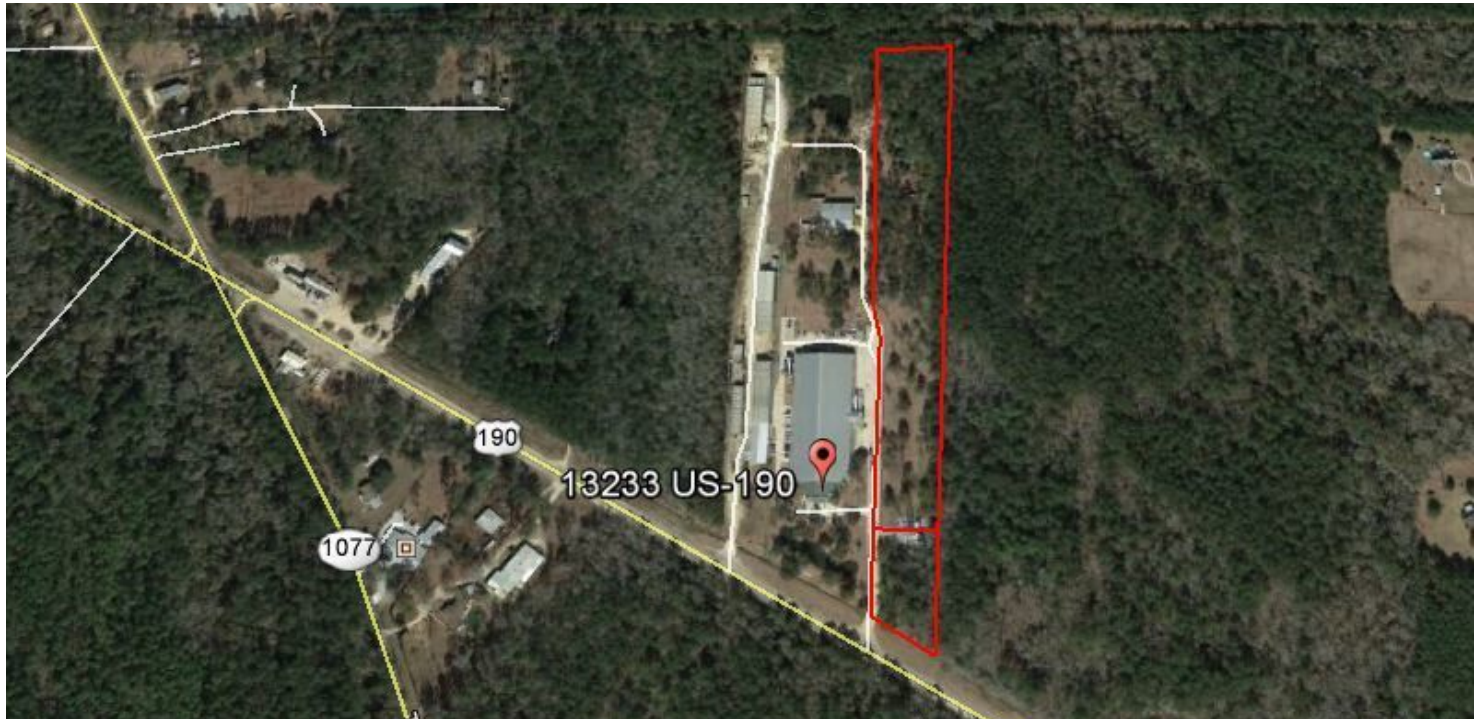


## LAND FOR SALE

# I-2 LAND ON HIGHWAY 190 IN COVINGTON

13233 Ronald Reagan Highway (Highway 190), Covington, LA 70435



<b>SALE PRICE:</b>	\$1,300,000
<b>ACREAGE:</b>	9.06 Acres
<b>PRICE / SF:</b>	\$3.29
<b>ZONING:</b>	I-2 - Industrial
<b>MARKET:</b>	New Orleans
<b>SUBMARKET:</b>	Northshore New Orleans - Covington
<b>BROCHURE DATE:</b>	11/15/19

### PROPERTY OVERVIEW

Parcels 2A, 2B, 2C and 2D - 9.06 acres (395,548 SF) of I-2 land fronting U.S. Highway 190 (Ronald Reagan Highway) 1/2 mile east of 1077 and 3.4 miles east of I-12/1077. 200 feet of frontage on Highway 190. Adjacent to Acadian Millwork & Supply Co. Entire parcel offered at \$3.29/PSF. Mostly cleared. Exact SF to be verified by purchaser.

### PROPERTY HIGHLIGHTS

- Parcel 2A (1.11 acres) listed individually at \$5/PSF (\$250,000)
- Parcels 2B through 2D (7.95 acres) listed together at \$3.98/PSF (\$1,050,000)
- All Parcels (2A through 2D) total 9.06 acres and listed together at \$3.29/PSF (\$1,300,000)

**KW COMMERCIAL**  
1522 W. Causeway Approach  
Mandeville, LA 70471

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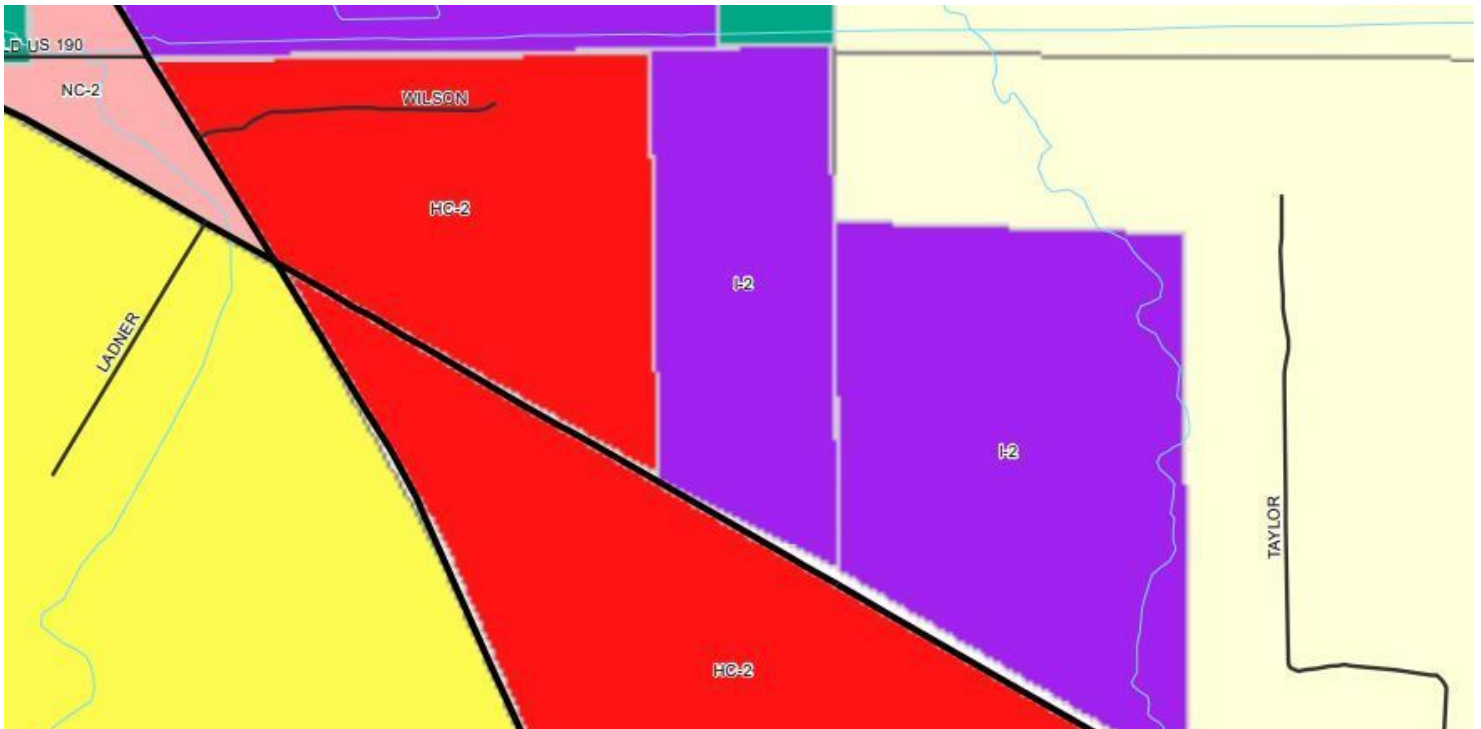
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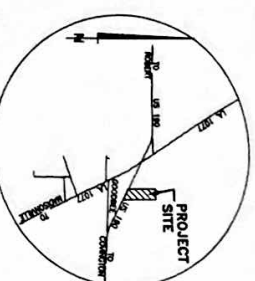
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NOW OR FORMERLY  
WILLIAM H. PARCHURST  
c/o HAZEL T. PARCHURST  
4005 CLEVELAND PLACE  
MANDALAY, LA 70003



- |  |                         |
|--|-------------------------|
|  | POWER POLE              |
|  | OUT ANCHOR              |
|  | SINKER WHITTLE          |
|  | TOP BANK                |
|  | FLOW LINE               |
|  | TEMPORARY BENCH MARK    |
|  | CORRODED METAL PIPE     |
|  | DITCH                   |
|  | OVERHEAD ELECTRIC LINES |

1. ELEVATIONS SHOWN HEREON ARE N.G.V.D. BASED ON NGS MONUMENT D. 383 BEING 33.61'.
2. SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "A" AS DESIGNATED ON FEDERAL INSURANCE RATE MAP COMMUNITY PANEL NUMBER 22205 0125 C, LAST REVISED OCTOBER 17, 1989.
3. FOR BOUNDARY INFORMATION REFER TO WINK DRAWING NO. B83-05-1.
4. ADJOINING PROPERTY OWNERS' INFORMATION FROM ST. TAMMANT'S TAX ASSessor's OFFICE IN JUNE 1999.
5. THE SURVEY OF BUILDING'S IS CONDUCTED ON 07/02/2008.

CERTIFIED CORRECT:

MARCH 3, 2006	
Amended MARCH 27, 2006	
Amended MARCH 13, 2007	
Amended JULY 23, 2006	
Amended AUGUST 5, 2006	


**NOW OR FORMERLY  
LACOMB PROPERTIES  
817 HICKORY AV.  
HARAHAN, LA 70123**

SECTION CORNER  
FOUND WOODEN POST  
w/60d NAIL IN TOP.

28	21
27	22

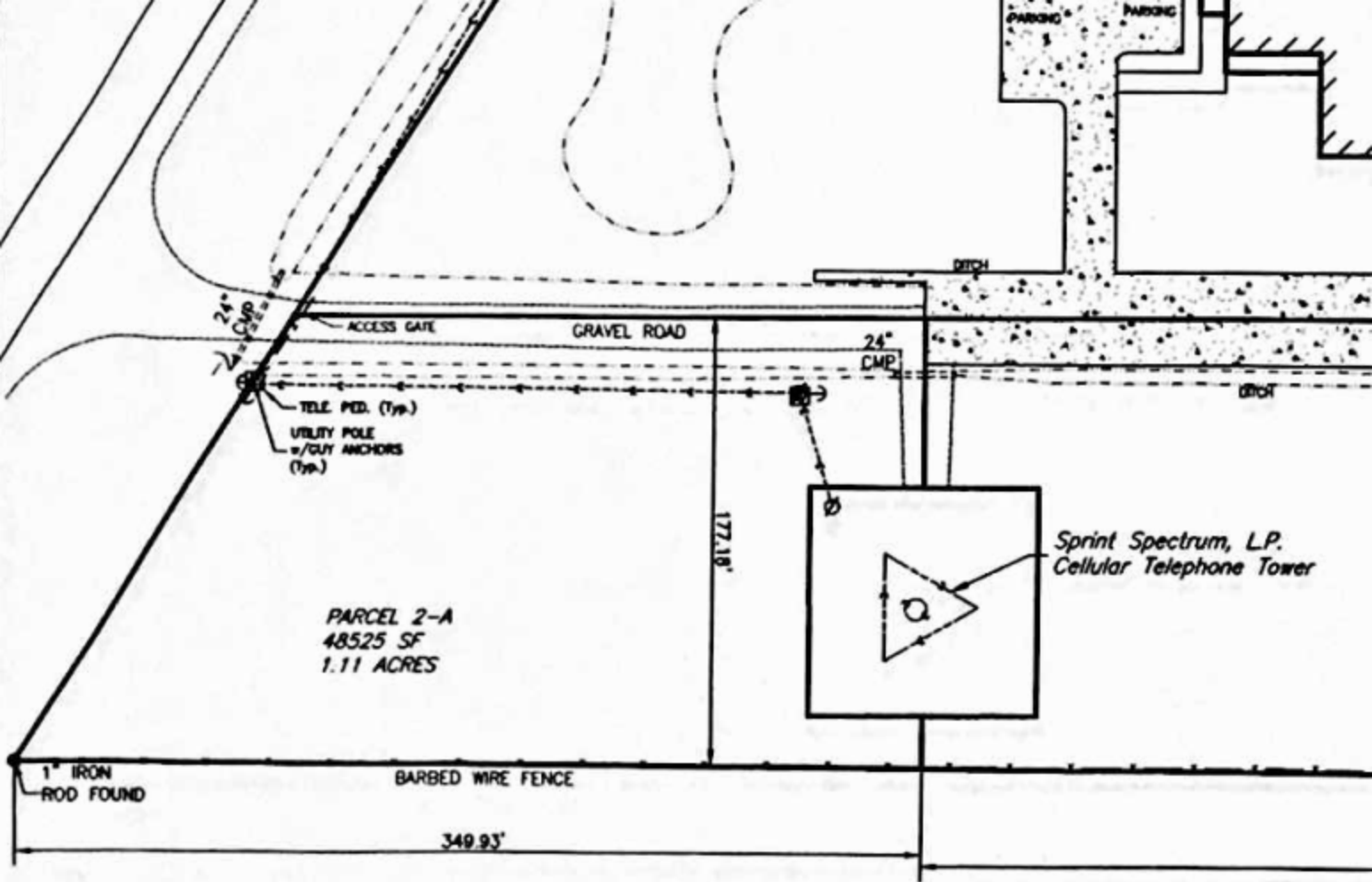
DRAWING ISSUE	
BY	DATE
UN	07/2
CHECKED	LLB. 07/23
APPROVED	LLB. 07/23

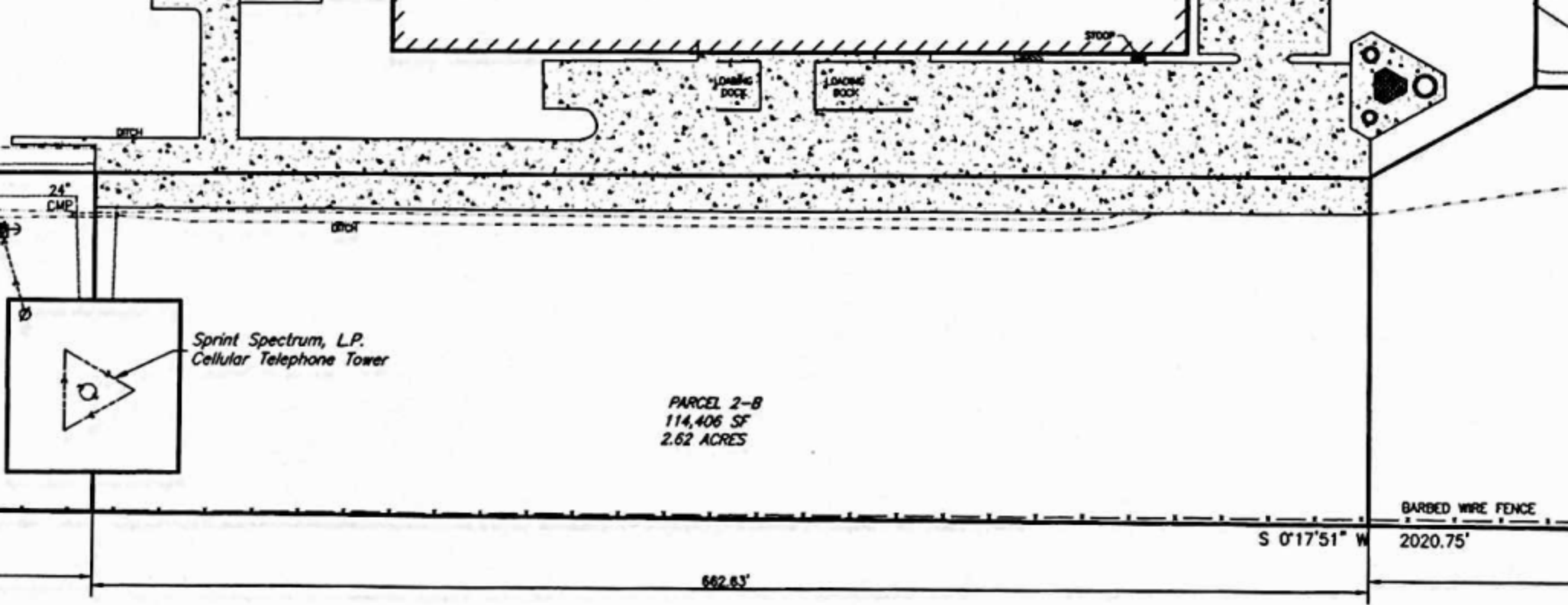
PREPARED THE REQUEST OF ACADIAN MILLWORK & SUPPLY CO., INC.

 **WINK COMPANIES, LLC**  
[Engineering • Architecture • Surveying • Construction Management]  
S.T. ROSE • LOUISIANA  
(504) 471-6420

MAP OF TOPOGRAPHIC SURVEY  
ACADIAN MILLWORK & SUPPLY CO., INC.

JOB. No. 10R356.00 DWG. No. 10R356.00.03.01





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PARCEL 2-F  
99,720 SF  
2.29 ACRES

W. F. E.

BASE FLOOD EL. 31'

230.80'

PARCEL 2-C  
114,767 SF  
2.63 ACRES

BARBED WIRE FENCE

S 0°17'51" W

2020.75'

508.25'

117,850 SF  
2.70 ACRES

479.9

S 89°59'14" E

PARCEL 2-D  
117,850 SF  
2.70 ACRES

BARBED WIRE FENCE

500.00'

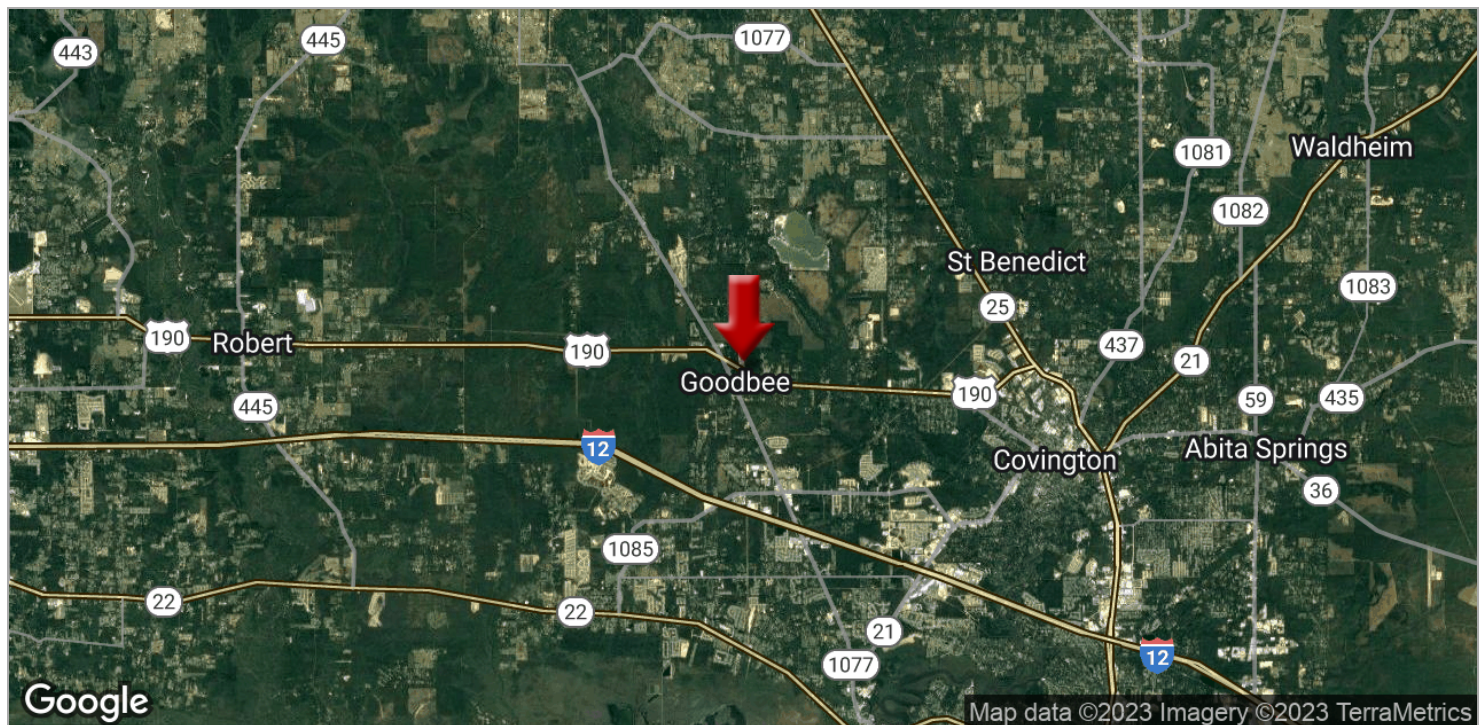
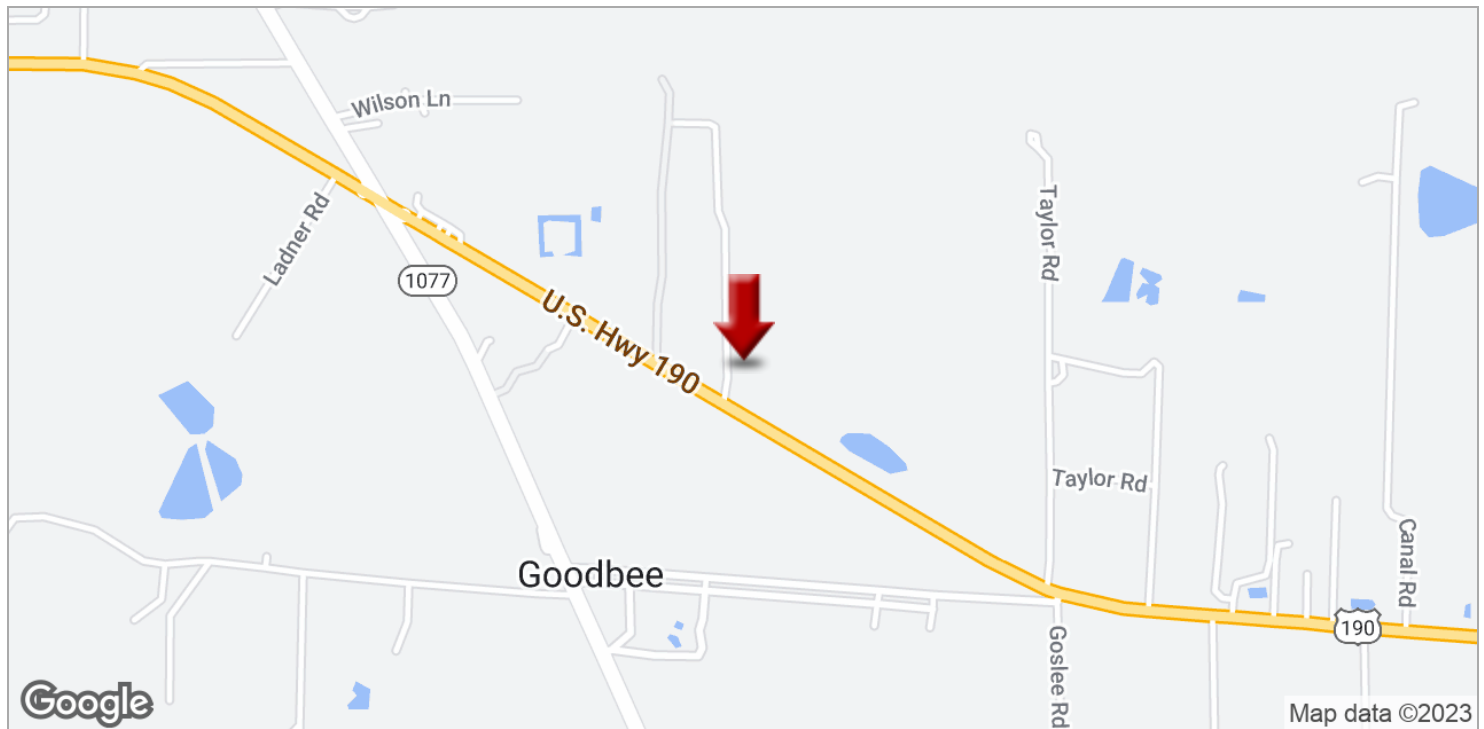
BASE FLOOD EL. 31'



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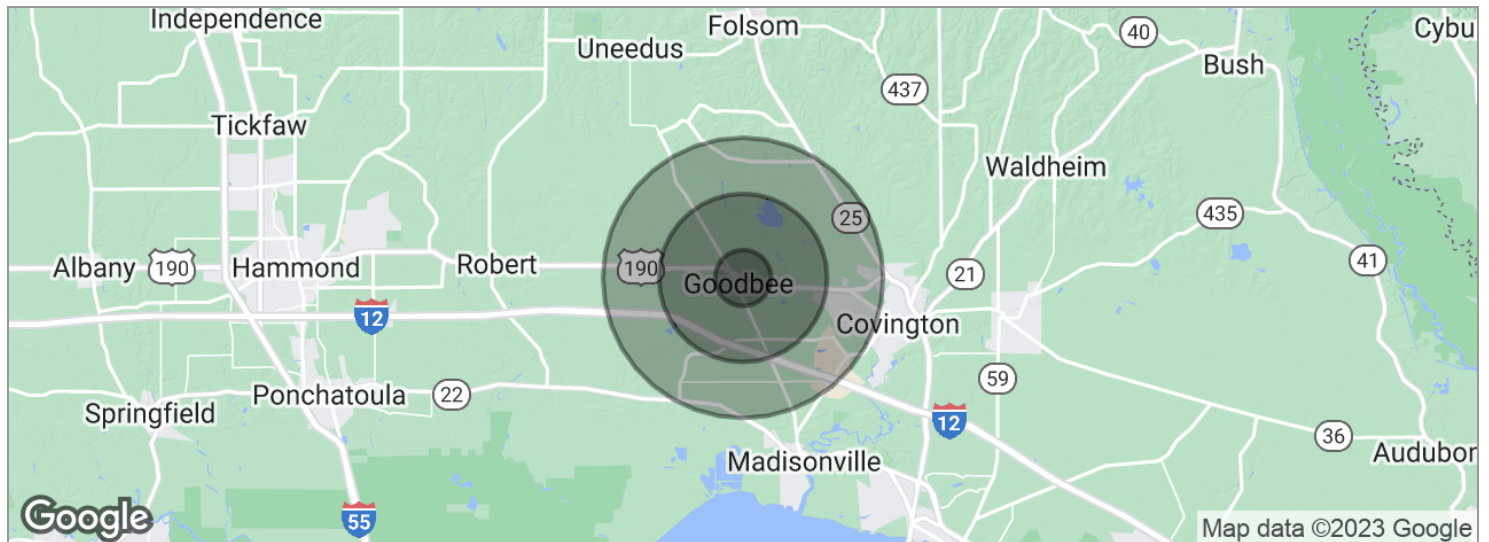
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## LAND FOR SALE

# I-2 LAND ON HIGHWAY 190 IN COVINGTON

13233 Ronald Reagan Highway (Highway 190), Covington, LA 70435



POPULATION	1 MILE	3 MILES	5 MILES
Total population	800	6,582	17,179
Median age	37.3	37.0	36.9
Median age (male)	35.4	35.3	35.4
Median age (Female)	39.2	38.7	38.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	285	2,348	6,151
# of persons per HH	2.8	2.8	2.8
Average HH income	\$92,664	\$89,532	\$86,056
Average house value	\$312,217	\$310,703	\$295,602

\* Demographic data derived from 2020 ACS - US Census

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