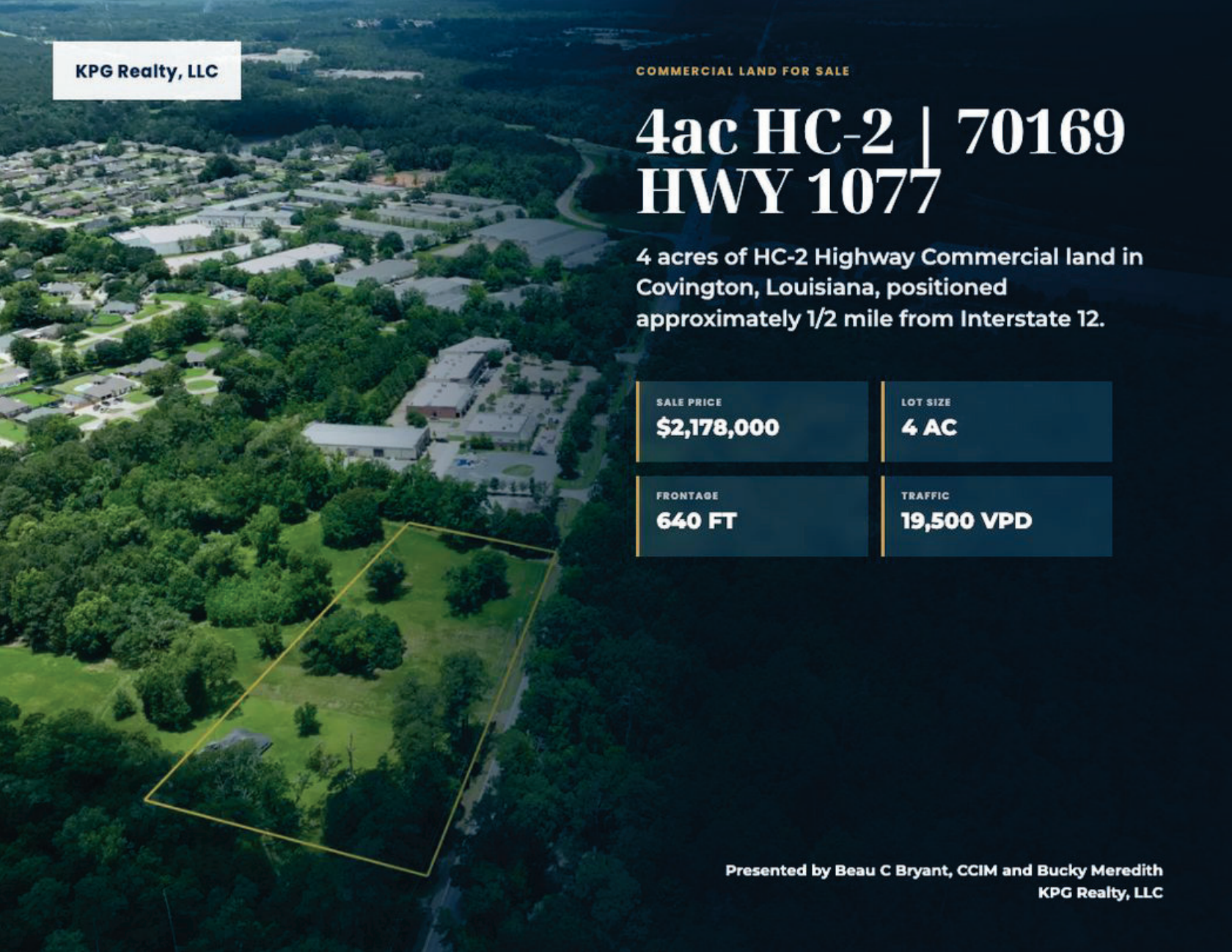




KPG Realty, LLC

COMMERCIAL LAND FOR SALE

4ac HC-2 | 70169 HWY 1077

4 acres of HC-2 Highway Commercial land in Covington, Louisiana, positioned approximately 1/2 mile from Interstate 12.

SALE PRICE

\$2,178,000

LOT SIZE

4 AC

FRONTAGE

640 FT

TRAFFIC

19,500 VPD

Presented by Beau C Bryant, CCIM and Bucky Meredith
KPG Realty, LLC

High-Visibility Highway Commercial Tract

Position your business at the center of one of St. Tammany Parish's fastest-growing commercial corridors. This 4ac HC-2 Highway Commercial tract offers an opportunity to develop in a high-visibility, high-traffic location.

The property is approximately 1/2 mile from Interstate 12 and is surrounded by expanding commercial development, retail, and new infrastructure.

Prime Commercial Land

4+/- acres with HC-2 Highway Commercial zoning.

Highway Frontage

Approximately 640 feet of frontage along HWY 1077.

Interstate Access

Approximately 1/2 mile from I-12.

Subdivision Potential

Opportunity for the parcel to be subdivided.

RETAIL

MEDICAL

OFFICE

HOSPITALITY

RESTAURANT

AUTOMOTIVE

SERVICE

MIXED USE

Property Details

Address	70169 LA-1077 Covington, LA 70433
Sale Price	\$2,178,000
Price / SF	\$12.50/SF
Price / Acre	\$544,500/ac
Lot Size	4 ac
Zoning	HC-2
Zoning Desc.	Highway Commercial
Vehicles / Day	19,500 VPD
Nearest Interstate	I-12 - 0.5 mi
Nearest Hwy	1077
Nearest Airport	MSY - 46 mi
Parish	St. Tammany
Parcel APN	1040017612

70169 LA-1077



PROPERTY IMAGE

Flexible Commercial Development Site

The site offers visibility and flexibility for a wide variety of commercial uses, including retail, medical, professional office, hospitality, restaurant, automotive, service businesses, or mixed-use development.

The property is surrounded by established and emerging commercial development, with potential to subdivide.

4 AC

LOT SIZE

HC-2

ZONING

640 FT

FRONTAGE

19,500

VEHICLES / DAY

Near I-12

Covington Commercial Corridor

The property is positioned on HWY 1077 in one of the Northshore's active growth markets.

Approximately 1/2 mile from Interstate 12, the site provides accessibility and exposure for customers, employees, and vendors.

0.5 MI

TO I-12

1077

NEAREST HWY

MSY

46 MI

**St.
Tammany**

PARISH





KPG Realty, LLC

FOR SALE - 4 AC - \$2,178,000

Schedule a Site Visit

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