

FOR SALE | LEASE

Build-to-Suit

COVINGTON, LOUISIANA



985.792.4385



VersaillesCenter.com



109 New Camellia Blvd, Covington, LA 70433





Table of Contents



Property Summary	01
Available Inventory	06
Site PLans	10
Renderings	13
Location Overview	16
Aerials Maps	20
Street Maps	25
Local Maps	29
Site Assets	35
Market Overview	43
Demographics	48
Company Overview	55

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GULF STATES
REAL ESTATE SERVICES



PROPERTY SUMMARY

GENERAL INFORMATION



Property Summary

The Versailles Center is ideally located on the North Shore of Covington in the northwest quadrant of I-12 and Highway 190. This approved Planned Unit Development (PUD) was created by the extension of Holiday Square Boulevard from its former end point near Honda of Covington North to Holiday Boulevard. Currently, the remaining developer lots available at the Versailles Center are Lot 13 (5.04 acres), Lot 15 (6.69 acres), and Lot 16 (6.18 acres), which offer total combined acreage of 17.92 acres. This is an ideal location for office, data centers, tech companies and medical assisted living that want to be in close proximity to the interstate and the city of Covington. Additionally, the area provides a beautiful view of the lake and nearby lakefront parks, and is surrounded by a variety of shopping, dining, and entertainment options and living environments.



General Information

Taxing Authority

St. Tammany Parish & City of Covington

Tax ID/APN

1078160197

Possible Uses

Office, Retail

Zoning

Planned Unit Development (PUD)

Land Splits

Yes

Adjacent Parcels Available

Yes

Sale Terms

Cash to Seller, Build-to-Suit, Sale/Leaseback



AREA & LOCATION

Market Type	Medium
Property Located Between	Holiday Square Blvd and Holiday on the North side of I-12 and W. of Hwy 190
Side of Street	West
Road Type	Highway
Property Visibility	Excellent
Legal Description	Section 15 & 16 Township 7 S, Range II E St. Tammany Parish
Largest Nearby Street	I-12 and Hwy 190
Transporation	Interstate
Highway Access	Hwy 190 (6 Lanes)
Airports	MSY & Hammond Northshore Regional Airport
Site Description	St. Tammany Parish approves Commercial PUD
Area Description	The site is bordered by retail, entertainment, hospitality, auto dealerships, office, and single-family subdivisions.



LAND RELATED

Lot Frontage	250'-450'
Lot Depth	350'-700'
Zoning Description	Approved PUD allowing for building up to 100' tall
Development Name	Versailles Business Center
Topography	Level - Average Elevation 24' AMSL (No Flood Plains)
Easements	Utilities, Other
Easements Description	Drainage and Utility Easement per STP approved
Soil Type	Sandy Clay (Slab on ground)
Available Utilities	Electric, Water, Sewer, Cable
Water Services	Municipal
Sewer Type	Municipal



AVAILABLE INVENTORY

AVAILABLE INVENTORY

LOT 13 - 5.04 ACRES
LOT 15 - 6.69 ACRES
LOT 16 - 6.18 ACRES



AVAILABLE INVENTORY



AVAILABLE INVENTORY

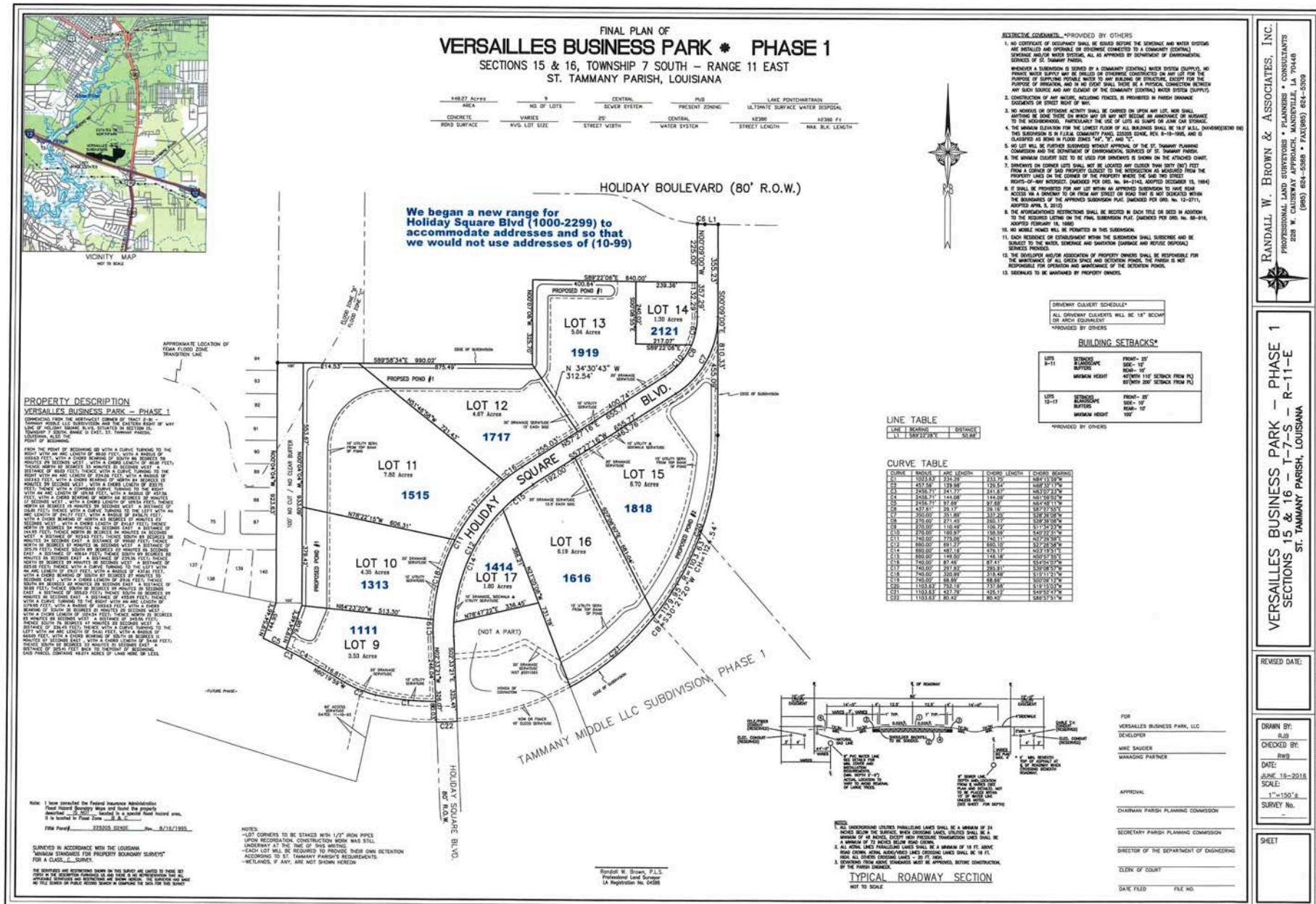




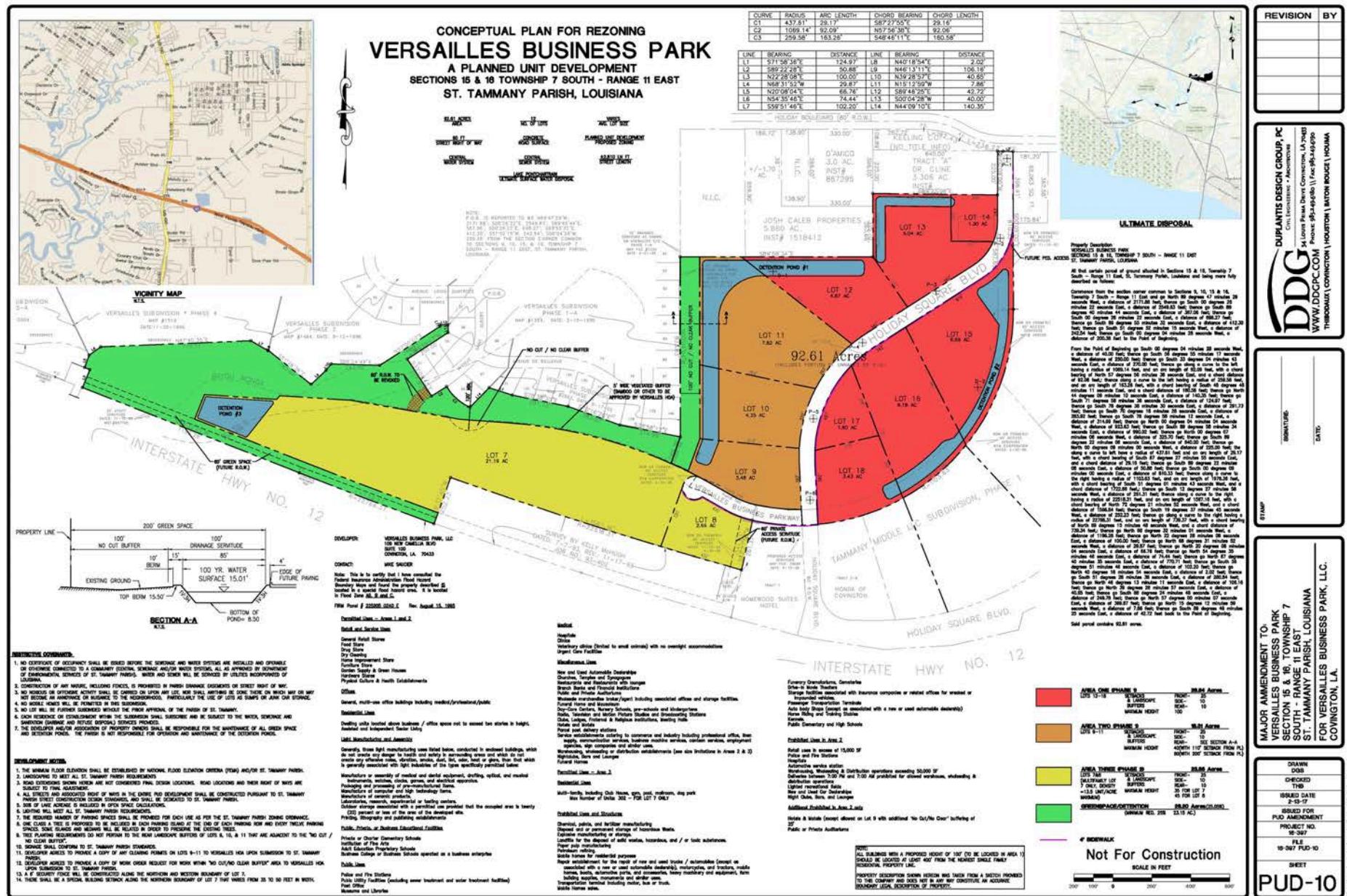
SITE PLANS

BUILDING & CONSTRUCTION

FINAL PHASE I SITE PLAN



PLANNED UNIT DEVELOPMENT (PUD)





RENDERINGS

AERIALS



VERSAILLES RENDERING



VERSAILLES MASTER PLAN AERIAL





LOCATION OVERVIEW

CITY & PARISH



Property Subtypes:
Office & Retail

Gross Land Available:
5.04 - 12.87 Acres

Location
COVINGTON
Louisiana
St. Tammany Parish



Transportation



2 International Airports
21 airports within 50 miles



Intersection of 4 major interstates
including I-10, I-12, I-59, and I-55



Proximity to Six Class I railroads



Proximity to the Port of New Orleans
& the Port of South Louisiana

Distance to Major Markets

Baton Rouge 80 miles

New Orleans 50 miles

Houston 350 miles

Atlanta 450 miles

Dallas 500 miles

Chicago 900 miles





Distance

To Major Markets

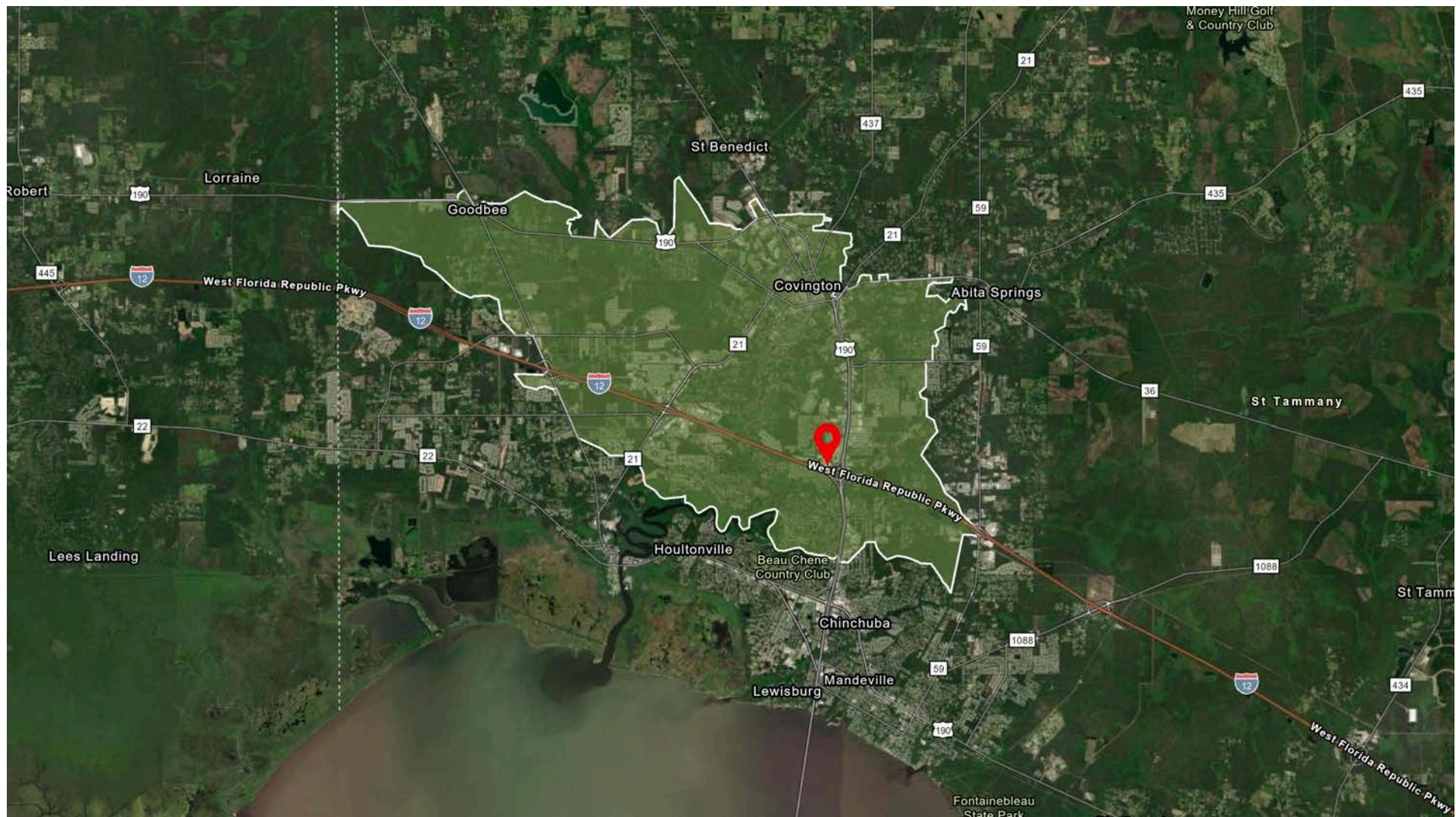
Baton Rouge	60 Minutes
New Orleans	40 Minutes
Lafayette	2 Hours
Houston	5 Hours
Mobile	2 Hours
Birmingham	4.5 Hours
Shreveport	4.5 Hours



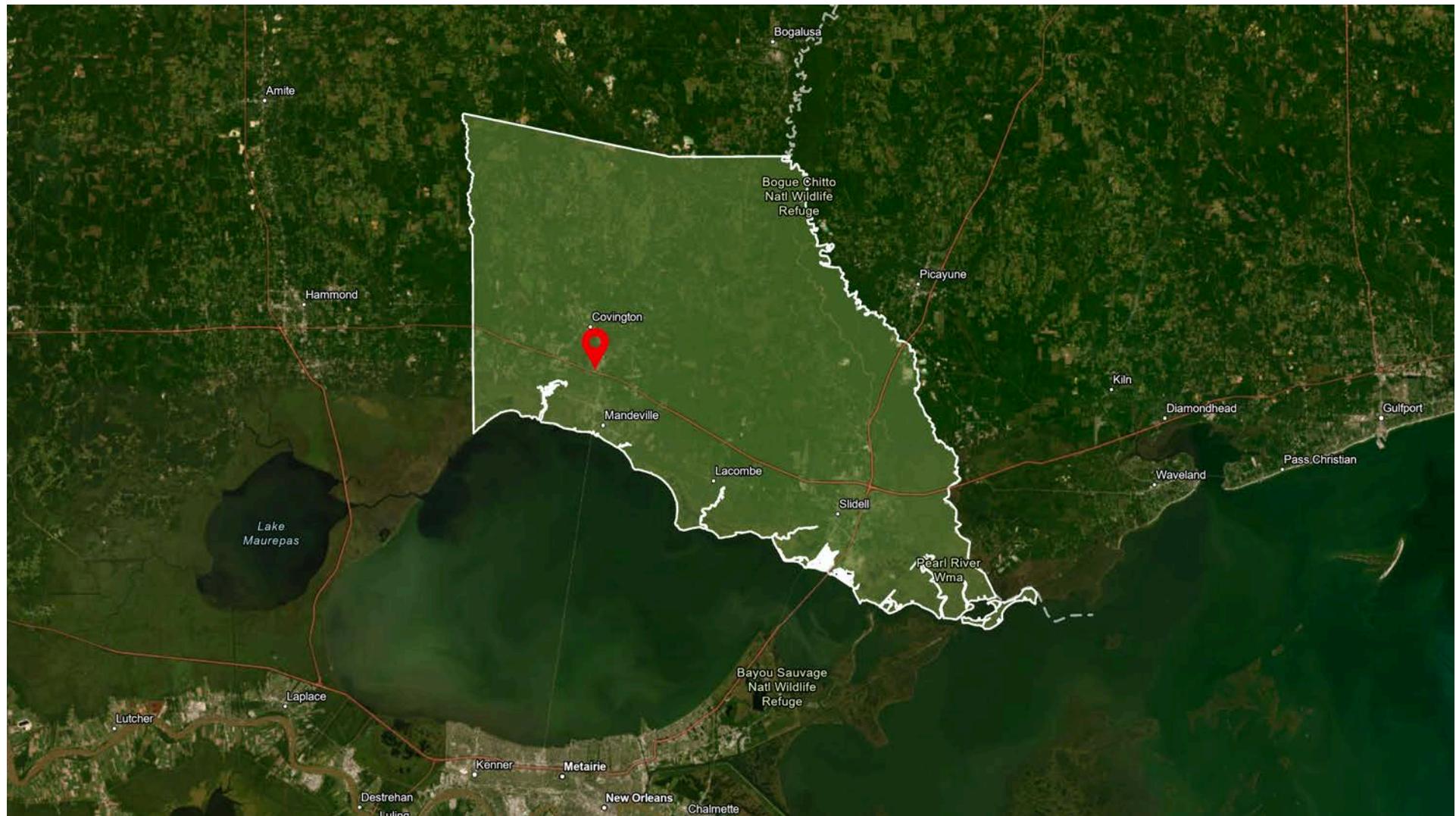
AERIAL MAPS

REGIONAL & LOCAL

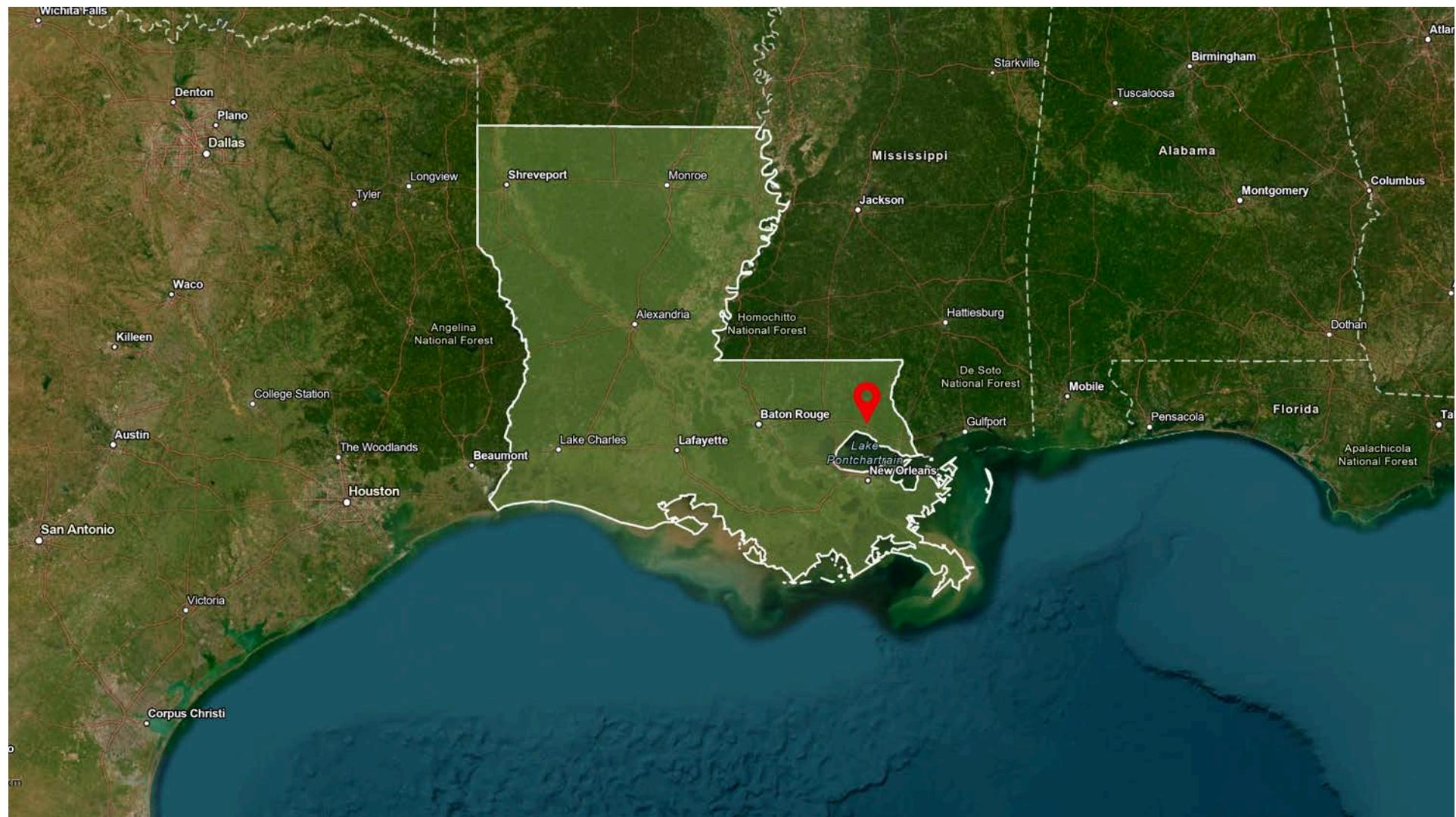
Area Code 70433 Map



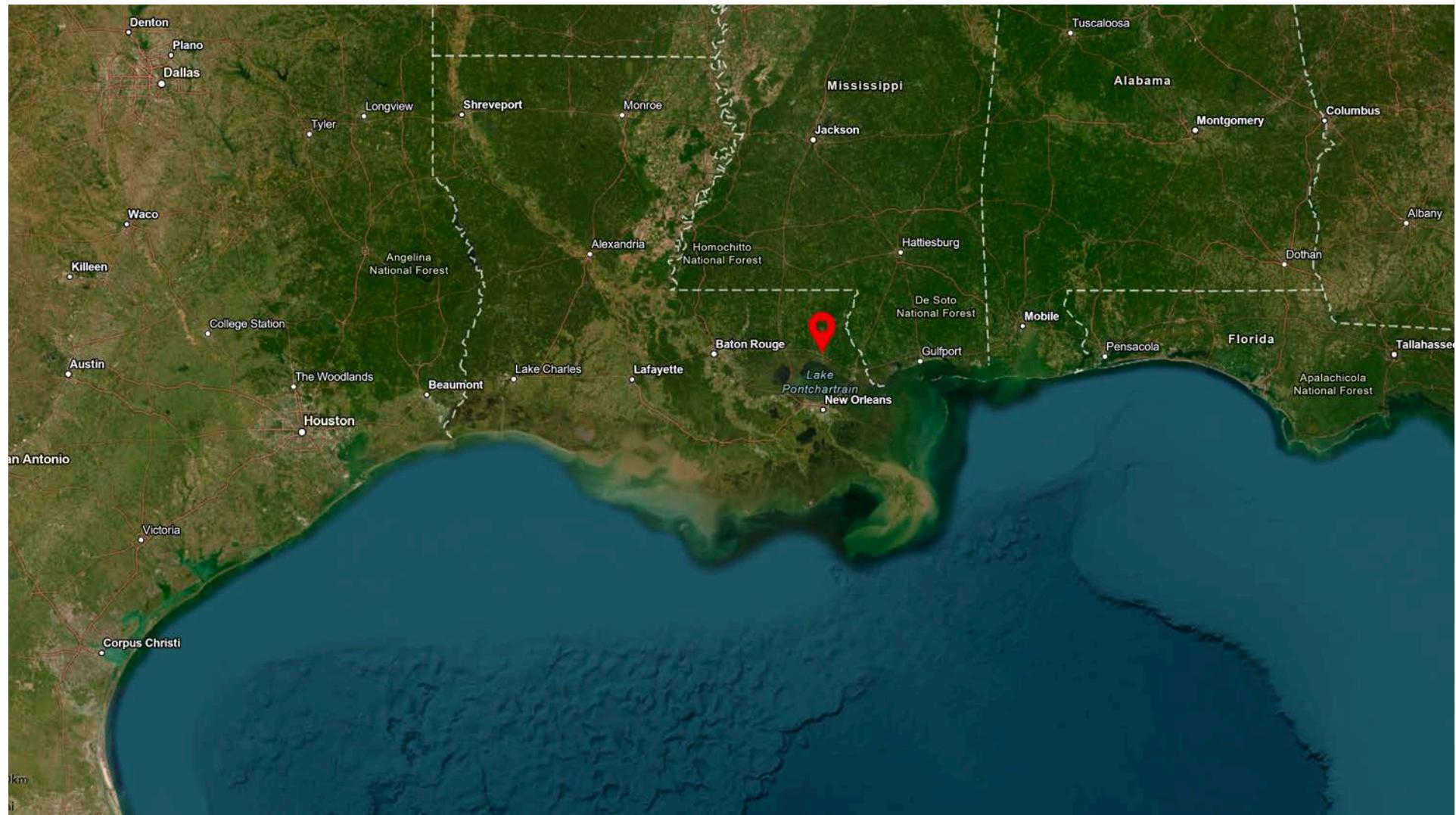
Parish Aerial Map



STATE AERIAL MAP



REGIONAL AERIAL MAP

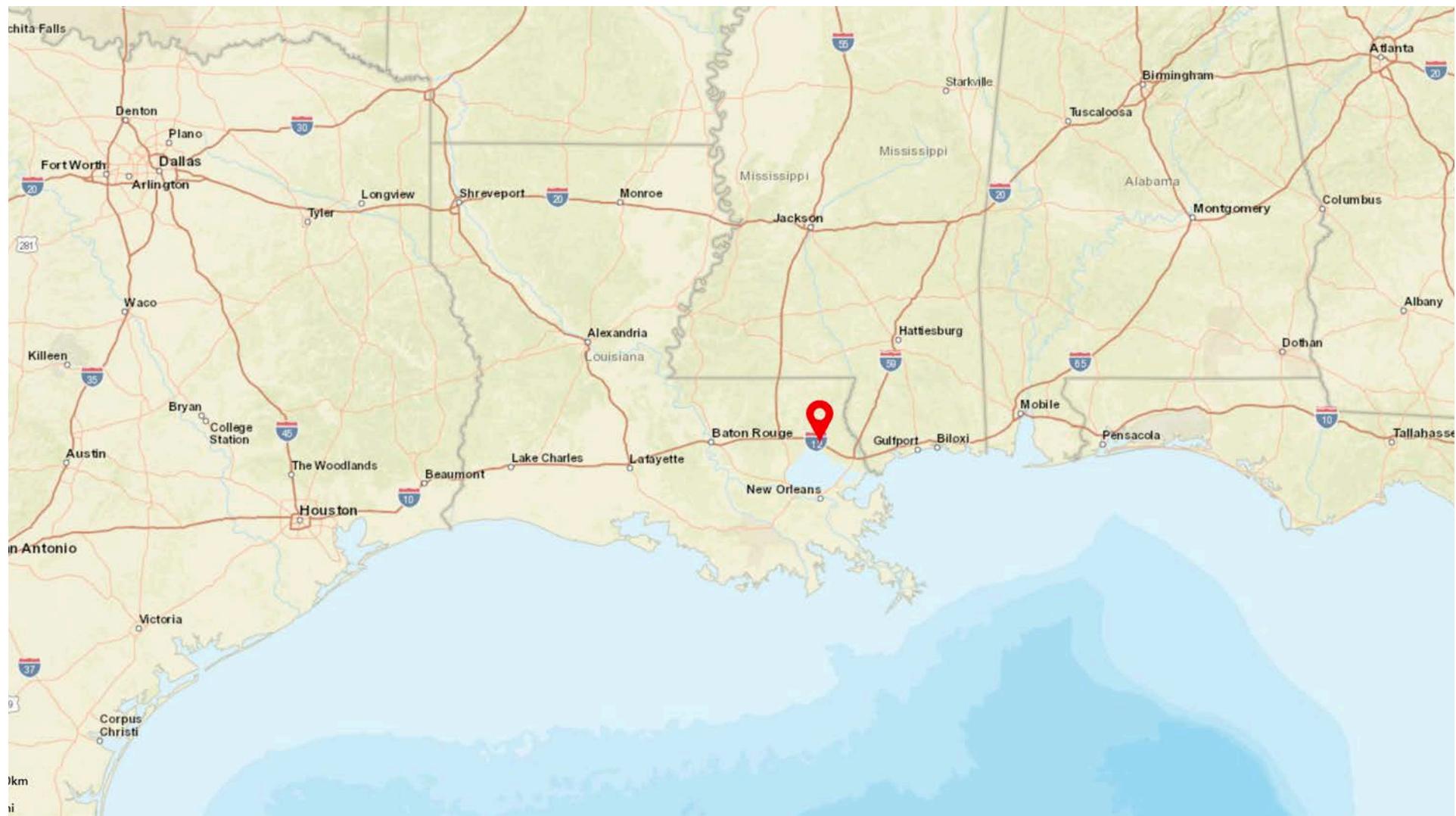




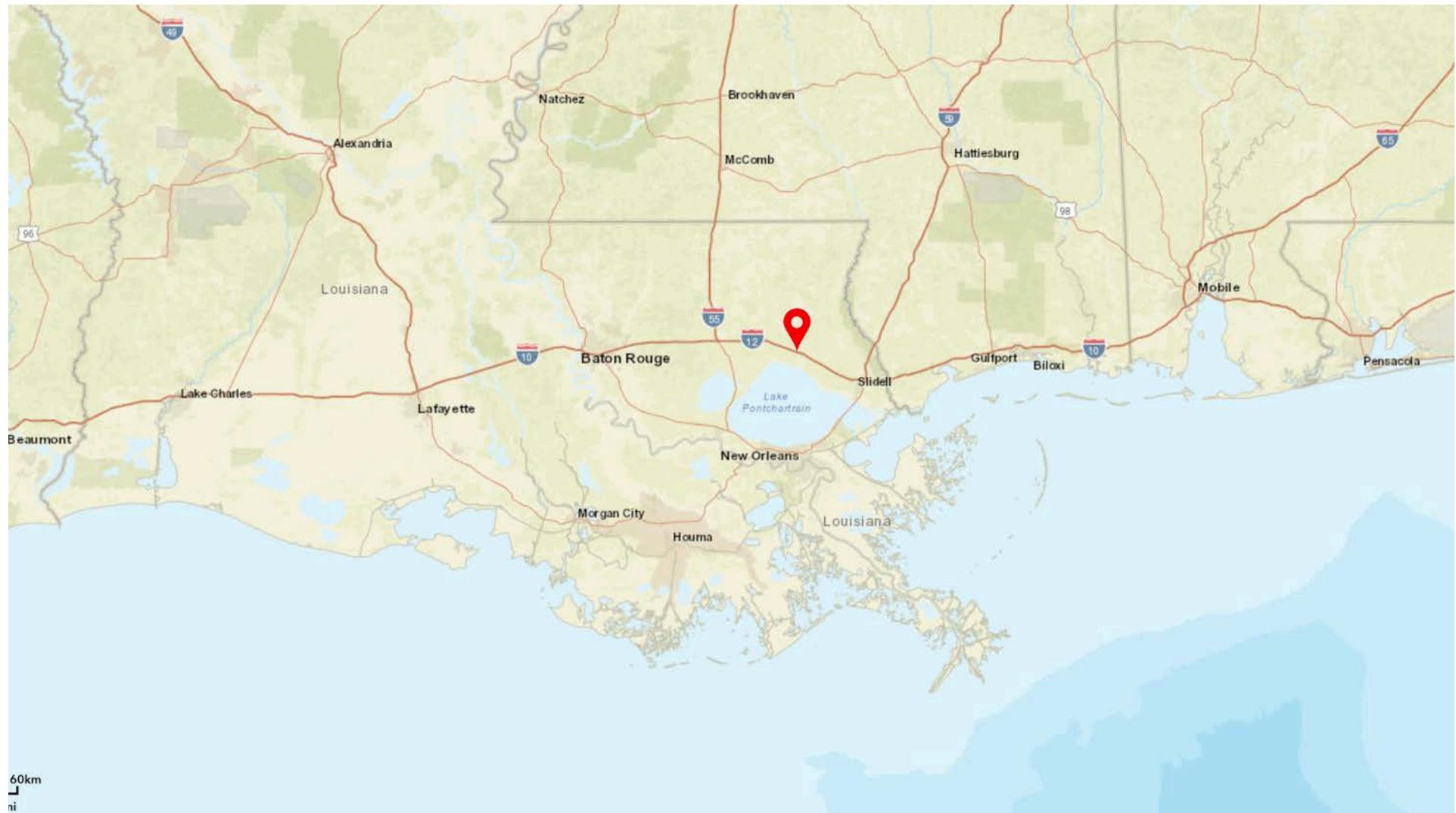
STREET MAPS

REGIONAL & LOCAL

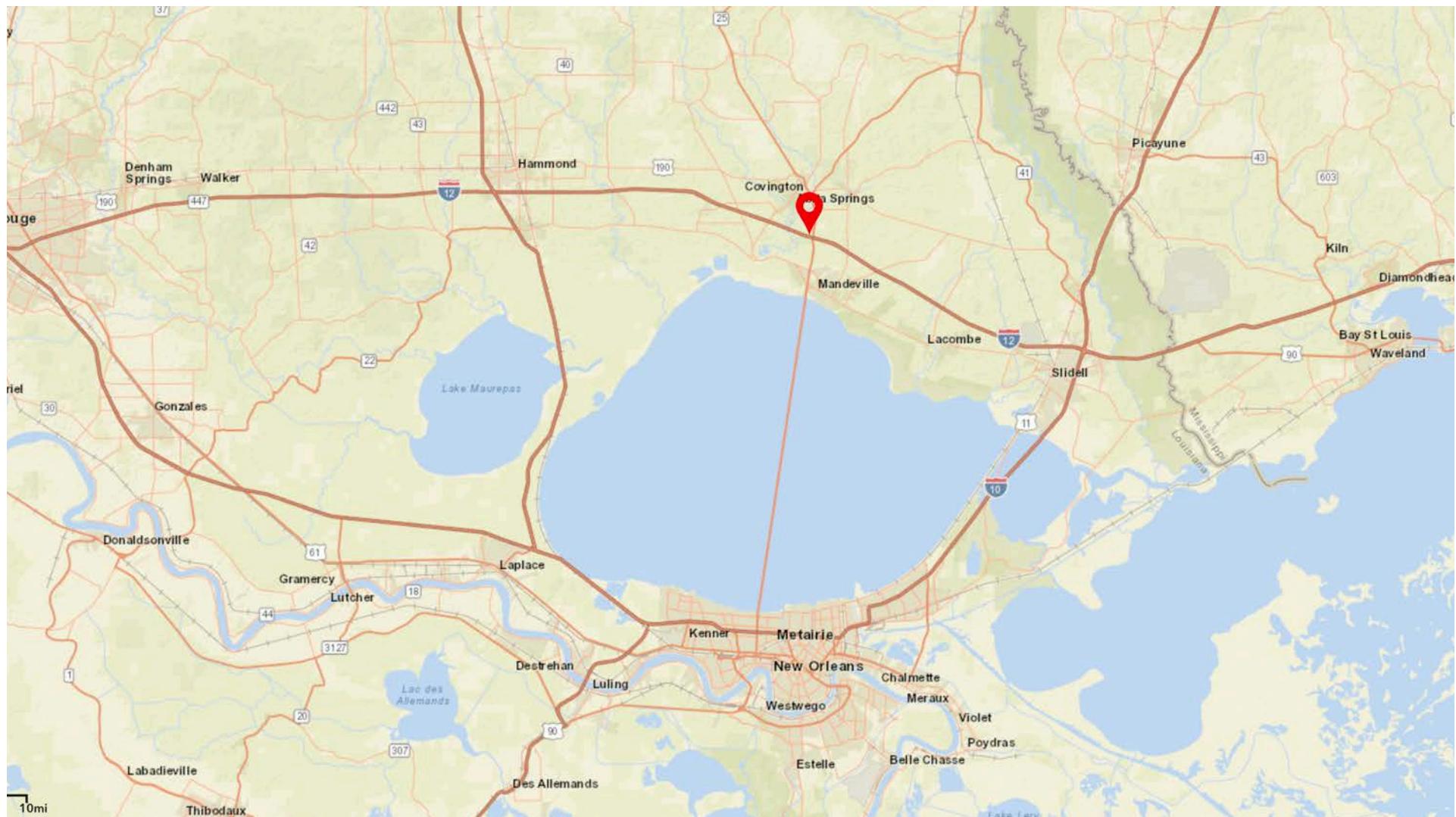
REGIONAL STREET MAP



STATE STREET MAP



LOCAL STREET MAP





LOCAL MAPS

CITY & PARISH

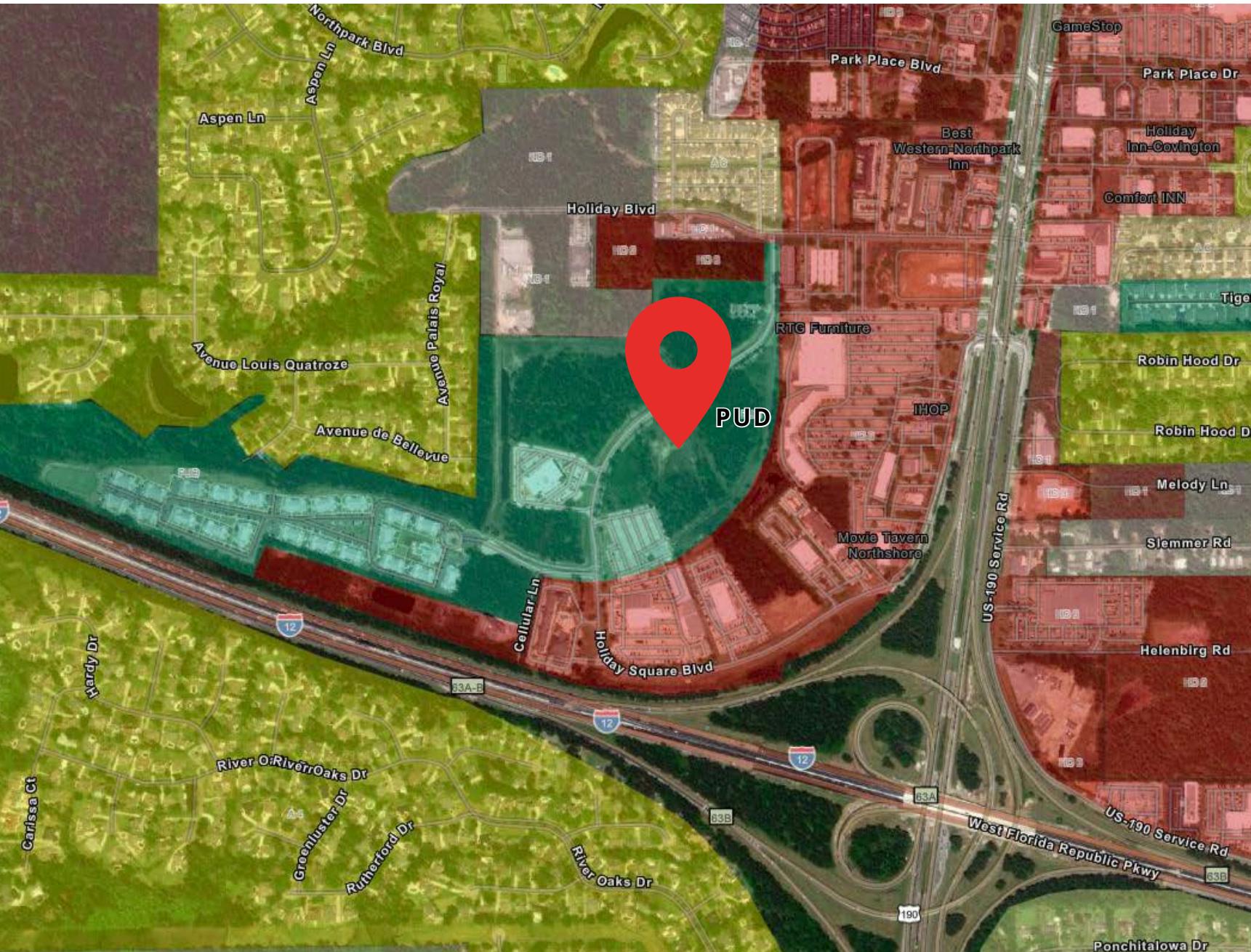
SITE LOCATION



RETAIL MAP



ZONING MAP



WETLANDS MAP



Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland

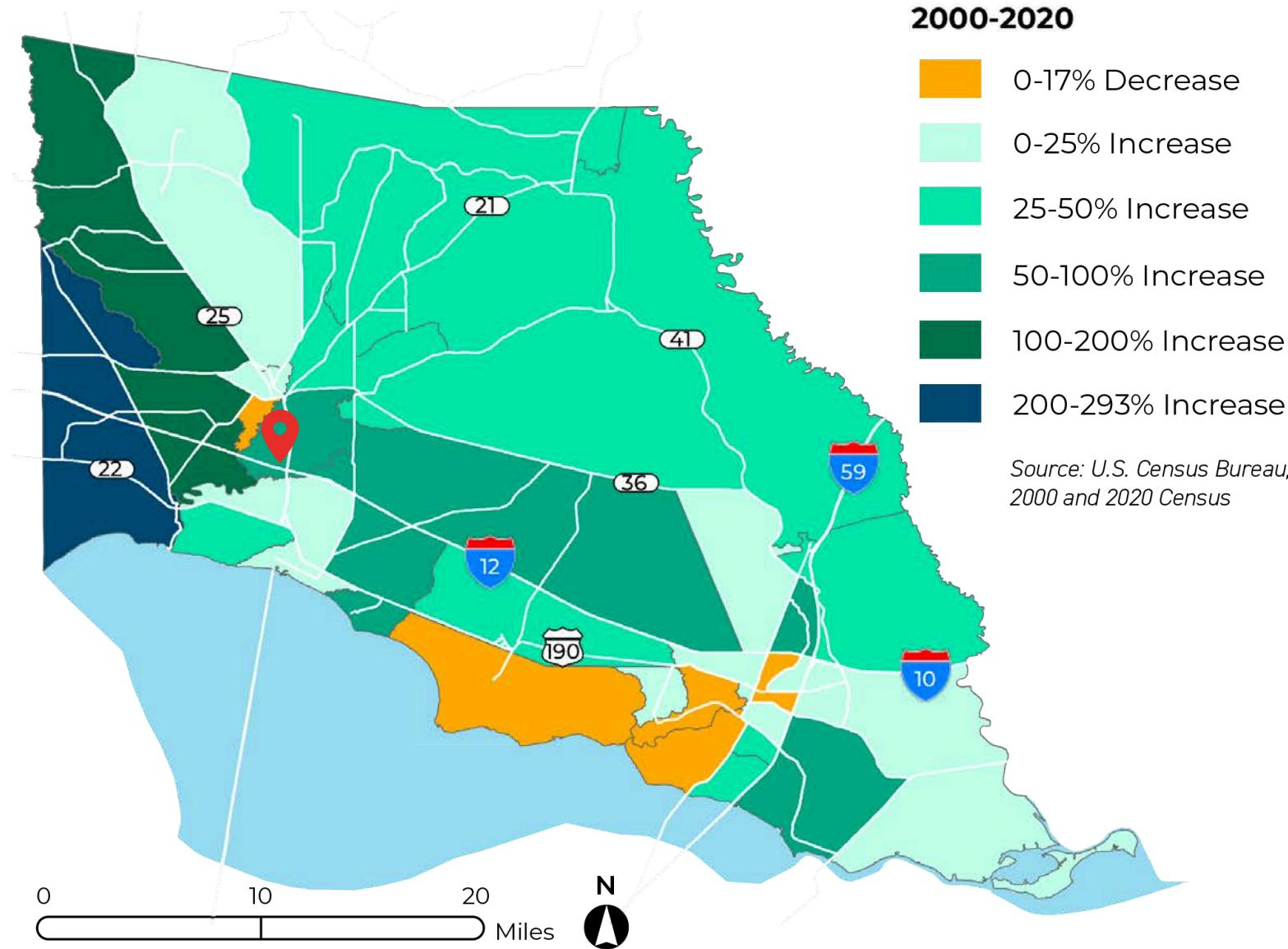
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond

- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

National Wetlands Inventory (NWI)
This page was produced by the NWI mapper

POPULATION CHANGE MAP



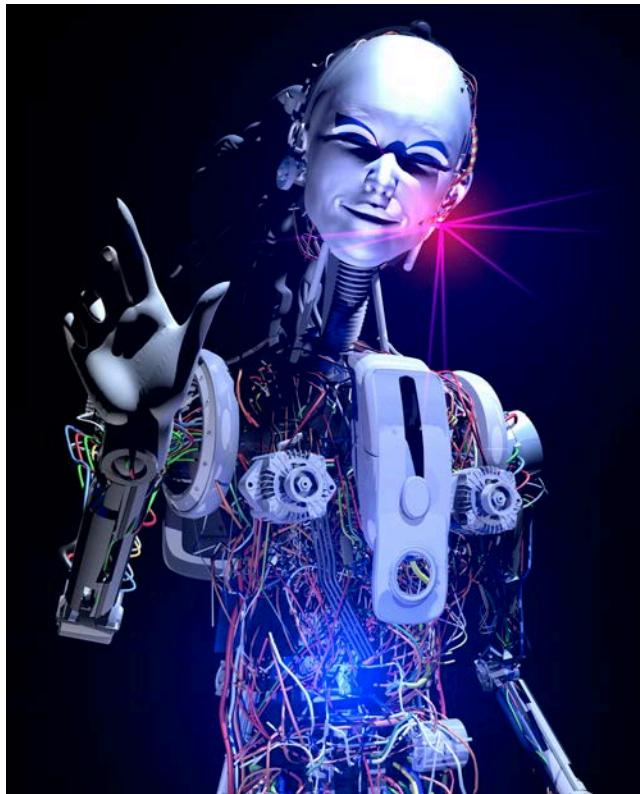


SITE ASSETS

BENEFITS OF ST. TAMMANY PARISH

Greater New Orleans Metro Area

(Includes St. Tammany Parish)



#1 Tech Hub in North America
(Business Facilities 2019)



#1 Most Populous MSA in
Louisiana (2022)



#1 Highest Labor Pool in
Louisiana (2021)



THE COMMUNITY IS TIGHT-KNIT AND FAMILY-ORIENTED,

Overall, St. Tammany Parish provides an elevated standard of living in a beautiful and welcoming community that values education, culture, and economic growth.

THERE ARE NUMEROUS BENEFITS TO LIVING IN ST. TAMMANY PARISH, LOUISIANA.

The region offers a high quality of life with access to excellent schools, world-class healthcare facilities, and a strong economy with a diverse range of job opportunities.





**ST. TAMMANY PARISH IS KNOWN FOR ITS
LOW-COST BUSINESS ENVIRONMENT
FOR ENTREPRENEURS AND
COMPANIES LOOKING TO ESTABLISH
OR EXPAND THEIR OPERATIONS.**

THE PARISH'S LOW TAXES AND BUSINESS-FRIENDLY POLICIES MAKE IT AN ATTRACTIVE DESTINATION FOR BUSINESSES OF ALL SIZES.

OVERALL, ST. TAMMANY PARISH'S LOW COST OF DOING BUSINESS, COMBINED WITH ITS STRATEGIC LOCATION AND HIGHLY-SKILLED WORKFORCE, MAKES IT AN IDEAL DESTINATION FOR ANY BUSINESS.

BUSINESS ENVIRONMENT

01

St. Tammany Parish has a favorable tax climate, with no state corporate income tax, no franchise tax, and a low sales tax rate.

02

The parish offers various tax credits and incentives to businesses that create jobs and invest in the local economy. These incentives include a state enterprise zone program, a digital media tax credit, and a film tax credit program.

03

The location in the greater New Orleans area provides businesses with access to a wide range of transportation options, including a major international airport and several major highways.

04

The parish also has a highly educated workforce, with over 42% of residents holding a bachelor's degree or higher.



DINING AND RETAIL

OVER 3,000 RETAIL

Establishments in
St. Tammany Parish

**ALMOST 600
RESTAURANTS IN
ST. TAMMANY
PARISH**





01

NATURAL BEAUTY

Louisiana is home to a diverse range of natural landscapes, including beaches, swamps, and forests. The state is a haven for outdoor enthusiasts, with ample opportunities for fishing, hunting, hiking, and water sports.



02

CULTURE

Louisiana is known for its rich and diverse culture, which is reflected in its music, food, art, and festivals. The state has a unique blend of French, African, and Spanish influences that make it unlike any other place in the United States.

03

FOOD

Louisiana is a food lover's paradise, with a cuisine that is known for its bold flavors and fresh ingredients. From gumbo and jambalaya to beignets and po'boys, Louisiana's culinary scene is one of the most celebrated in the country.

REASONS TO RELOCATE



04

AFFORDABLE COST OF LIVING

Compared to many other states in the US, Louisiana has a relatively low cost of living, making it an attractive option for those looking for an affordable place to live.



05

CLIMATE

Louisiana has a subtropical climate with mild winters and hot, humid summers. This makes it a great place to enjoy outdoor activities year-round.



REASONS TO RELOCATE

06

FRIENDLY PEOPLE

Louisiana is known for its friendly and welcoming people. The state's residents are known for their hospitality, making it easy for newcomers to feel at home.



MARKET OVERVIEW

ST. TAMMANY PARISH



MARKET OVERVIEW

St. Tammany Parish, located on the north shore of Lake Pontchartrain in Louisiana, has a diverse and growing economy. With a population of over 260,000 people, the parish is known for its exceptional quality of life, top-rated school system, and strong healthcare sector.



OVERALL, ST. TAMMANY PARISH OFFERS A UNIQUE BLEND OF ECONOMIC OPPORTUNITY, CULTURAL AMENITIES, AND NATURAL BEAUTY, MAKING IT AN ATTRACTIVE PLACE TO LIVE, WORK, AND VISIT.

The real estate market in St. Tammany Parish is thriving, with a mix of new construction and historic homes available at various price points. The median home price is around \$270,000, and the housing market is showing steady growth.



MARKET OVERVIEW

#1 Parish in Louisiana

Median Household Income (2021)
Educational Attainment (2021)
Fastest Growing Parish (2021)

#4 Most Populous Parish in Louisiana





**THE AREA IS KNOWN
FOR ITS BEAUTIFUL
NATURAL SCENERY.**

PARKS, LAKES, AND
BAYOUS PROVIDE
AMPLE OPPORTUNITIES
FOR OUTDOOR
RECREATION LIKE
HIKING, FISHING, AND
BOATING.

SAILING LAKE PONTCHARTRAIN
ADVENTURE AWAITS



Market Overview

Population



271,100

Households



104,844

Median Disposable Income



\$60,635

Unemployment



4.1%

Median Household Income



\$75,731

Bachelor's/Grad/ Prof's Degree



37%



St. Tammany Parish



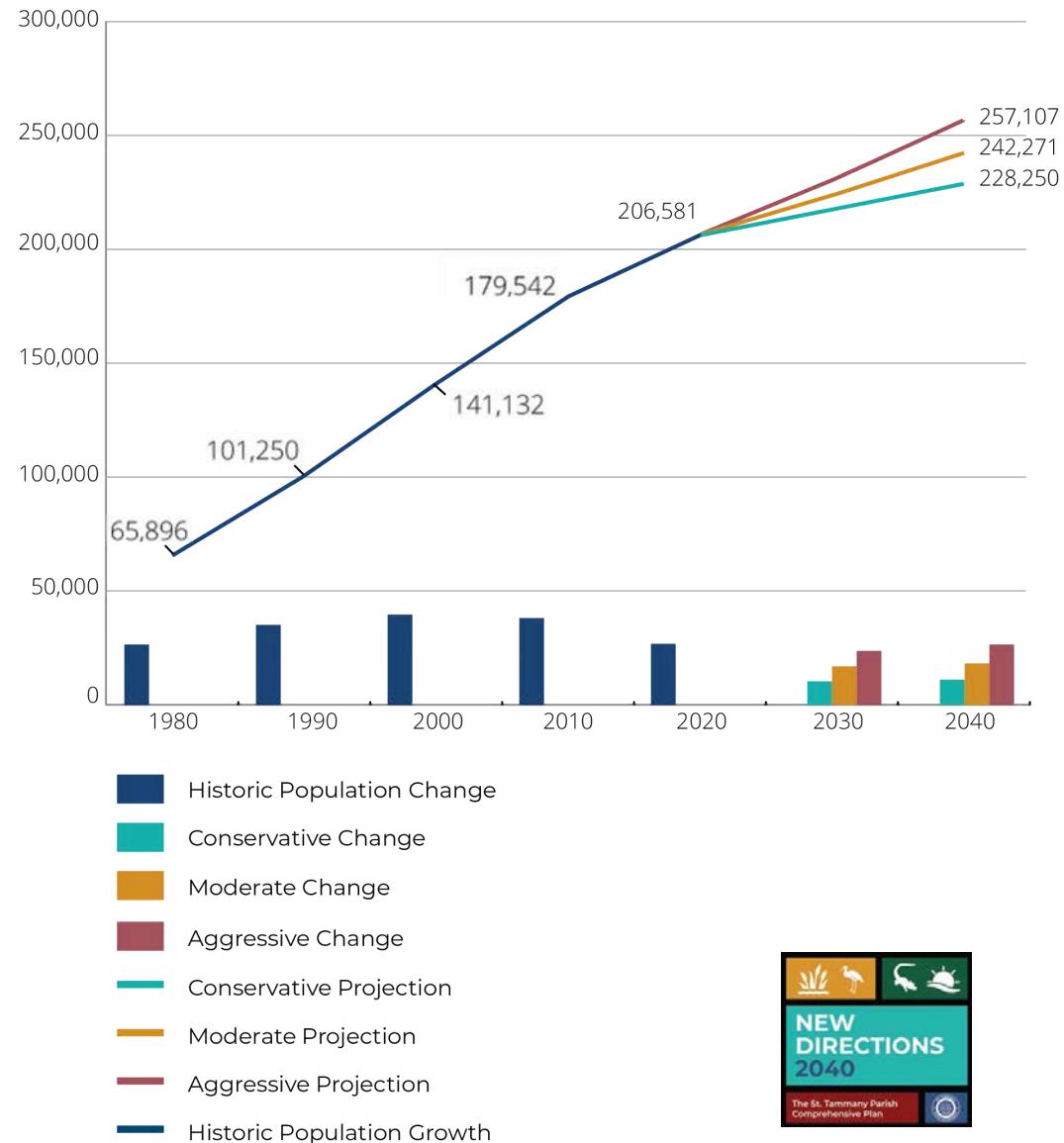


DEMOGRAPHICS

PARISH & STATE



Population Growth Projections

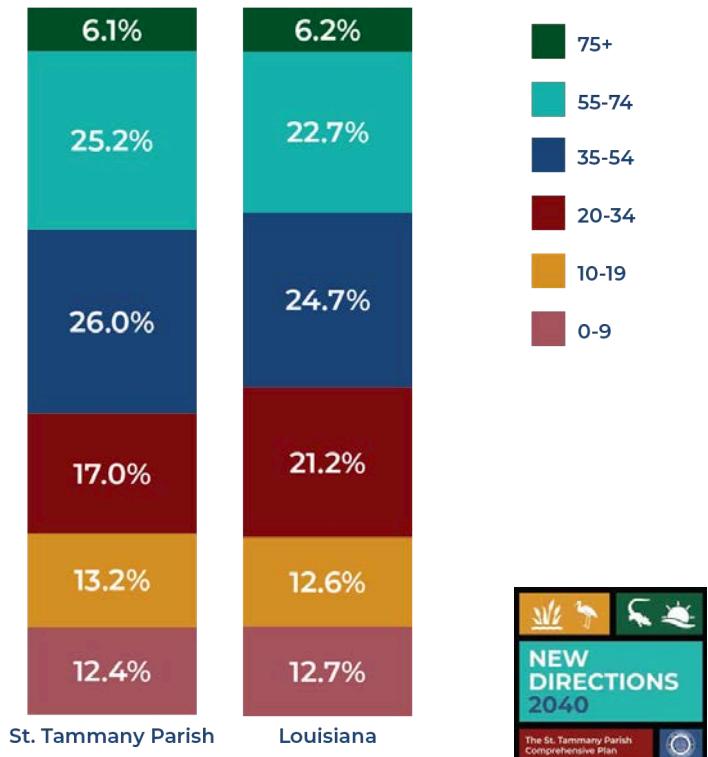




DEMOGRAPHICS

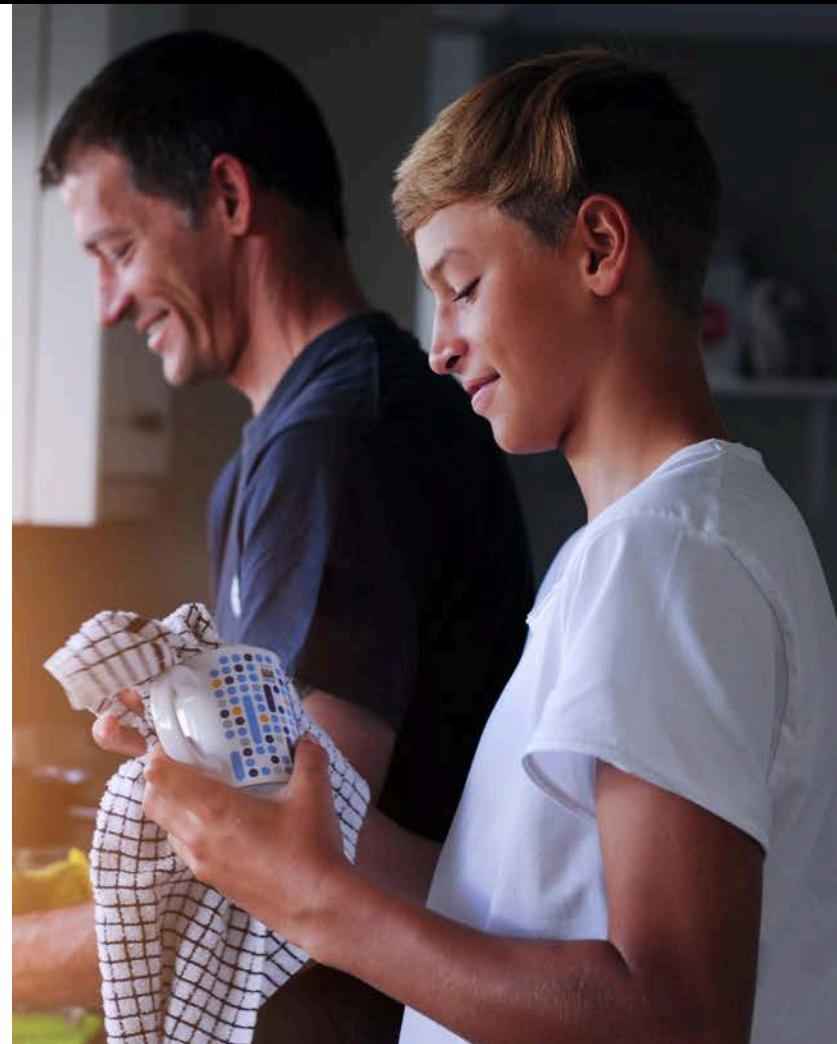
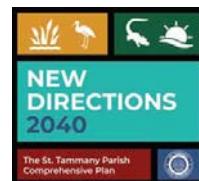
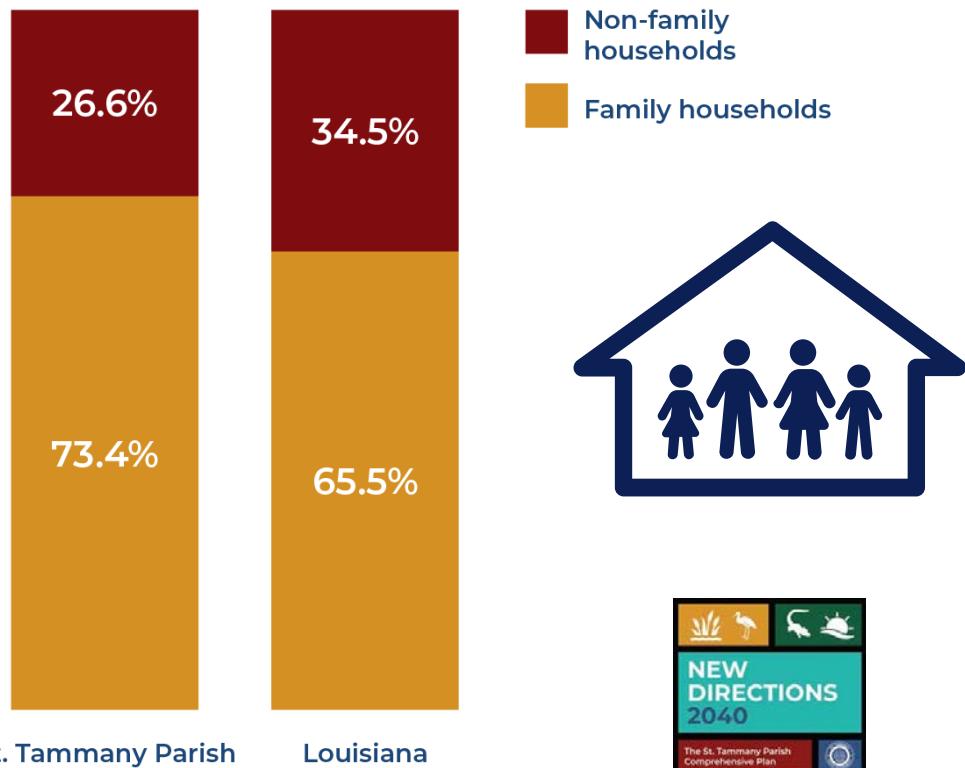
DISTRIBUTION OF AGE IN ST. TAMMANY PARISH

Source: Business Analyst. U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020.



HOUSEHOLD DISTRIBUTION IN ST. TAMMANY & LOUISIANA

Source: *Business Analyst. U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020.*

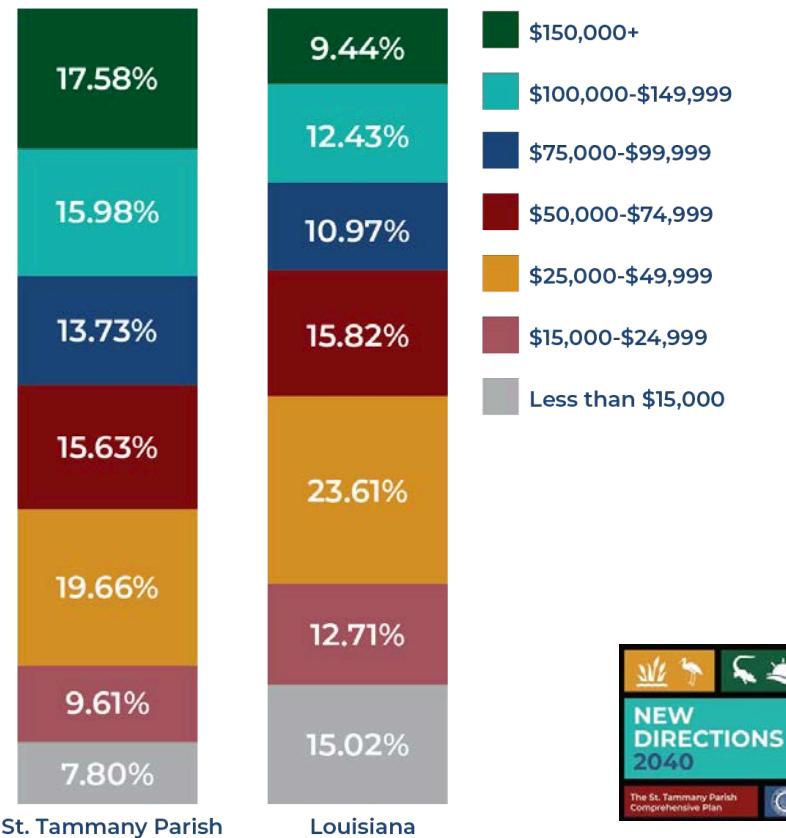




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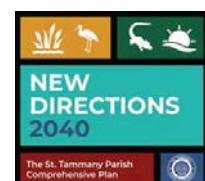
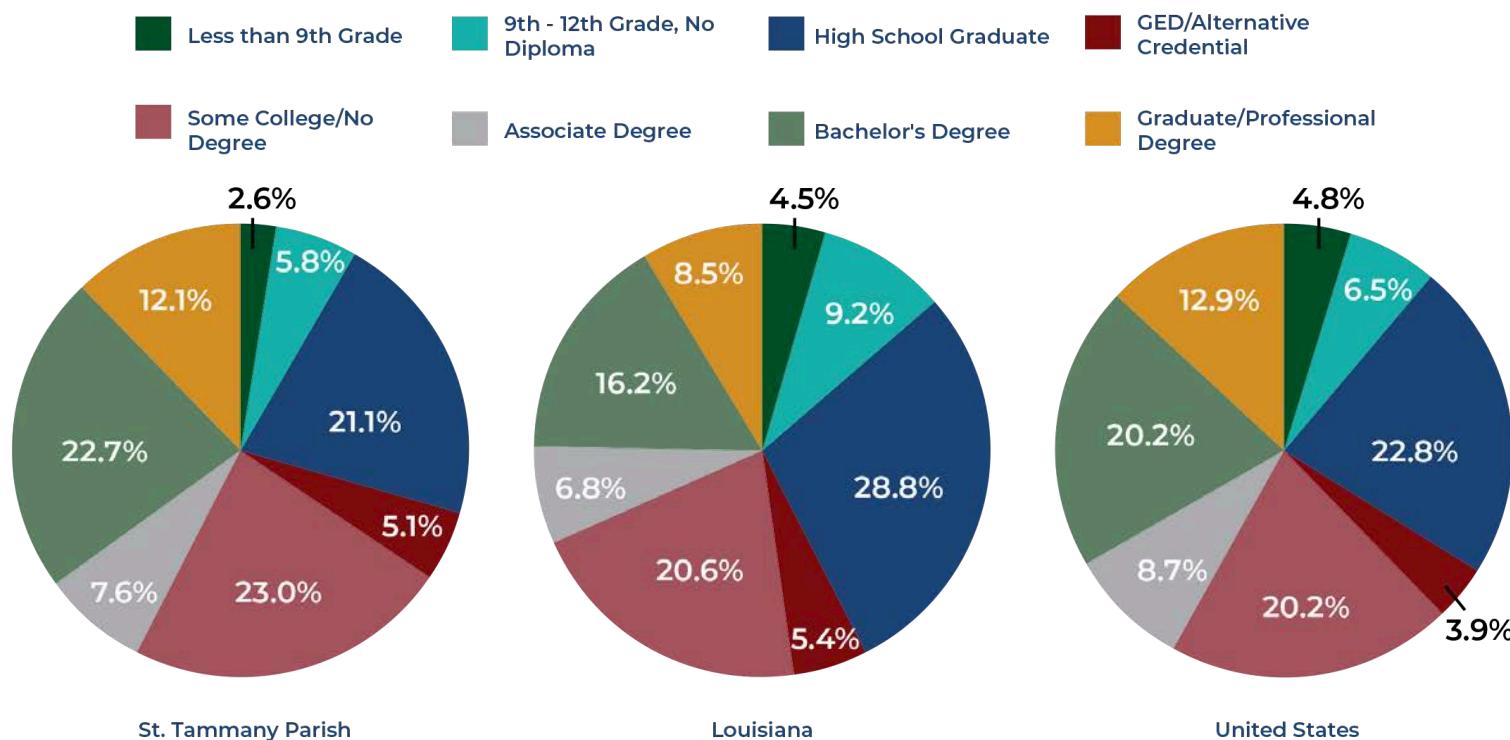
MEDIAN HOUSEHOLD INCOME IN ST. TAMMANY & LOUISIANA

Source: Business Analyst. U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020.



EDUCATIONAL ATTAINMENT IN ST. TAMMANY, LOUISIANA, & THE US

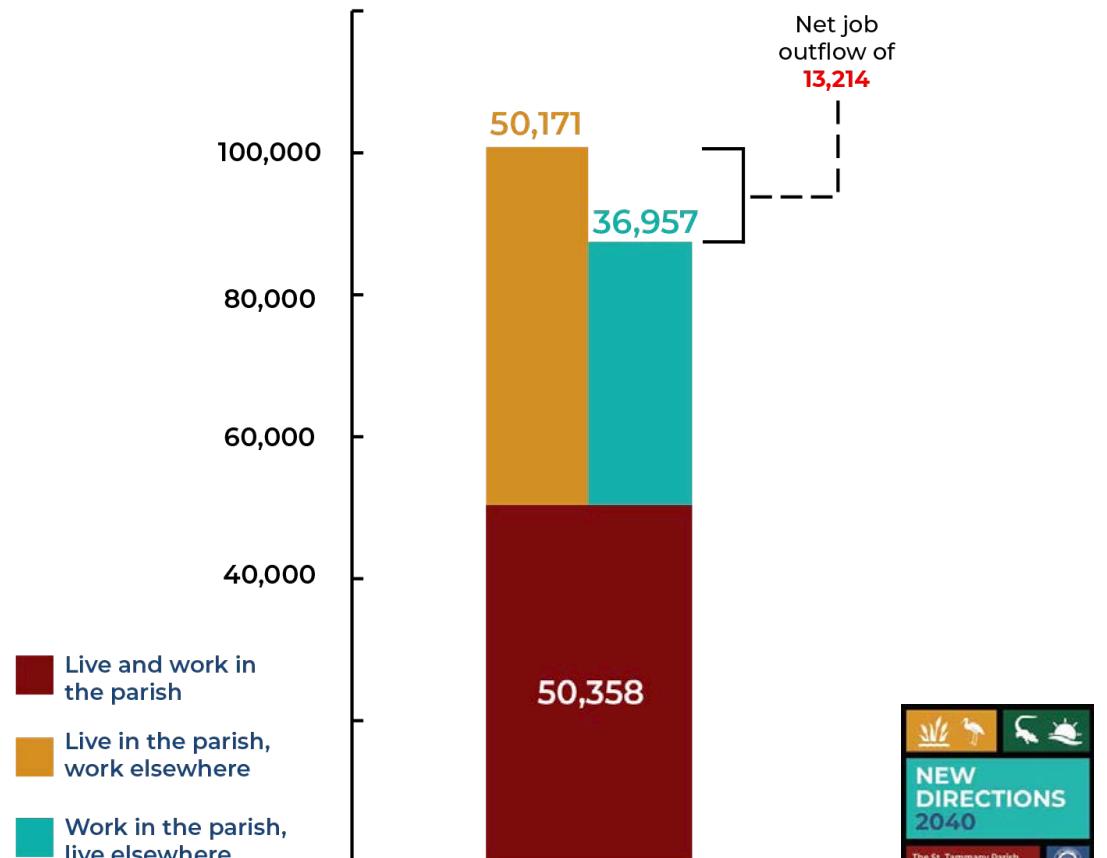
Source: Business Analyst. U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020.





2018 EMPLOYMENT INFLOW/OUTFLOW

Source: U.S. Census Bureau, Center for Economic Studies. LEHD
Origin-Destination Employment Statistics.





COMPANY OVERVIEW

FULL-SERVICE BROKERAGE

COMPANY OVERVIEW

GULF STATES REAL ESTATE SERVICES IS A LEADING REAL ESTATE COMPANY THAT SPECIALIZES IN PROVIDING COMPREHENSIVE AND INNOVATIVE SOLUTIONS TO CLIENTS ACROSS THE GULF REGION.

With years of experience and a dedicated team of professionals, Gulf States Real Estate Services has built a reputation for delivering exceptional services that exceed clients' expectations.

The company offers a range of services, including property management, leasing, sales, and marketing of residential and commercial properties. Gulf States Real Estate Services has an extensive network of contacts and partners, enabling it to provide clients with access to the best properties in the region.



The team at Gulf States Real Estate Services is committed to providing personalized services that cater to the specific needs of each client.

Whether it's buying, selling, or renting a property, the company has the expertise and resources to make the process seamless and hassle-free.

In addition to its core real estate services, Gulf States Real Estate Services also provides property valuation, feasibility studies, and market analysis. This helps clients make informed decisions and ensures they get the best possible return on their investment.

Overall, Gulf States Real Estate Services is a trusted and reliable partner for anyone looking to buy, sell, or manage property in the Gulf region. With its wealth of experience, expertise, and commitment to customer satisfaction, the company is well-equipped to meet the needs of clients across the region.



CONTACT

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