



FOR SALE

40.5 AC Between Brewster Rd. and I-12

Residential Development
Opportunity

Brewster Rd, Covington, LA 70433
St. Tammany Parish

SALE PRICE

\$1,012,500

LOT SIZE

**40.5856
AC**

PRICE / ACRE

\$24,947/ac

ZONING

L-1

FLOOD ZONE

Zone X

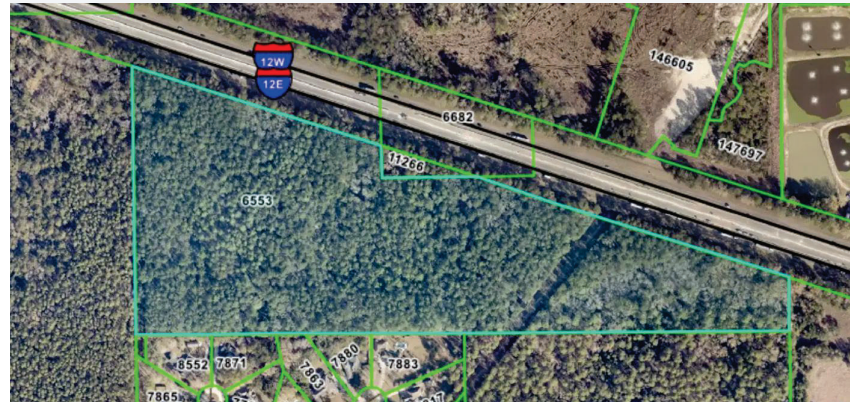
PROPERTY OVERVIEW

40.5 beautiful wooded acres for sale in Covington, Louisiana, positioned between Highway 1077 and Highway 21 on the south side of I-12 and north of the Nottoway subdivision.

The listing notes Flood Zone X, an access servitude already in place from Brewster Road, utilities available in the surrounding area, and a 100-foot wooded buffer along I-12.

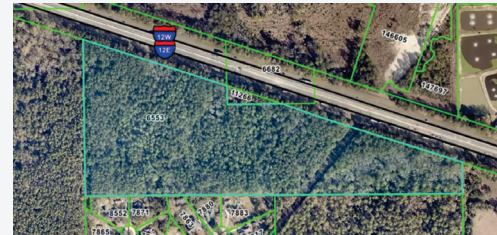
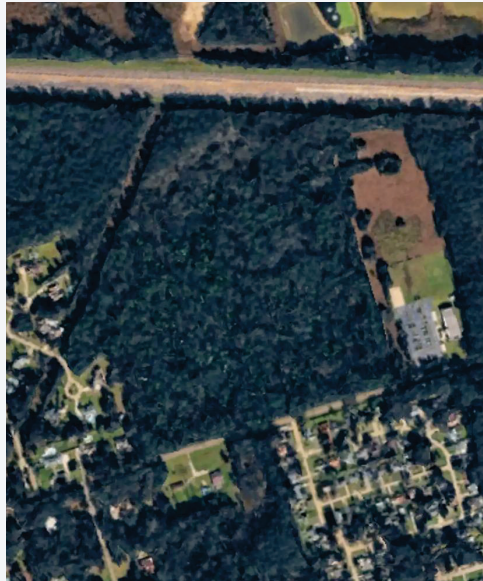
KEY HIGHLIGHTS

- 40.5+/- wooded acres
- Flood Zone X
- Adjacent to Nottoway subdivision
- Quick I-12 access
- Residential development opportunity
- Access servitude from Brewster Road
- Between Hwy 21 and Hwy 1077
- Utilities available in area



DEVELOPMENT POSITIONING

Residential subdivision, estate development, strategic land hold, or other uses allowed under L-1 zoning and buyer due diligence.



PARCEL BOUNDARY / I-12 EDGE

WOODED TRACT / ADJACENT RESIDENTIAL
AREA

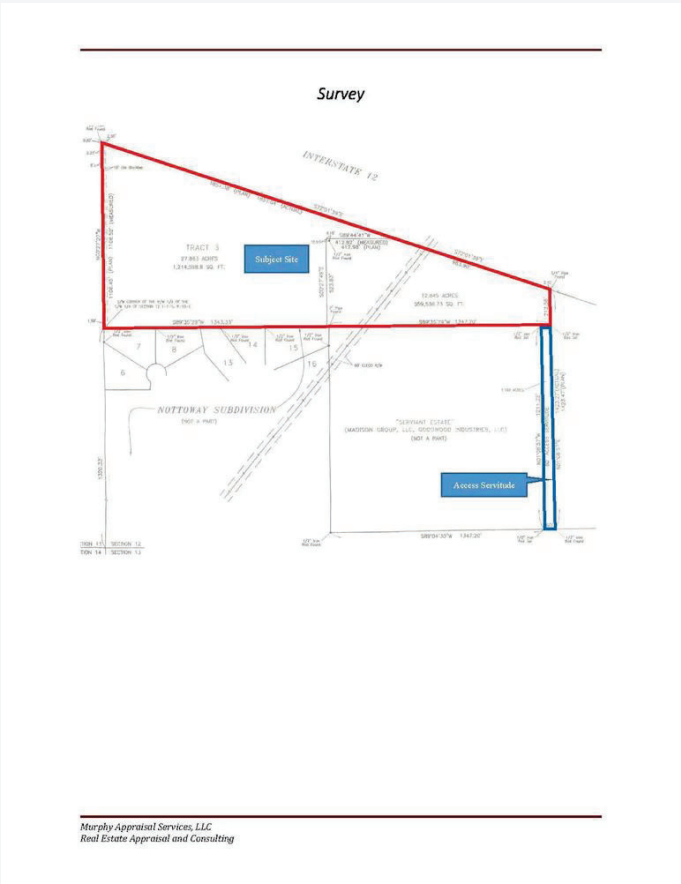
PARCEL / I-12 CONTEXT

PARCEL EXHIBIT

The listing includes a survey-style exhibit showing the wooded tract and access relationship. Buyer should verify boundaries, access, servitudes, wetlands, utilities, flood zone, and development approvals during due diligence.

Parcel APN	1040025070
Zoning	L-1 Large Lot Residential
Nearest Interstate	I-12
Nearest Highway	21
Nearest Airport	MSY - 46 mi
Parish	St. Tammany

Access Servitude	Zone X
I-12 Visibility	Wooded Buffer



Survey/parcel image is included for marketing context only and should not replace title, survey, engineering, zoning, or environmental review.



Schedule a Site Visit

Brewster Rd, Covington, LA 70433

\$1,012,500 · 40.5856 AC · L-1

SALE DETAILS

Sale Price	\$1,012,500
Price / Acre	\$24,947.27/ac
Lot Size	40.5856 AC
Zoning	L-1
Zoning Desc.	Large Lot Residential
Flood Zone	Zone X
Available	03/05/2026
Listed	03/05/2026
Listing ID	4250f7a8

Information is sourced from the public LACDB listing and deemed reliable but not guaranteed. Buyer to verify acreage, zoning, access, utilities, servitudes, flood zone, wetlands, development approvals, and all due diligence items.

Contact



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Listing ID 4250f7a8

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