

## LAND FOR SALE

# TWO CLEARED NC-4 LOTS IN COVINGTON

19392 Sunshine Ave., Covington, LA 70433



### PROPERTY OVERVIEW

Beautiful cleared lots with large oak trees on property. Spacious, rural feel MINUTES from downtown Covington! Two lots of 60 x 120 each zoned NC-4 commercial OR residential. Gas appears to be run to property. Private well and septic system both need replacement. Seller has quotes.

### PROPERTY HIGHLIGHTS

- Minutes from downtown Covington
- NC-4 commercial or residential
- Cleared lots with large oak trees on property

<b>SALE PRICE:</b>	\$90,000
<b>LOT SIZE:</b>	14,400 SF
<b>PRICE / SF:</b>	\$6.25
<b>LOT DIMENSIONS:</b>	2 Lots - 60x120 each
<b>ZONING:</b>	NC-4 - Neighborhood Commercial OR Residential
<b>MARKET:</b>	New Orleans
<b>SUBMARKET:</b>	Northshore New Orleans - Covington
<b>BROCHURE DATE:</b>	5/18/20

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

**CORDELL EUSTIS GROUP**  
Brent Cordell  
O: 985.727.7000  
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bcordell@kw.com

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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COMMERCIAL



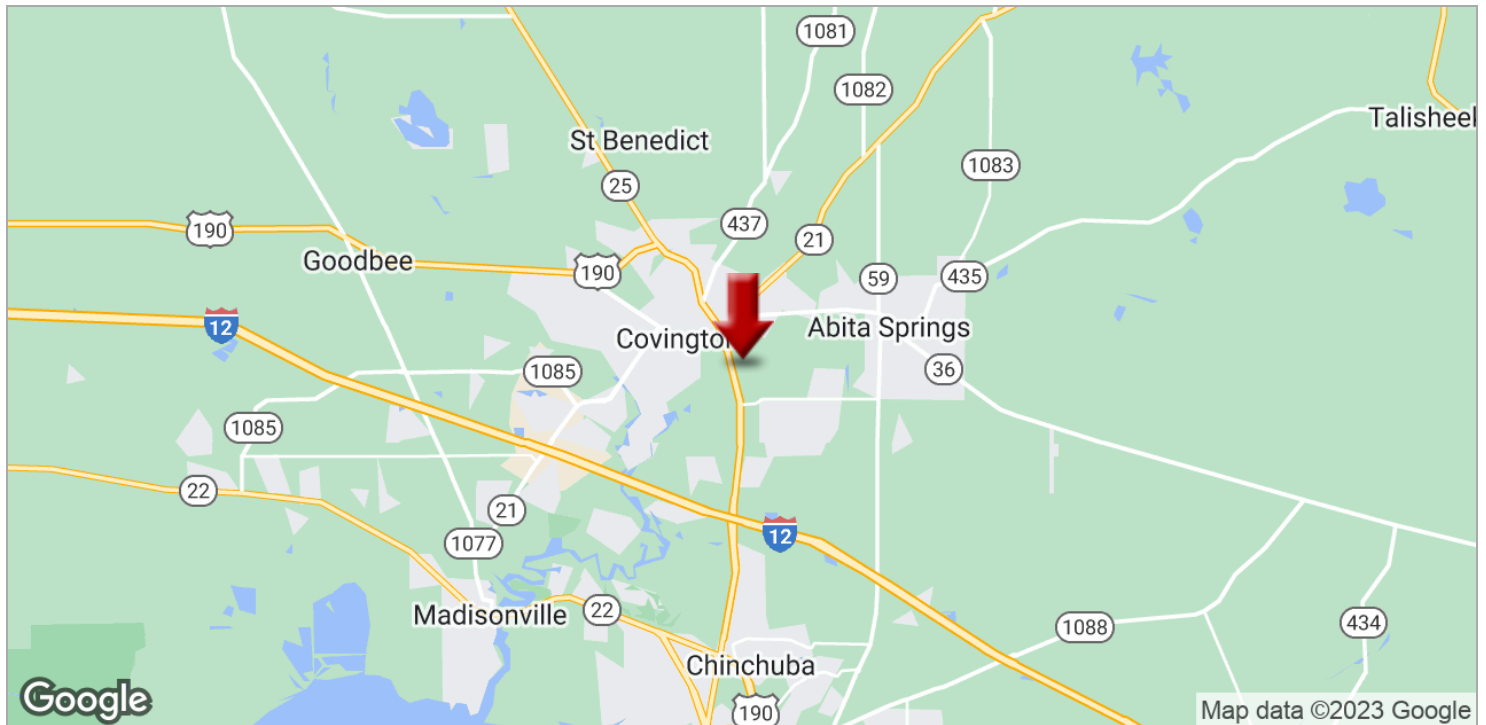
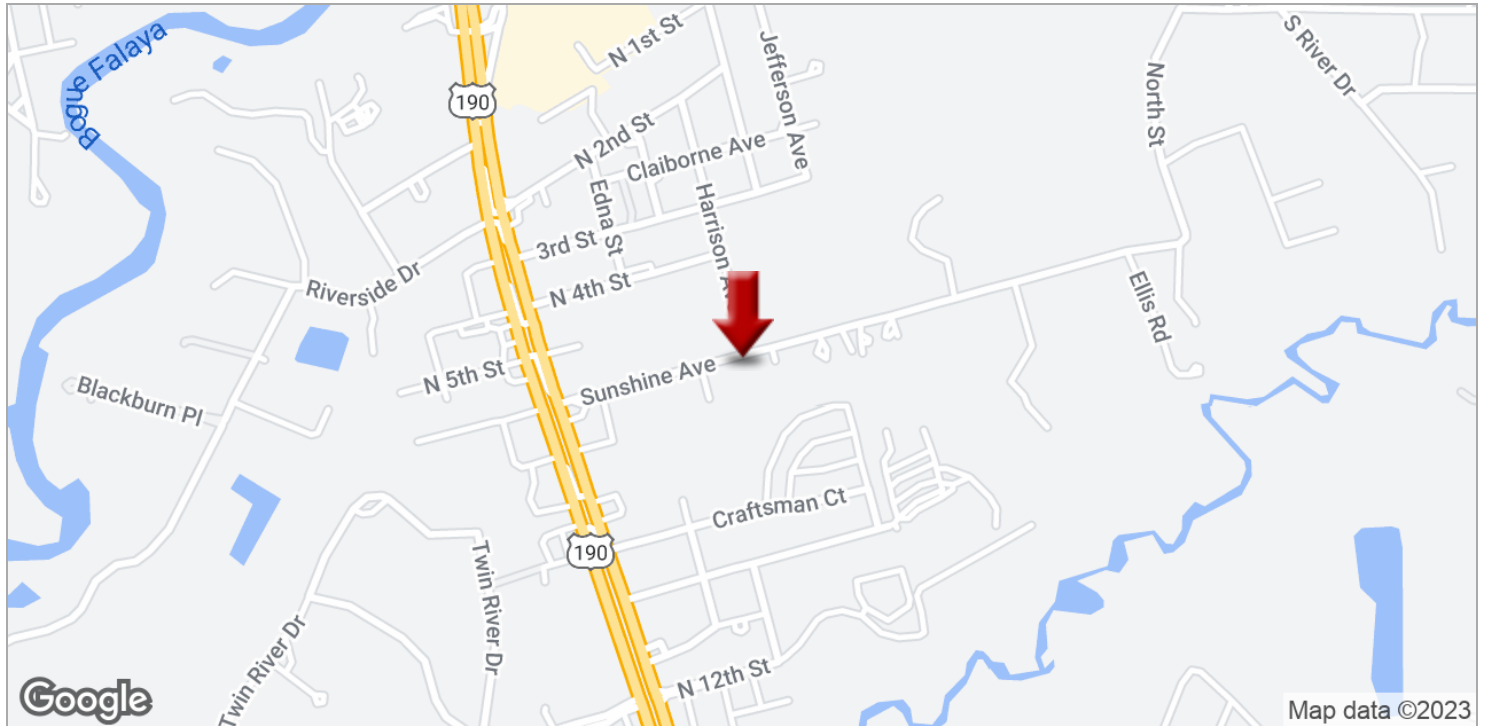
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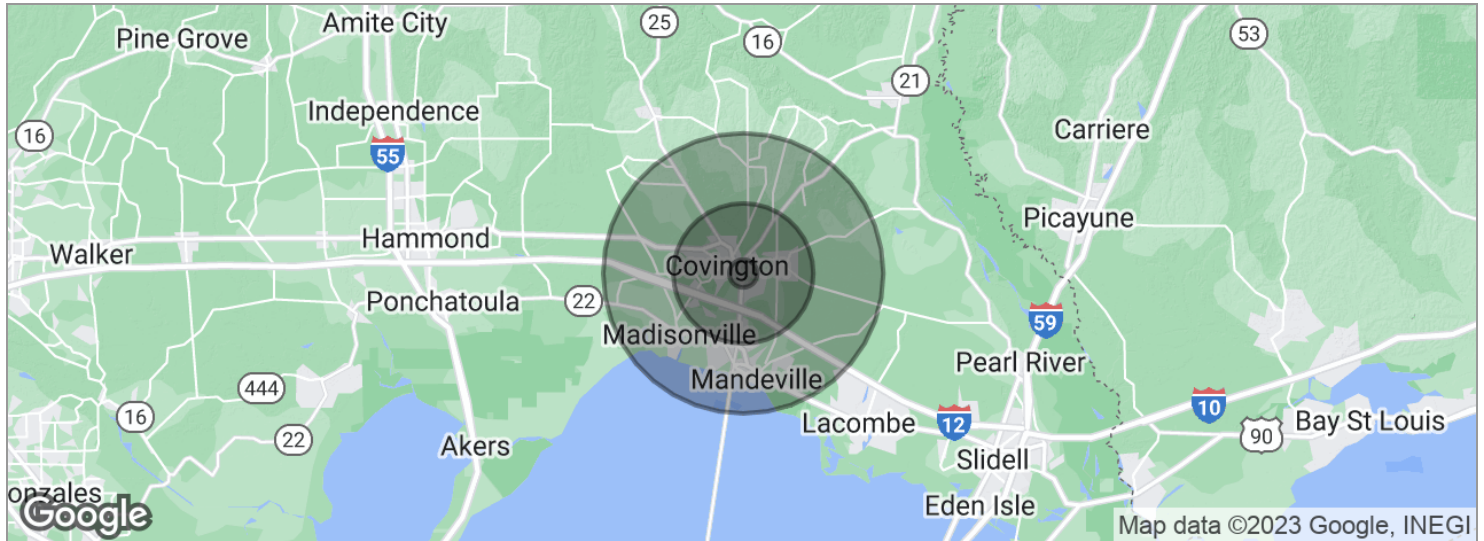
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	2,590	44,790	114,263
Median age	38.8	39.0	39.5
Median age (male)	37.6	38.1	37.8
Median age (Female)	40.7	41.0	41.0
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	950	16,966	42,381
# of persons per HH	2.7	2.6	2.7
Average HH income	\$83,478	\$82,973	\$88,387
Average house value	\$315,130	\$318,412	\$313,839

\* Demographic data derived from 2020 ACS - US Census

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