

# BANK OWNED OFFICE PAD SITES FOR SALE



## OFFERING SUMMARY

List Price:

\$199,000  
(\*reduced from  
\$600,000)

Planned Building Area (Per Pad): Unit 3A: 6,600 SF  
Unit 8B: 2,931 SF  
Unit 12: 38,900 SF

Total Planned Building Area: 48,431 SF

List Price /Planned Building Area: \$4.11 per SF

Planned Use: Office or Medical

Units: 3A, 8B, & 12

## PROPERTY OVERVIEW

Three office pad sites for construction in the Abita View Office Park located on Hwy 190 in Covington, LA.

## PROPERTY HIGHLIGHTS

- Unit 3A is planned for 6,600 SF building area. To be built on piers similar to neighboring building.
- Unit 8B is planned for 2,931 SF building area.
- Unit 12 is planned for a 4 story Office Tower. To be built on piers similar to neighboring building. The 1st floor was planned for parking. The 3 upper floors were planned to consist of 38,900 SQ FT of office space.

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November 18, 2023



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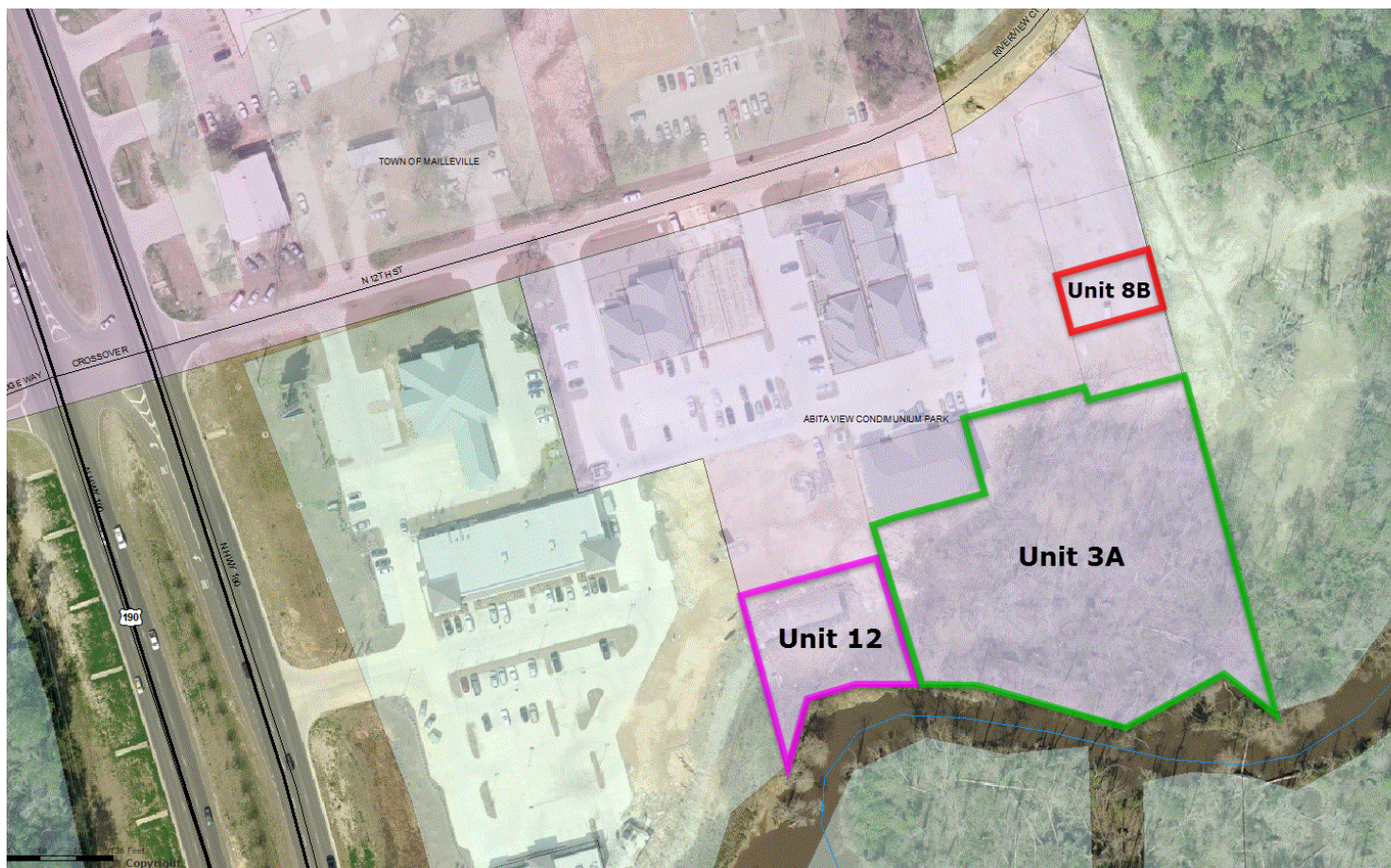
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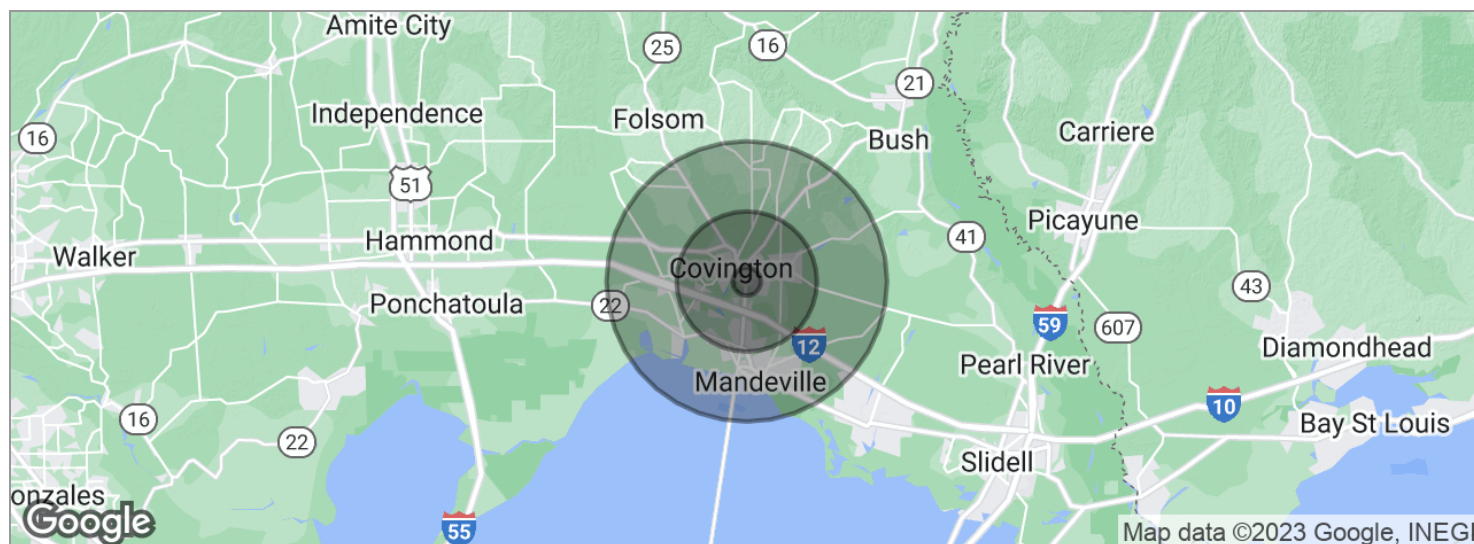


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# BANK OWNED OFFICE PAD SITES FOR SALE



POPULATION	1 MILE	5 MILES	10 MILES
Total population	2,881	48,698	114,325
Median age	37.5	39.4	39.4
Median age (Male)	36.2	38.4	37.7
Median age (Female)	39.9	41.2	41.0
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,086	18,383	42,364
# of persons per HH	2.7	2.6	2.7
Average HH income	\$77,538	\$86,623	\$88,381
Average house value	\$314,034	\$324,248	\$314,531

\* Demographic data derived from 2020 ACS - US Census

