

FOR SALE

12.72 Acres

Hwy 59 Frontage

LA Highway 59·Abita Springs, LA
St. Tammany Parish

SALE PRICE \$1,250,000

PRICE PSF \$2.30/SF

ACREAGE 12.72 Acres

ZONING HC-2

HWY FRONTAGE 2,600± ft

TRAFFIC COUNT 16,500± VPD



KPG REALTY, LLC

EXECUTIVE SUMMARY

Rare opportunity to acquire large-scale commercial acreage in one of Louisiana's fastest-growing corridors.

This 12.72± acre HC-2 Highway Commercial tract sits on LA Highway 59 between Robert Road and Hoffman Road in Abita Springs, offering 2,600± feet of high-visibility frontage with 16,500± vehicles per day.

Located just 2 miles from I-12, the site provides regional connectivity to Abita Springs, Mandeville, Covington, and beyond — ideal for a wide range of commercial and industrial applications.

- Growing Northshore industrial market with strong demand drivers
- Strong workforce and population growth in St. Tammany Parish
- Regional access to New Orleans, Mississippi Gulf Coast, and Baton Rouge Major north-south transportation corridor on LA Hwy 59
- Flexible HC-2 zoning supporting numerous commercial applications
- Level, developable tract with 2,600± ft of highway frontage

PREMIER HIGHWAY 59 FRONTAGE

Positioned in the heart of St. Tammany Parish's most active commercial and residential growth corridor.





TOP-DOWN AERIAL · 12.72± ACRES · GRADED & CLEARED SITE



PERSPECTIVE AERIAL · LA HWY 59 FRONTAGE · I-12 ACCESS 2 MILES



AERIAL VIEW 3 · HWY 59 CORRIDOR



AERIAL VIEW 4 · SITE & SURROUNDINGS

AERIAL VIEW 5 · CONTEXT & ACCESS

KEY STATS

SALE PRICE

\$1,250,000

Fee Simple - \$2.30/SF

TOTAL ACREAGE

12.72 Acres

Level, developable tract

HWY FRONTAGE

2,600± ft

LA Highway 59

TRAFFIC COUNT

16,500± VPD

High visibility corridor

PROPERTY INFORMATION

Property Type	Commercial Land
Zoning	HC-2 Hwy Commercial
Acreage	12.72± Acres
Frontage	2,600± ft on Hwy 59
Parish	St. Tammany
I-12 Access	~2 Miles
Downtown Abita	~2 Miles
Covington	~3 Miles
Mandeville	~6 Miles
New Orleans	~45 Miles

POTENTIAL USES



Retail



Medical/Office



Industrial/Flex



Self-Storage



Hospitality



Mixed-Use



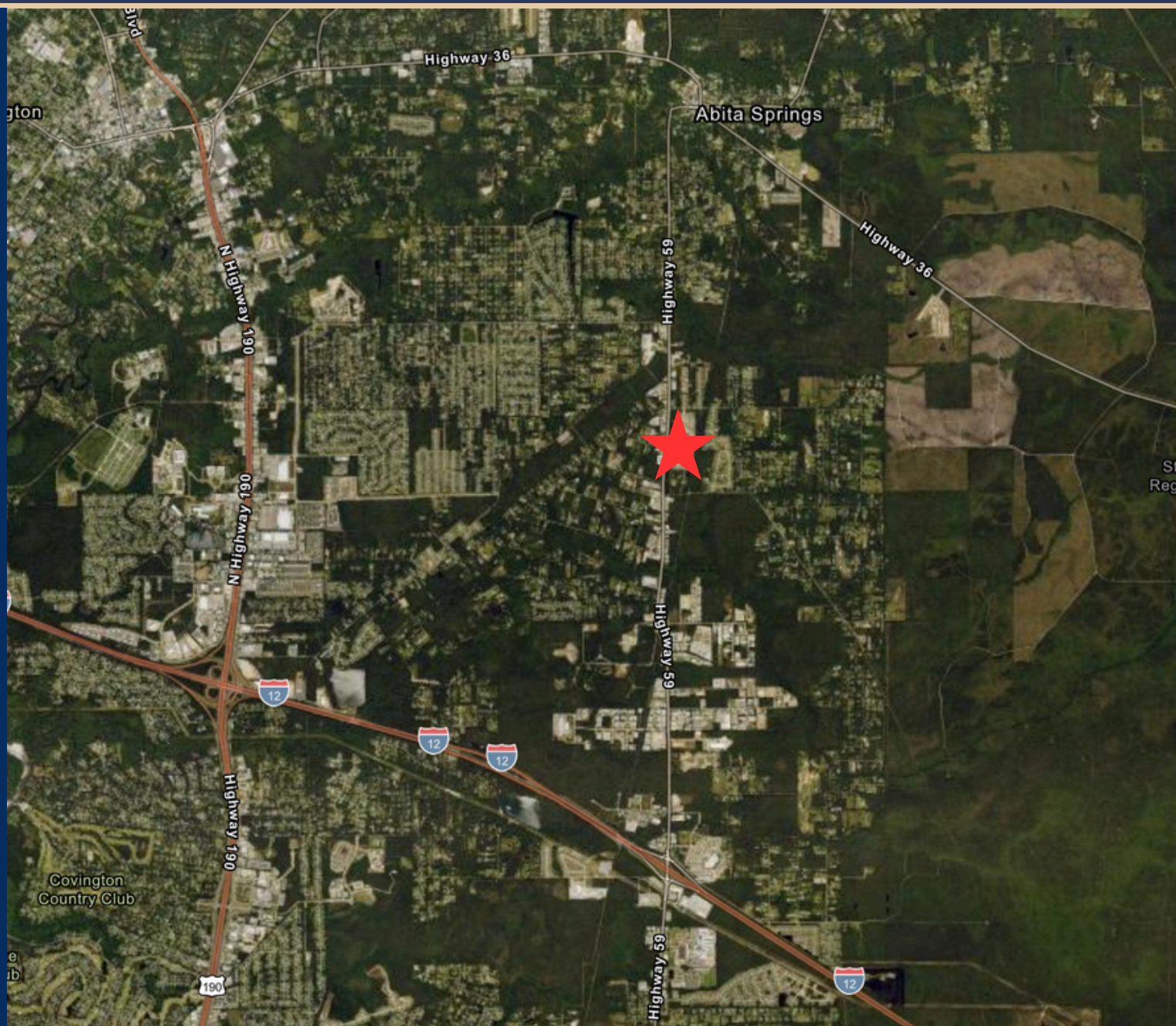
Location Analysis

12.72±ACRES·LAHWY59·ABITA SPRINGS

Strategically positioned on LA Highway 59 between Robert Road and Hoffman Road, this HC-2 tract offers 2,600± ft of frontage and 16,500± VPD — just 2 miles from I-12 connecting the entire Northshore market.

KEY CONNECTIONS

	I-12 Access	2 Miles
	Downtown Abita Springs	2 Miles
	Covington	3 Miles
	Mandeville	6 Miles
	New Orleans	45 Miles



1-MI POPULATION

2,191

3-MI POPULATION

16,414

5-MI POPULATION

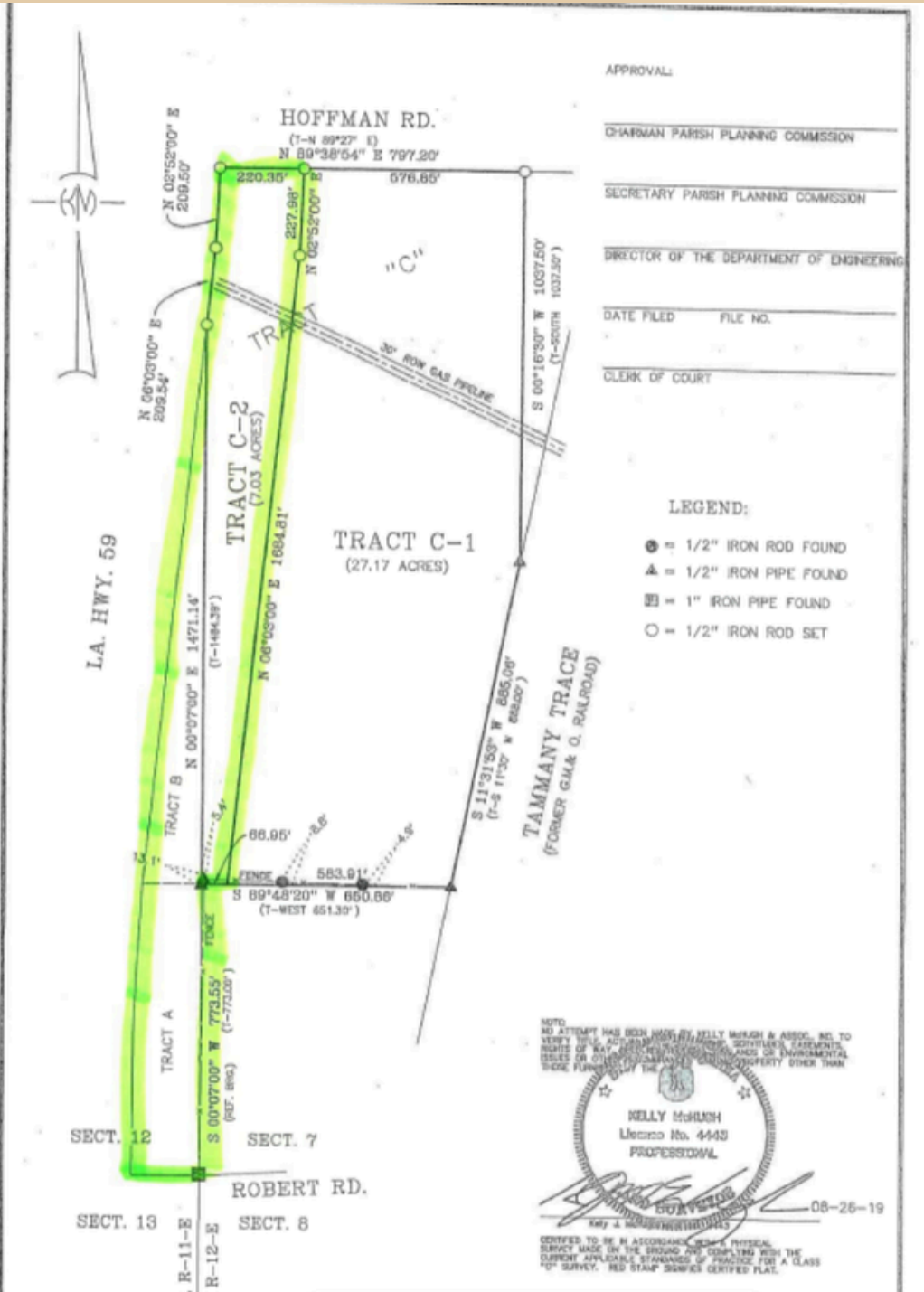
32,865

MED. HH INCOME (3-MI)

\$96,062

AVG. HH INCOME (3-MI)

\$127,091



Schedule a Showing

LA Hwy 59 - Abita Springs, LA - Available Now

\$1,250,000 · 12.72 Acres · HC-2 · 2,600± ft Frontage



Beau Bryant

Commercial Broker

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Bucky Meridith

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