

Ashland Oaks Business Park

LAND FOR SALE

Hwy 1085 & Hwy 1077 Covington, LA 70433

Matthew Pittman, CCIM | 504.322.1275 | mpittman@beaubox.com



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PROPERTY SUMMARY



Lot #	Size (Acres)	Size (SF)	Price (\$/SF)	Price
Lot 1B	2.82	122,796	\$4.25	\$522,067
Lot 3A	2.90	126,150	\$4.25	\$536,877
Lot 4	4.12	179,467	\$4.25	\$762,736
Lot 5B1	3.85	167,880	\$4.25	\$712,751

Property Highlights

- Fully entitled professional business park located in a serene setting.
- Many amenities nearby including Rouses Grocery, Lit Pizza, WOW Cafe, Smoothie King, Abita Roasting.
- Positioned at the intersection of Hwy 1085 & Hwy 1077 with immediate access to I-12.
- Utilities to each site.
- Ideal for office and warehouse uses (up to 40,000 sf) and hospitality (Lot 5B1 only).
- Zoned I-2

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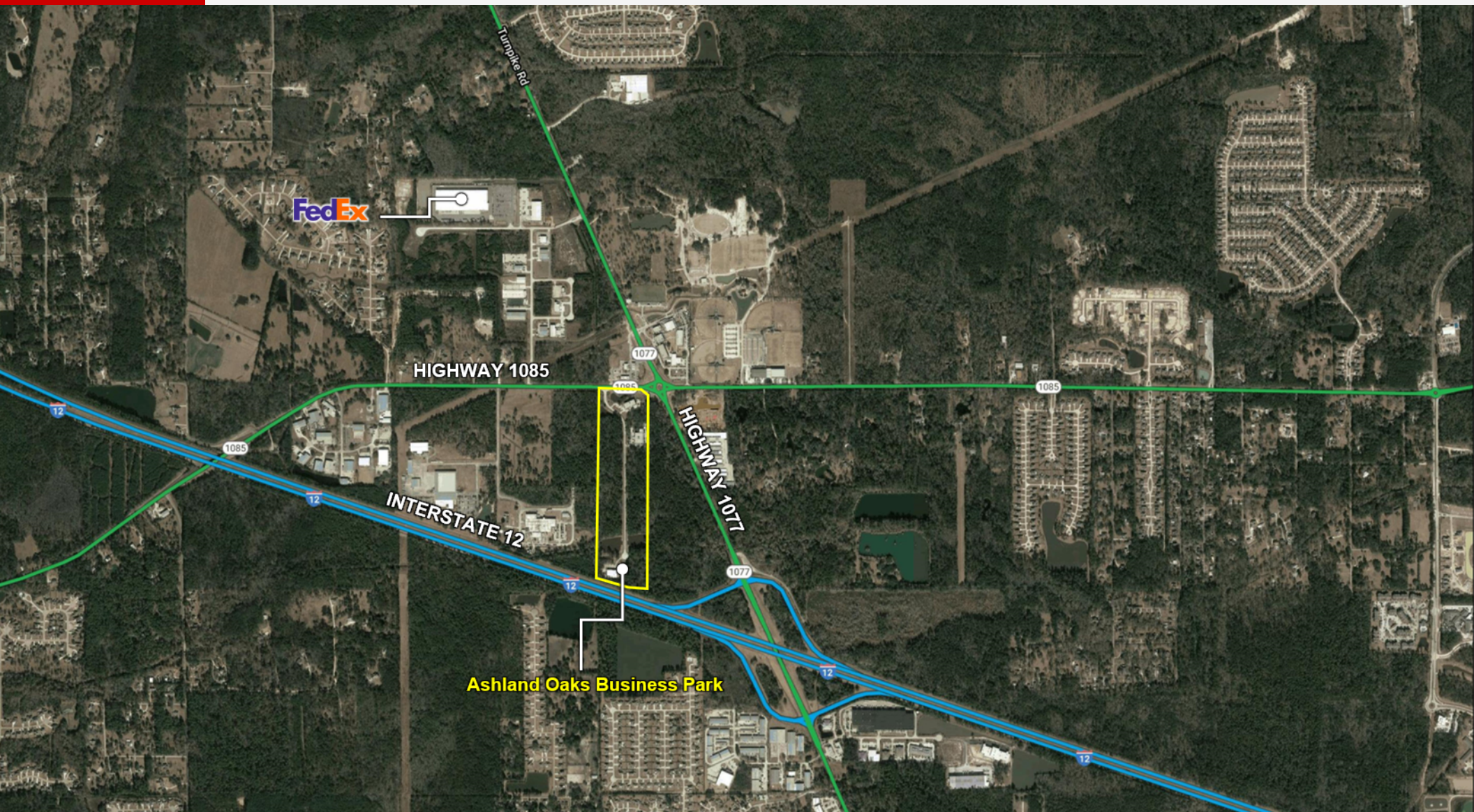
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LOCATION MAP



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SURROUNDING RETAIL



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SURROUNDING RETAIL (CONT.)



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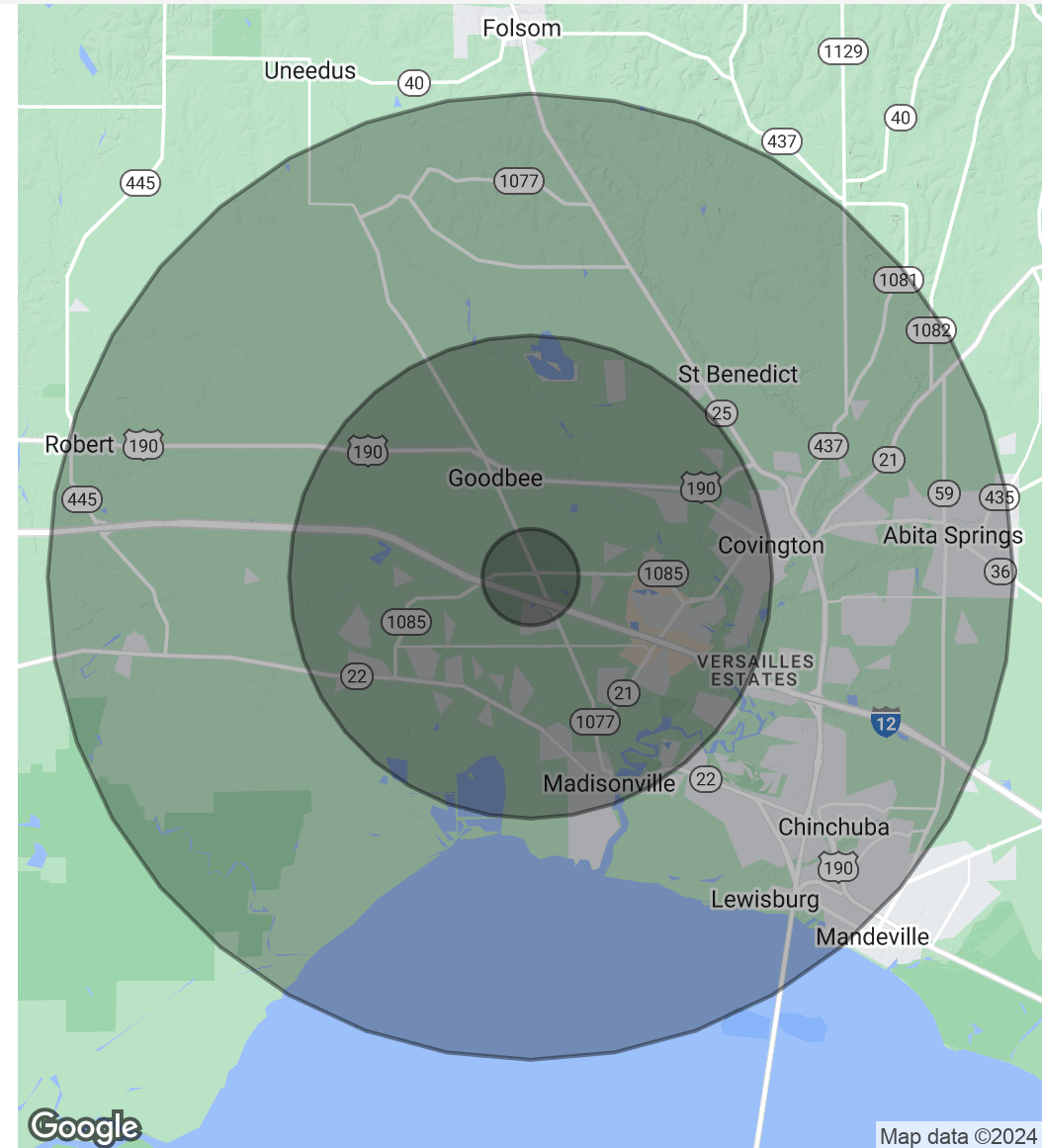
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DEMOGRAPHICS MAP & REPORT

Population	1 Mile	5 Miles	10 Miles
Total Population	948	21,297	94,480
Average Age	38.2	39.3	38.9
Average Age (Male)	36.2	37.7	37.3
Average Age (Female)	40.6	41.0	40.3

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	345	7,824	35,282
# Of Persons Per HH	2.7	2.7	2.7
Average HH Income	\$92,625	\$90,838	\$86,121
Average House Value	\$312,034	\$309,413	\$300,434

* Demographic data derived from 2020 ACS - US Census



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