



FOR SALE

3.78± Acres | Hwy 1077 Frontage

HC-2 Commercial Land · High-Visibility
Northshore Growth Corridor

Hwy 1077 (Turnpike Road)
Covington, LA 70433 · St. Tammany Parish

SALE PRICE

\$1,900,000

LOT SIZE

3.78 AC

PRICE / ACRE

\$502,645.50/AC

ZONING

HC-2

TRAFFIC COUNT

19,800 VPD

Highway 1077

Property Overview

3.78± acres of HC-2 zoned commercial land located on Hwy 1077 (Turnpike Road) in Covington, Louisiana. The property offers approximately 775.23 feet of highway frontage and is situated less than one mile from the Interstate 12 interchange, providing excellent visibility and accessibility.

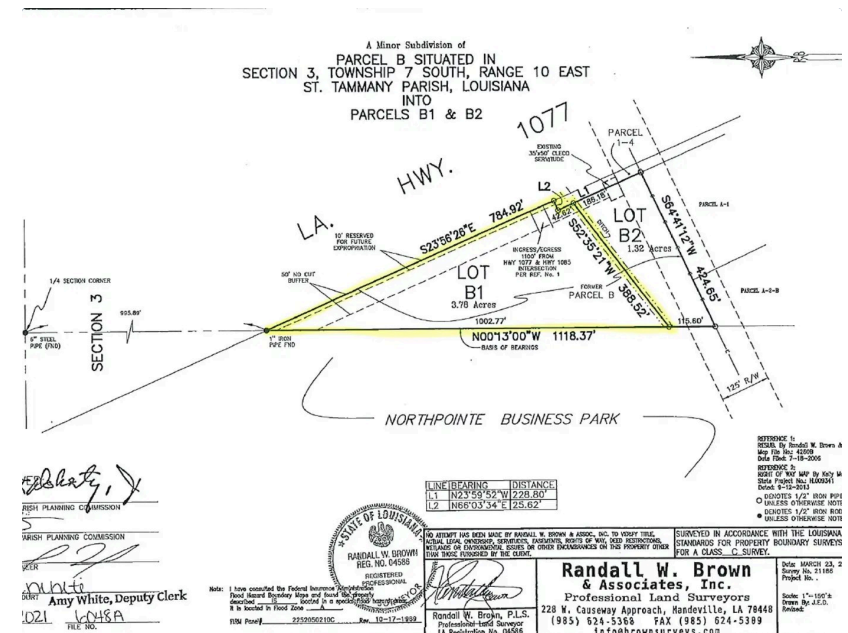
Positioned across from the Coquille Parks & Recreation Complex and surrounded by established commercial development, the site is well suited for retail, restaurant, medical, office, hospitality, or service-oriented uses — a rare opportunity to acquire a highly visible commercial tract in one of St. Tammany Parish's most active growth corridors.

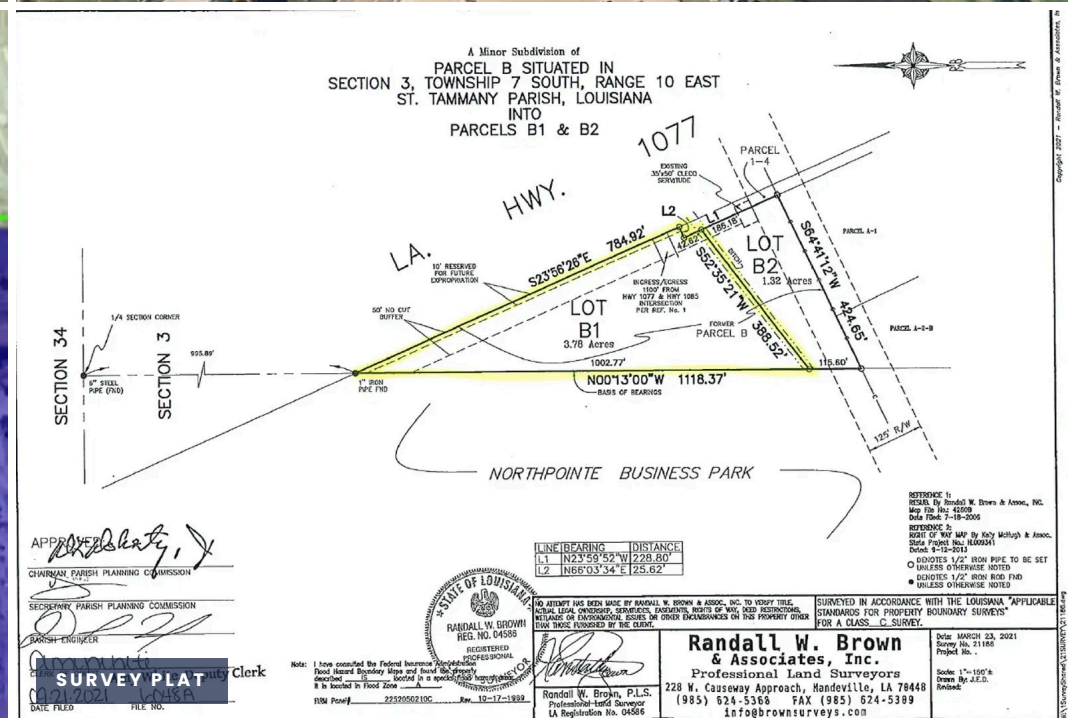
Key Highlights

3.78± Acres · HC-2 Zoning	775± FT of frontage on Hwy 1077
< 1 Mile to I-12 Interchange	Across from Coquille Sports Complex
High-visibility commercial corridor	19,800 VPD traffic count
Ideal for retail, restaurant, office, medical or service uses	Located in a rapidly growing Northshore market

HIGH-VISIBILITY POSITIONING

Nearly 800 feet of Hwy 1077 frontage, sub-1-mile I-12 access, and direct exposure to Coquille Sports Complex traffic make this a rare, highly visible commercial tract in a rapidly growing Northshore corridor.





Key Stats

Sale Price	\$1,900,000
Price / SF	\$11.54/SF
Price / Acre	\$502,645.50/AC
Frontage	775± FT on Hwy 1077
Property Type	Vacant Land
Lot Size	3.78 AC
Zoning	HC-2

Property Information

Floors	N/A — Vacant Land
Year Built	N/A
Zoning Desc.	Highway Commercial
Traffic Count	19,800 VPD
Nearest Interstate	I-12 - 0.67 mi
Nearest Hwy	Hwy 1022
Nearest Airport	MSY - 45.7 mi

Potential Uses

Retail	Restaurant
Medical	Office
Hospitality	Service Business

ACCESS & VISIBILITY

Less than 1 mile from the I-12 interchange with 775± feet of frontage on Hwy 1077, directly across from the Coquille Parks & Recreation Complex.

Parish	St. Tammany
Available	06/18/2026
Listing ID	e3e3f524
Parcel APN	Not Listed

ZIP 70433 Market Snapshot

POPULATION 41,876 ZIP 70433	HOUSEHOLDS 17,468 ZIP 70433	MEDIAN HH INCOME \$81,241 ZIP 70433	MEDIAN HOME VALUE \$325,000 ZIP 70433
MEDIAN AGE 41.2 ZIP 70433	LABOR FORCE 21,061 ZIP 70433	EMPLOYED 19,764 ZIP 70433	BACHELOR DEGREE+ 47.0% ZIP 70433

Population, Income & Workforce

Population		41,876
Households		17,468
LABOR FORCE		21,061
EMPLOYED		19,764
Bachelor Degree+		47.0%
Median HH Income		\$81,241

Demographic figures are for ZIP Code Tabulation Area 70433. Bachelor Degree+ is calculated from ACS B15003 bachelor's, master's, professional, and doctorate counts divided by population age 25+.

Sources: Public LACDB listing e3e3f524 for property facts and traffic count; Census Reporter ACS 2024 5-year tables for ZCTA 70433.

TRAFFIC COUNT

19,800 VPD

Traffic count shown on the LACDB listing for Hwy 1077. The site sits less than 1 mile from the I-12 interchange, across from the Coquille Parks & Recreation Complex.

I-12 ACCESS

0.67 MI

FRONTAGE

775 FT

LOCATION

Hwy 1077 & I-12 Access

The site sits along Hwy 1077 (Turnpike Road), directly across from the Coquille Parks & Recreation Complex, less than a mile from the I-12 interchange in one of St. Tammany Parish's most active growth corridors.

DISTANCE FROM I-12

0.67 MI

Nearest interstate access per LACDB listing facts

FRONTAGE

775 FT

Highway 1077 frontage

TRAFFIC COUNT

19,800 VPD

Hwy 1077 (LACDB listing)

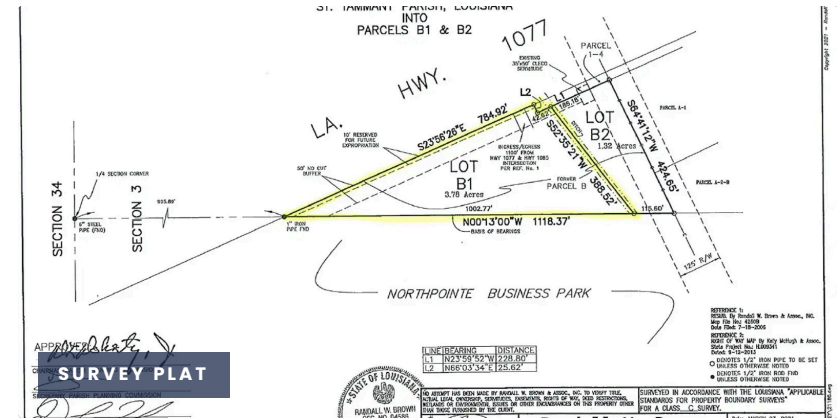
Parish zoning map showing the parcel (outlined) zoned HC-2 Highway Commercial along Hwy 1077, across from the Coquille Sports Complex.



Development Potential

This 3.78-acre HC-2 zoned tract offers nearly 800 feet of Hwy 1077 frontage in a high-growth Northshore corridor, well suited for a broad range of commercial development.

- 01 3.78± Acre Tract**
HC-2 Highway Commercial-zoned land.
- 02 775± FT of Frontage**
Extensive visibility along Hwy 1077 (Turnpike Road).
- 03 Sub-1-Mile I-12 Access**
Approximately 0.67 miles to the I-12 interchange.
- 04 Across from Coquille Sports Complex**
Benefits from consistent recreational traffic.
- 05 19,800 VPD Traffic Count**
Strong daily visibility along Hwy 1077.
- 06 HC-2 Zoning Flexibility**
Supports retail, restaurant, medical, office & hospitality uses.
- 07 Established Commercial Corridor**
Surrounded by active Northshore commercial development.
- 08 Rapidly Growing Market**
Positioned in one of St. Tammany Parish's most active growth areas.



Schedule a Showing

Hwy 1077 · Covington, LA

CONTACT BROKER

Location Drivers

Corridor	Hwy 1077 (Turnpike Rd)
Hwy Access	775 FT Frontage
Traffic Count	19,800 VPD
Nearest Interstate	I-12 – 0.67 mi
Zoning	HC-2 Highway Commercial
Parish	St. Tammany

Contact

Bucky Meredith

Commercial Broker · KPG Realty, LLC

bucky@buckymeredith.com
(985) 801-9112

Beau C Bryant, CCIM

Commercial Broker · KPG Realty, LLC

bcbryant78@gmail.com
(504) 629-3500

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