

SPECIAL PURPOSE FOR SALE

4000 SF ON 5.64 ACRES

77151 Hwy 21, Covington, LA 70435



OFFERING SUMMARY

SALE PRICE:	\$280,000
LOT SIZE:	5.64 Acres
BUILDING SIZE:	4,000 SF
ZONING:	A2
PRICE / SF:	\$70.00
BROCHURE DATE	12.01.2019

PROPERTY OVERVIEW

4000 SF on 5.64 acres (previously Hope Church) on Hwy 21 just 6.5 miles from Covington. Excellent site on the "going to work" side of Hwy 21 for daycare, school, church, or other business. Plenty of room for expansion. Building has commercial kitchen area with hood, large open area, and several smaller rooms. Current zoning is A2, which may need to be re-zoned to allow for commercial use. Also includes playground and basketball court.

PROPERTY HIGHLIGHTS

- 4000 SF
- 5.64 Acres
- 250 ft frontage on Hwy 21
- Previous church
- A2 Zoning

KW COMMERCIAL
1522 W. Causeway Approach
Mandeville, LA 70471

CORDELL EUSTIS GROUP
Brent Cordell
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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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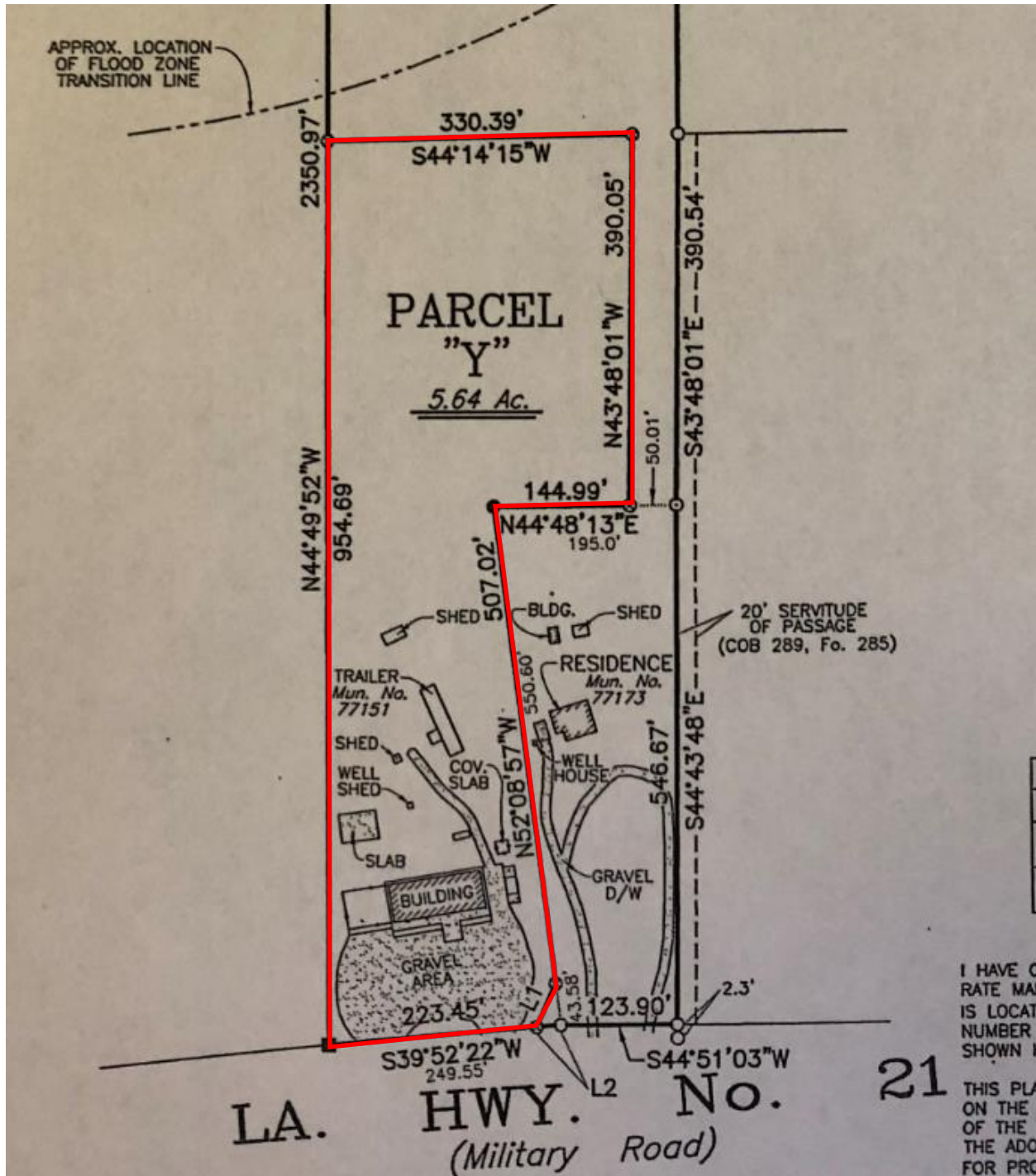
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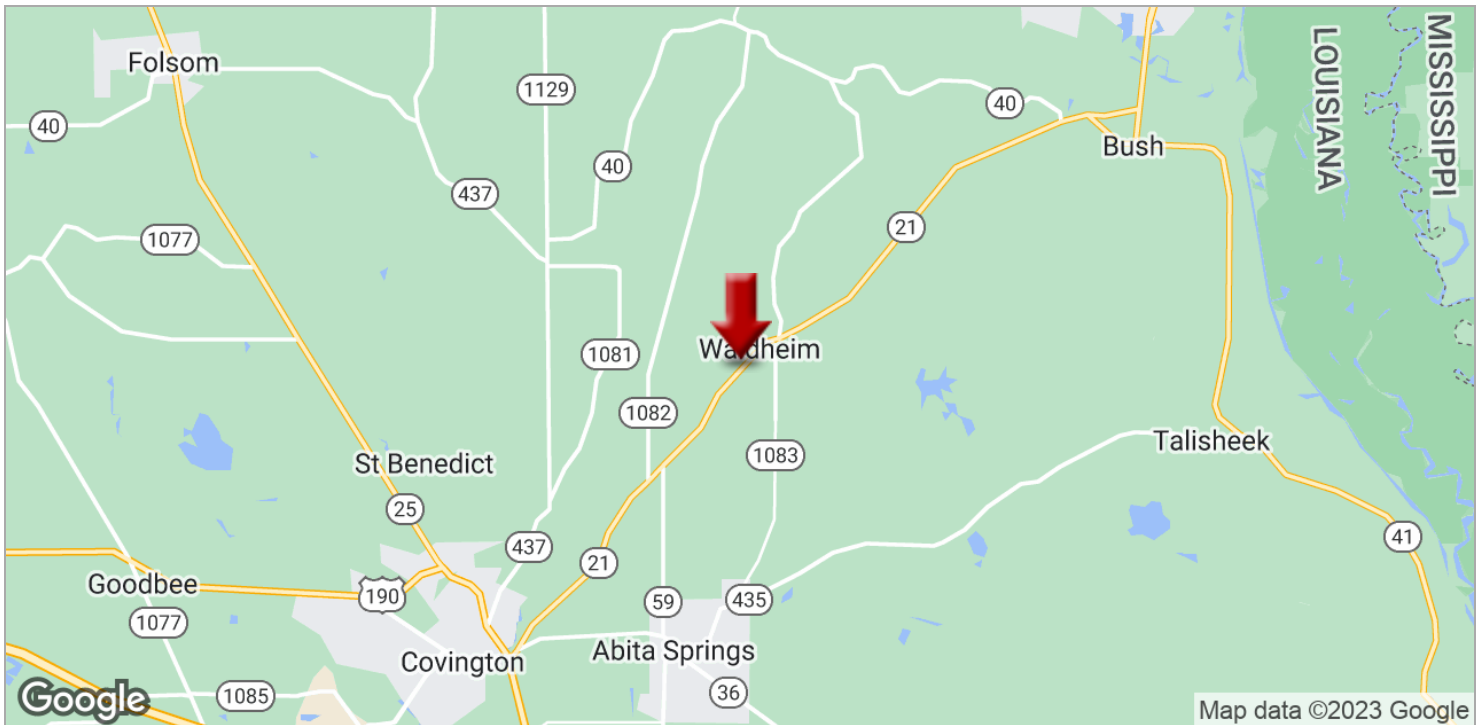
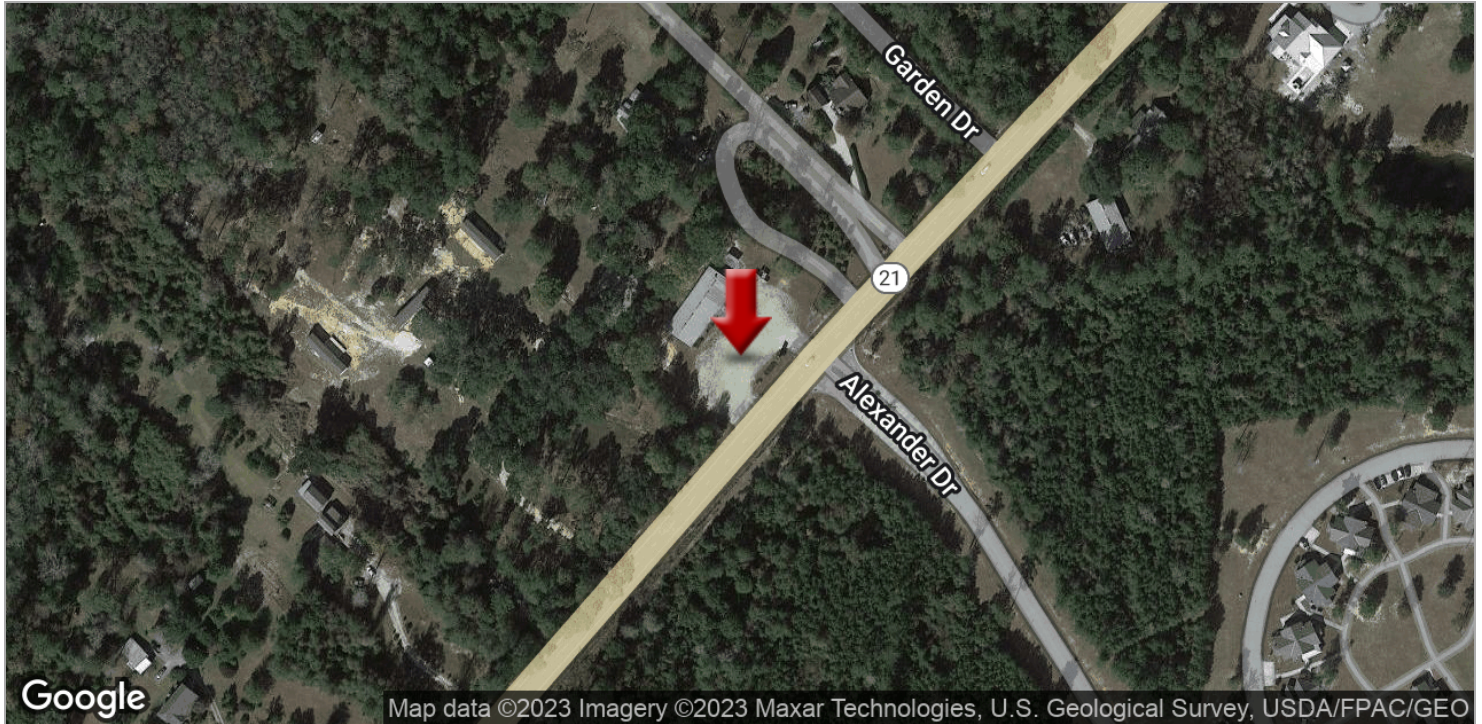
Survey



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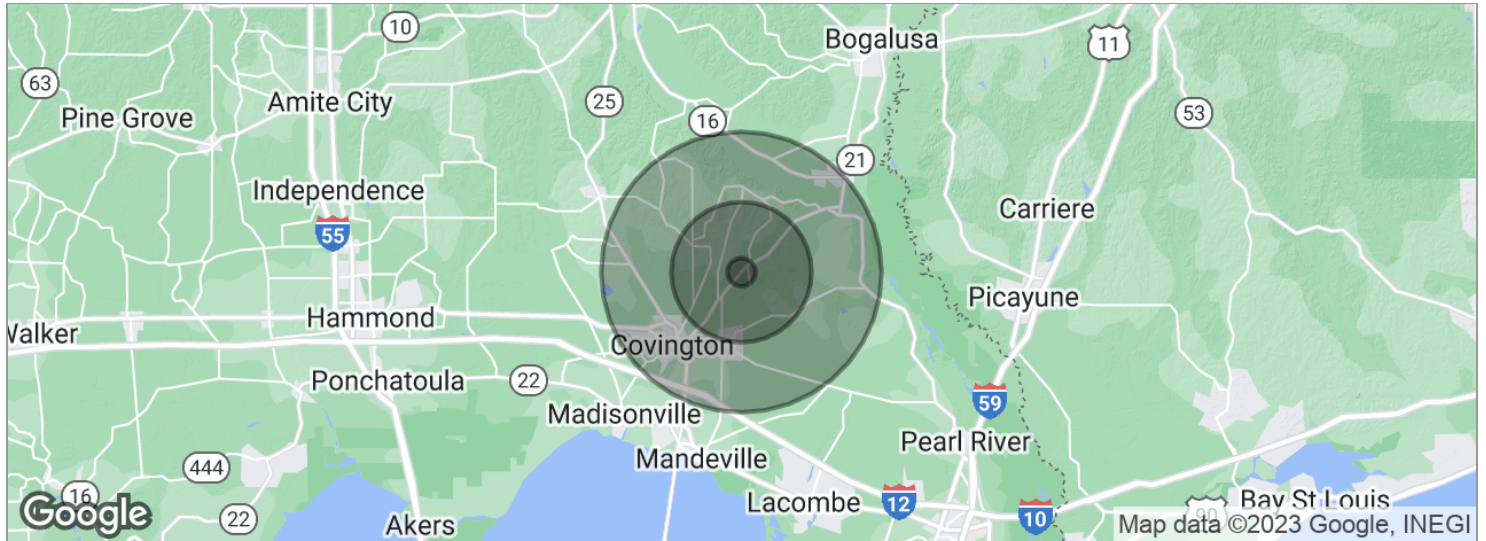
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	190	7,913	51,700
Median age	43.1	40.3	38.6
Median age (male)	40.6	40.5	37.2
Median age (Female)	44.7	40.0	40.7
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	72	3,023	19,502
# of persons per HH	2.6	2.6	2.7
Average HH income	\$82,543	\$74,835	\$72,123
Average house value		\$193,420	\$269,409

* Demographic data derived from 2020 ACS - US Census

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