

FOR SALE

21487 Firetower Rd | HC-2 Hwy 59 Frontage

1.12 Acres · Mandeville, Louisiana

21487 FIRETOWER RD
MANDEVILLE, LA 70471 · ST. TAMMANY PARISH

SALE PRICE

\$450,000

LOT SIZE

1.12 Acres

PRICE / SF

\$9.22/SF

ZONING

HC-2

Highway Commercial

HWY 59 FRONTAGE

255.3 FT

Approximate per listing

PROPERTY OVERVIEW

Excellent commercial development opportunity along the Hwy 59 corridor in the Abita Springs area. This 1.12-acre parcel is zoned HC-2 Highway Commercial and offers approximately 255.3 feet of Hwy 59 frontage, providing visibility and access for a variety of commercial users.

The property is mostly cleared, giving an owner-user, investor, or developer a favorable starting point for future site planning and commercial development. Hwy 59 serves as an established commercial corridor connecting the Abita Springs area with the broader Northshore market.

KEY HIGHLIGHTS

- 1.12 +/- acres offered at \$450,000.
- Approximately 255.3 feet of Hwy 59 frontage.
- High-visibility position along Hwy 59.
- HC-2 Highway Commercial zoning.
- Mostly cleared and ready for site planning.
- Convenient access to Abita Springs, Covington, and the greater Northshore market.

COMMERCIAL CORRIDOR POSITION

HC-2 zoning, highway frontage, and an established commercial surroundings make this site a practical candidate for retail, service, office, restaurant, or other commercial uses subject to approvals.



HWY 59 FRONTAGE



MOSTLY CLEARED SITE

OFFERING STRUCTURE

SALE PRICE

\$450,000

Commercial land offering along the Hwy 59 corridor.

LOT SIZE

1.12 Acres

Approximately 48,787 square feet based on acreage conversion.

PRICE / SF

\$9.22/SF

Shown on the LACDB listing.

FRONTAGE

Approx. 255.3 FT · Hwy 59

Highway frontage for visibility and access.

ZONING

HC-2 Highway Commercial

Buyer to verify final use, permitting, utilities, and site plan requirements.

DEVELOPMENT CANDIDATE

The site is mostly cleared and positioned among retail, dining, automotive, professional, and other commercial uses along the corridor.



Location Snapshot

FIRETOWER RD · HWY 59 CORRIDOR

NEAREST INTERSTATE

I-12 · 3.5 MI

Per LACDB listing

NEAREST HIGHWAY

Hwy 59

Commercial corridor access

The property sits near the Hwy 59 / Firetower Road corridor with access north toward Abita Springs and south toward Mandeville, Covington, and I-12.

The included VPD map is source media from the LACDB listing and should be used as corridor context, with final traffic-count interpretation verified during buyer due diligence.

Sources: LACDB listing facts and source VPD map image. Traffic and frontage figures should be confirmed before final site planning.





KEY STATS

Sale Price	\$450,000
Price / SF	\$9.22/SF
Lot Size	1.12 ac
Frontage	255.3 +/- FT
Zoning	HC-2
Zoning Desc.	Highway Commercial

LISTING DETAILS

Property Type	Land
Address	21487 Firetower Rd Mandeville, LA 70471
Parish	St. Tammany
Parcel APN	6120208698
Listing ID	000401c5
Updated	08/14/2026

CANDIDATE USES

Retail	Restaurant
Professional Office	Medical
Automotive Service	Service Business
Owner-User	Investor / Developer

ACCESS NOTES

Nearest Hwy	Hwy 59
Nearest Airport	MSY · 43 mi

Schedule a Site Visit

21487 FIRETOWER RD · MANDEVILLE, LA 70471

\$450,000 · 1.12 Acres

WHY THIS SITE

- HC-2 Highway Commercial zoning in the Hwy 59 corridor.
- Approximately 255.3 feet of Hwy 59 frontage.
- Mostly cleared parcel with a favorable starting point for site planning.
- Convenient access to Abita Springs, Covington, Mandeville, and I-12.

Contact The Listing Team



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