



# FOR SALE | LEASE

## *Build-to-Suit*

### COVINGTON, LOUISIANA

 985.792.4385

 VersaillesCenter.com

 109 New Camellia Blvd, Covington, LA 70433



**GULF STATES**  
REAL ESTATE SERVICES



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GULF STATES

REAL ESTATE SERVICES



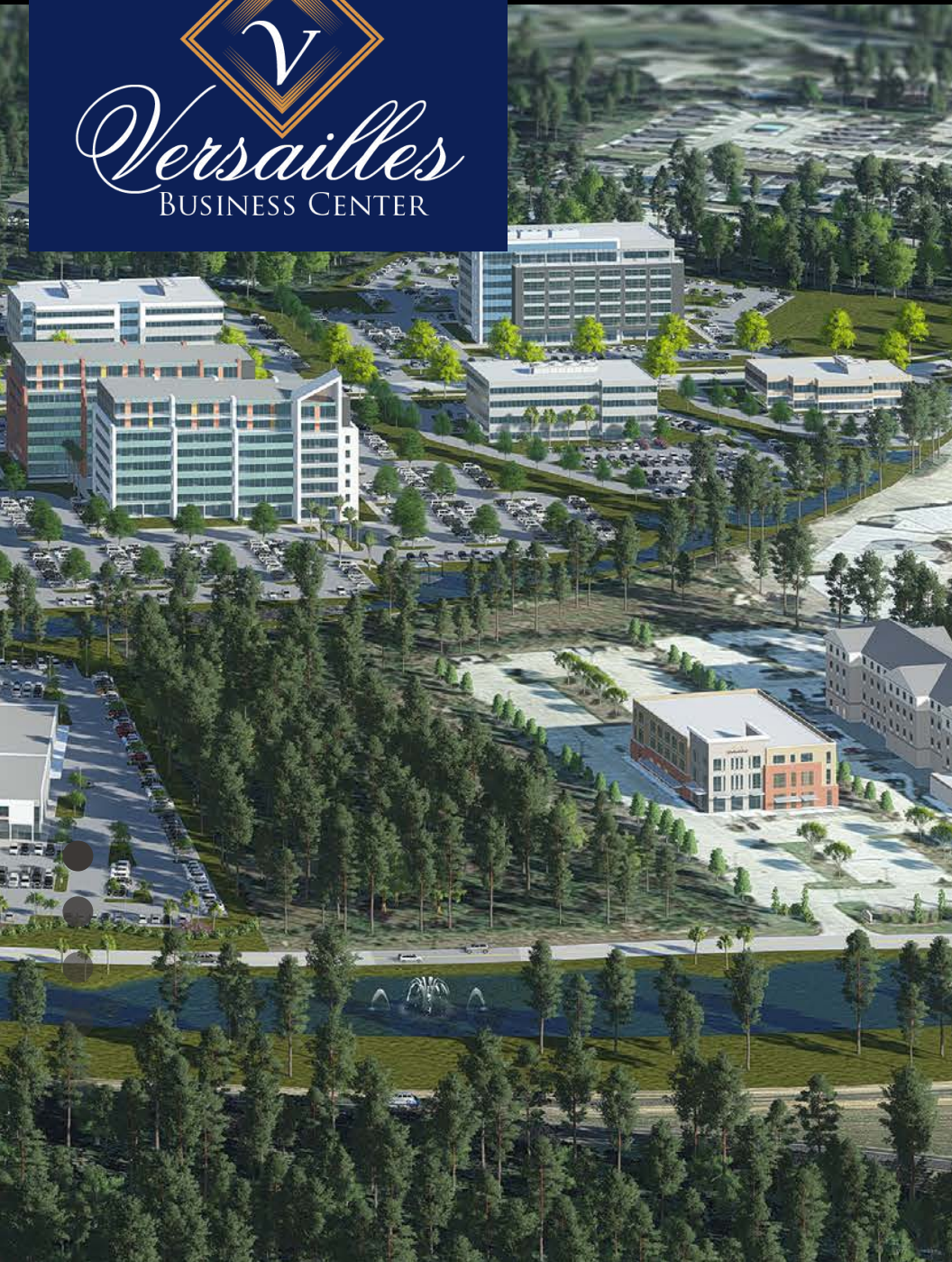
# PROPERTY SUMMARY

## 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 lots 13, 15, and 16, which offer total acreage of 5.05, 6.69, and 6.18 acres, respectively. This is an ideal location for businesses and organizations 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.





# 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



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	Highway
Highway Access	Hwy 190
Airports	MSY
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.

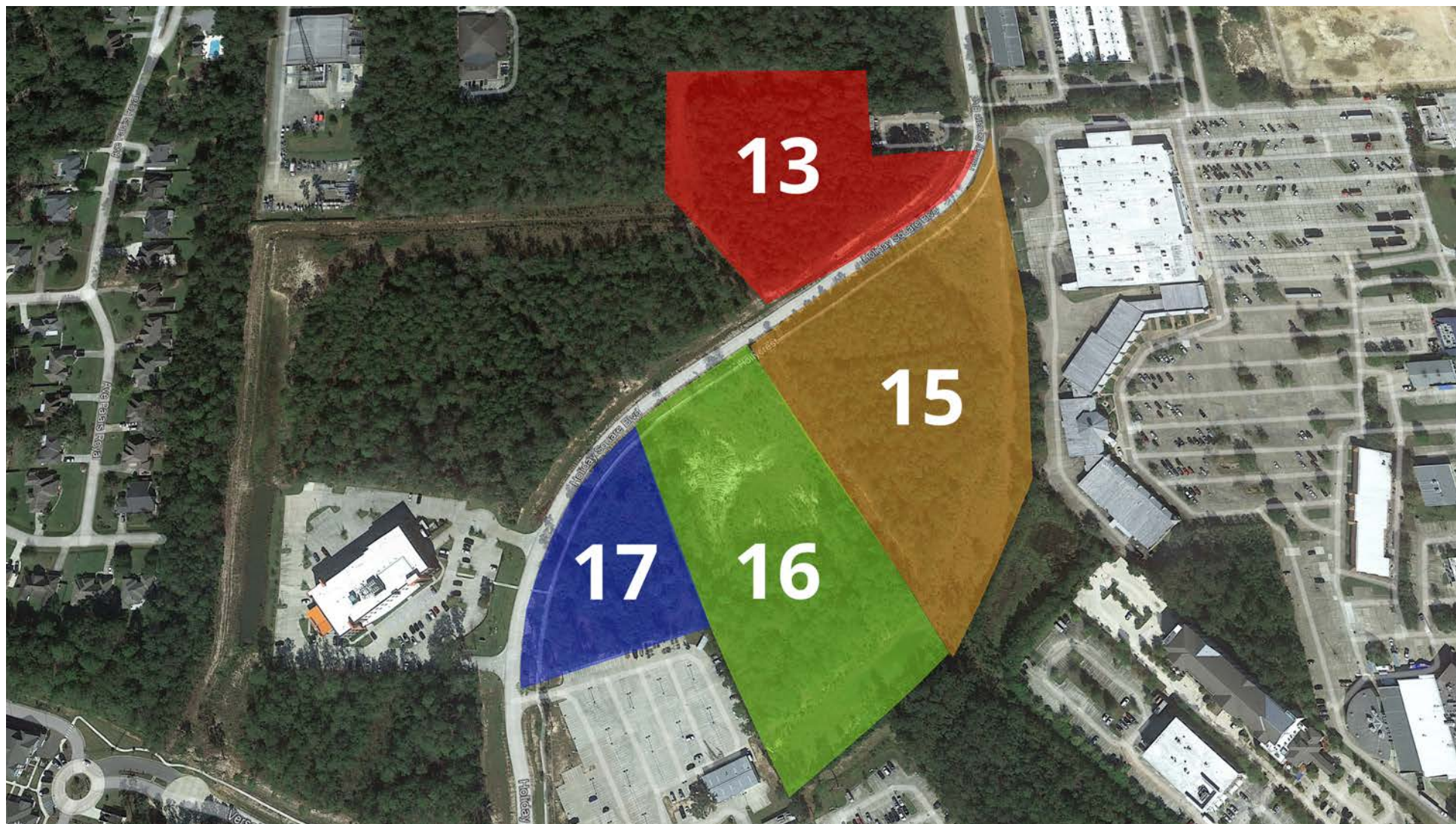


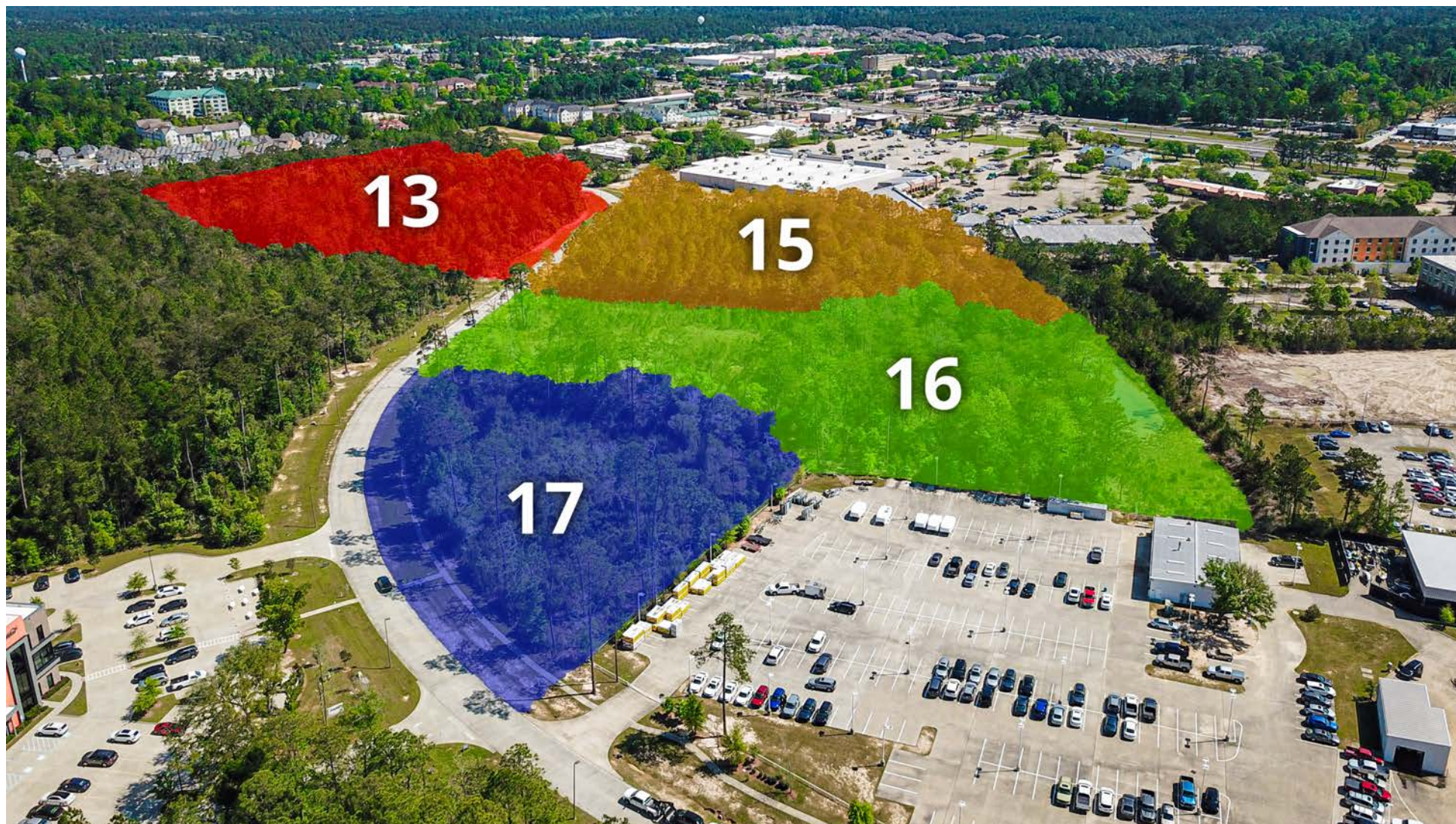
Lot Frontage	250'-450'
Lot Depth	350'-700'
Zoning Description	Approved PUD allowing for building up to 100' tall
Development Name	Versailles Business Center
Topography	Level
Easements	Utilities, Other
Easements Description	Drainage and Utility Easement per STP approved
Soil Type	Loam
Available Utilities	Electric, Water, Sewer, Cable
Water Services	Municipal
Sewer Type	Municipal

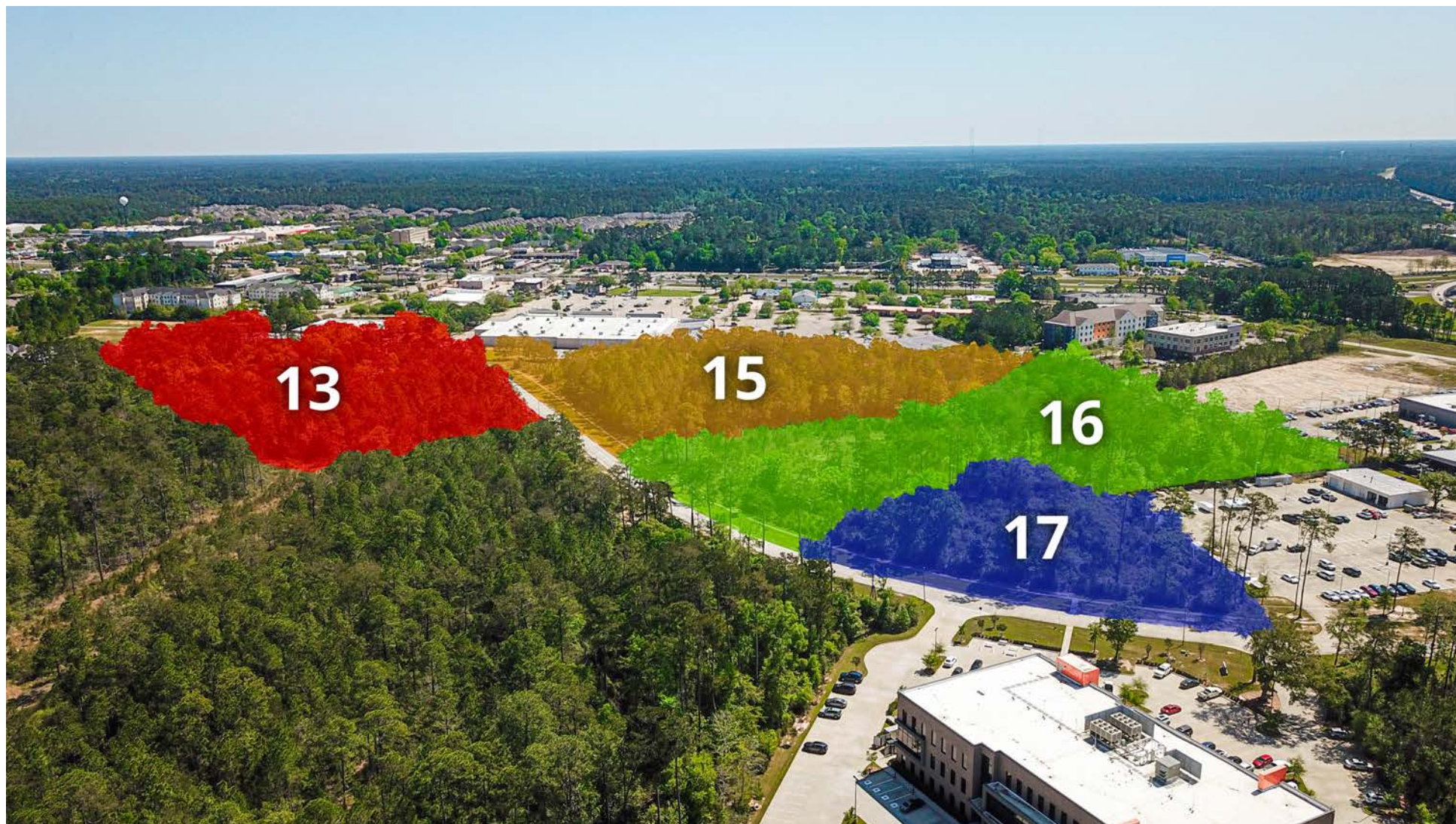


# AVAILABLE INVENTORY

PRICING CHART









# SITE PLANS

BUILDING & CONSTRUCTION







# RENDERINGS

AERIALS







# 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*

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Baton Rouge 80 miles

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New Orleans 50 miles

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Houston 350 miles

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Atlanta 450 miles

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Dallas 500 miles

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Chicago 900 miles

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# Distance

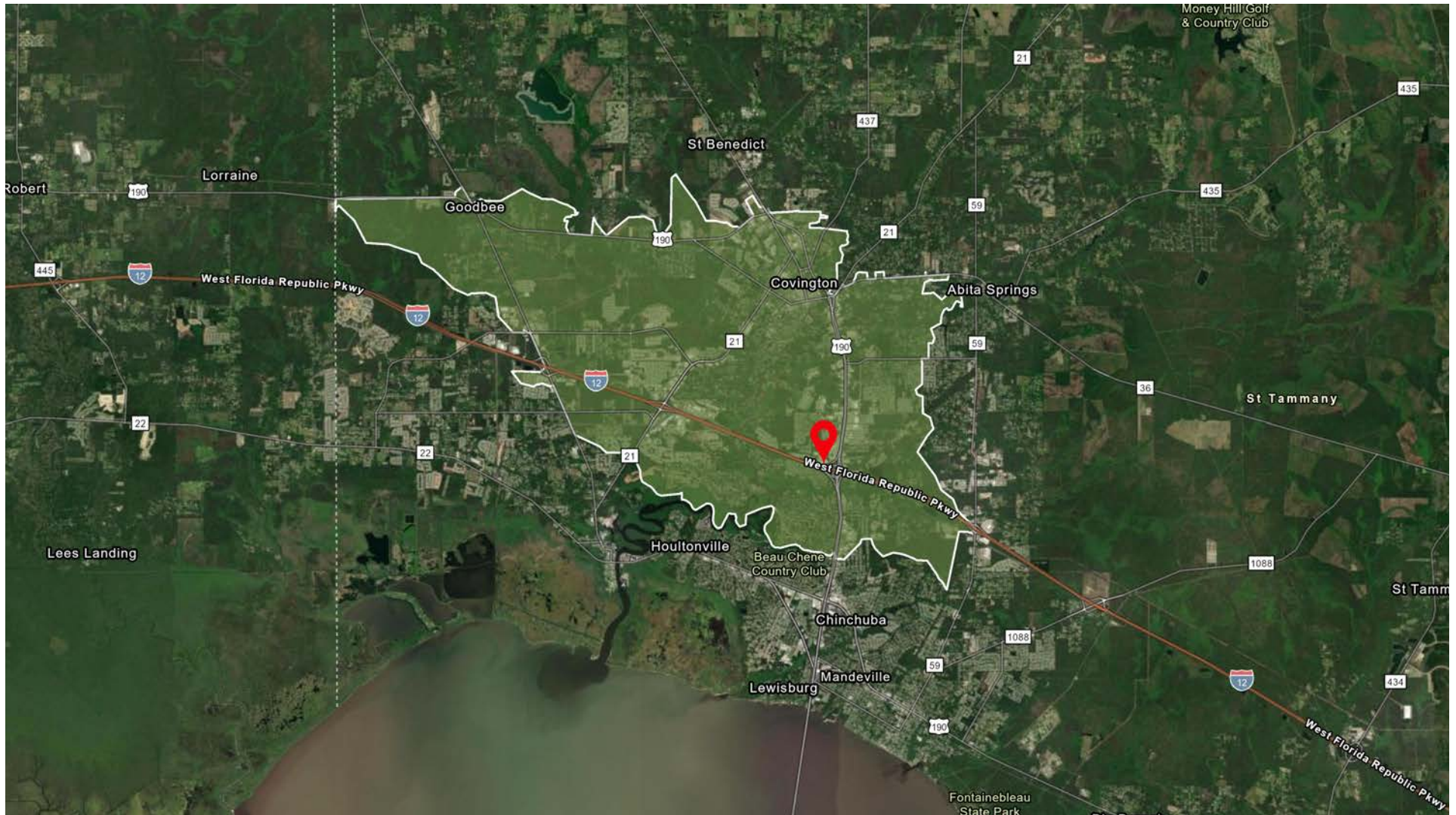
To Major Markets

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

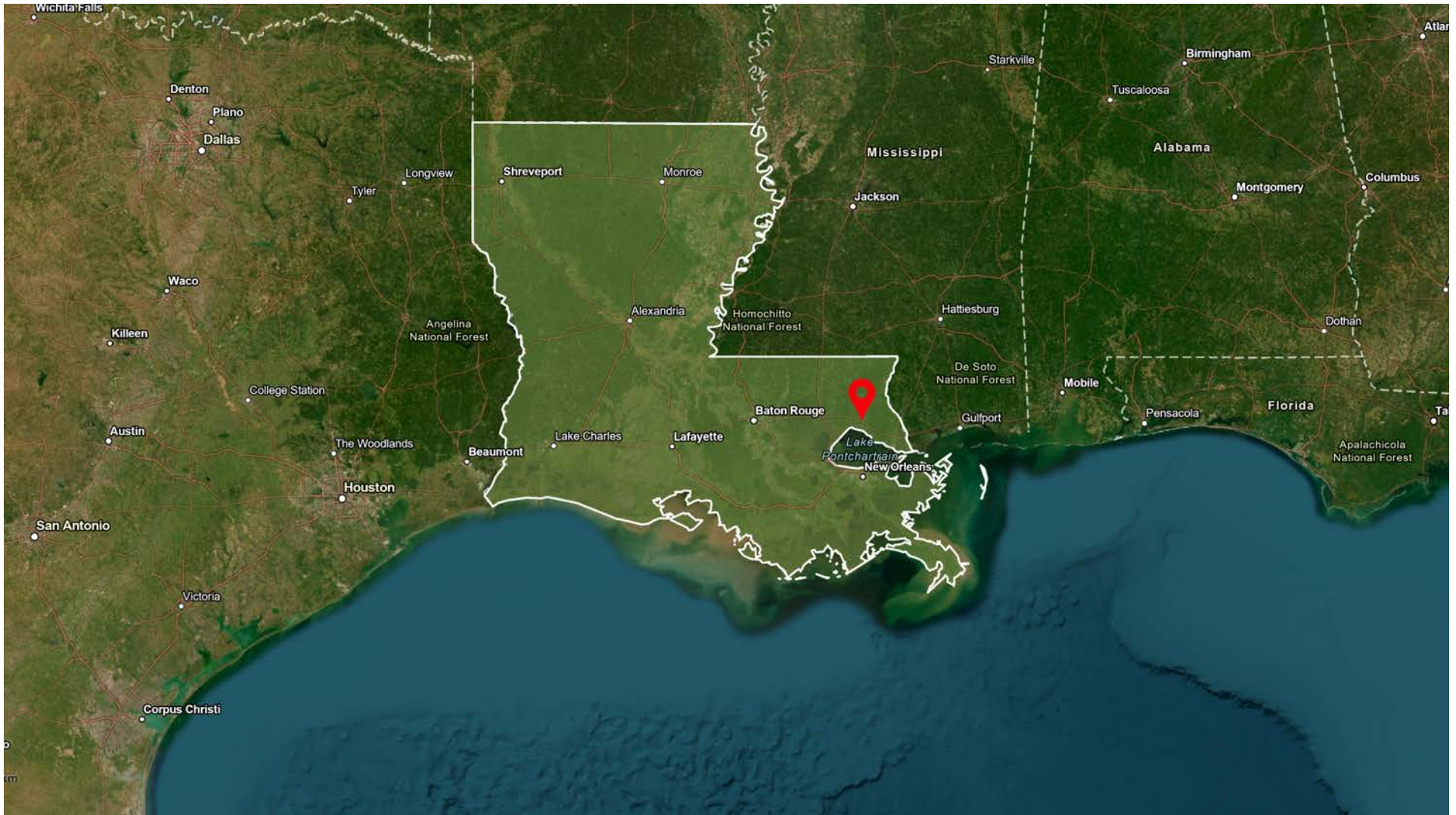


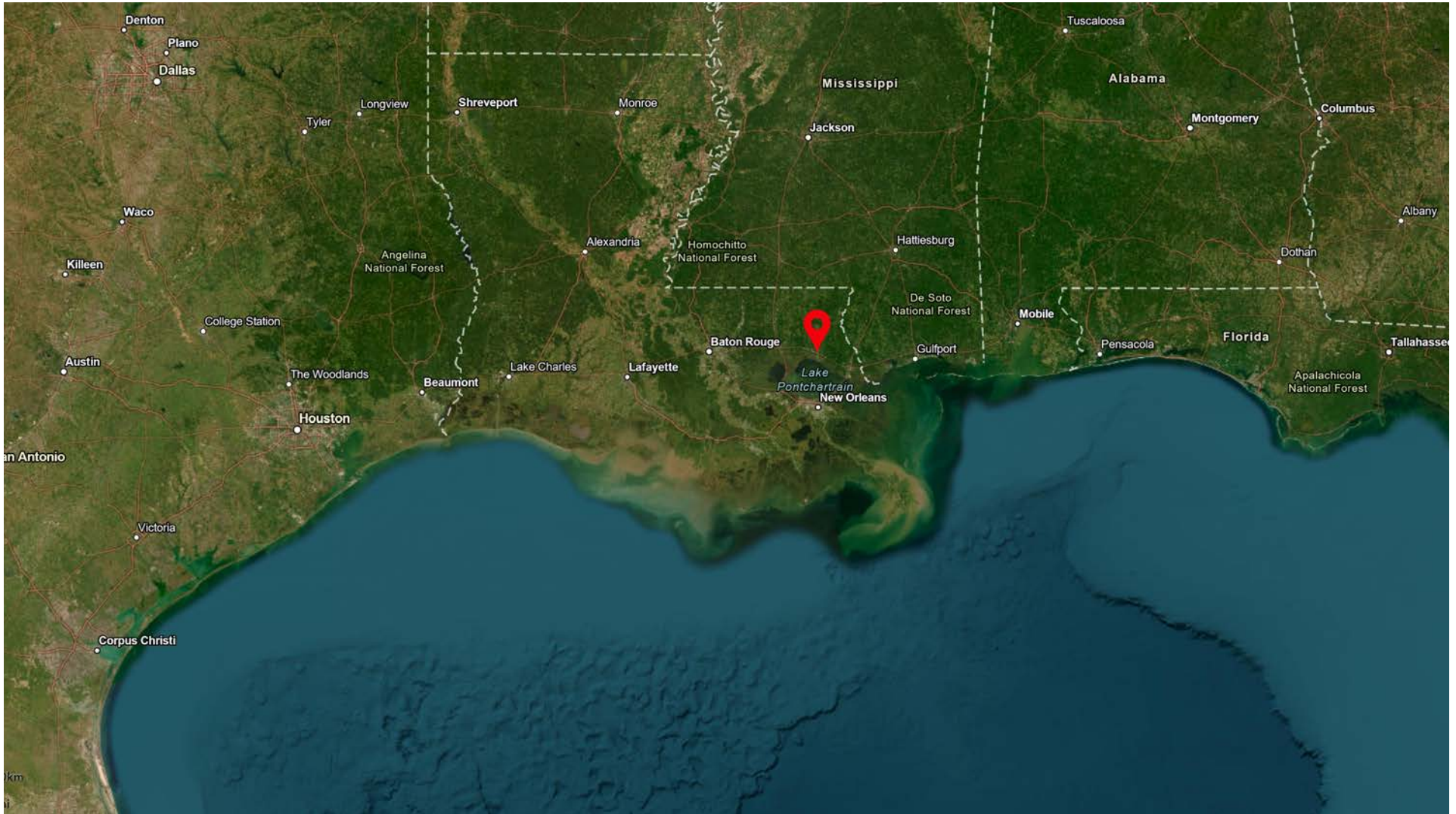
# AERIAL MAPS

REGIONAL & LOCAL





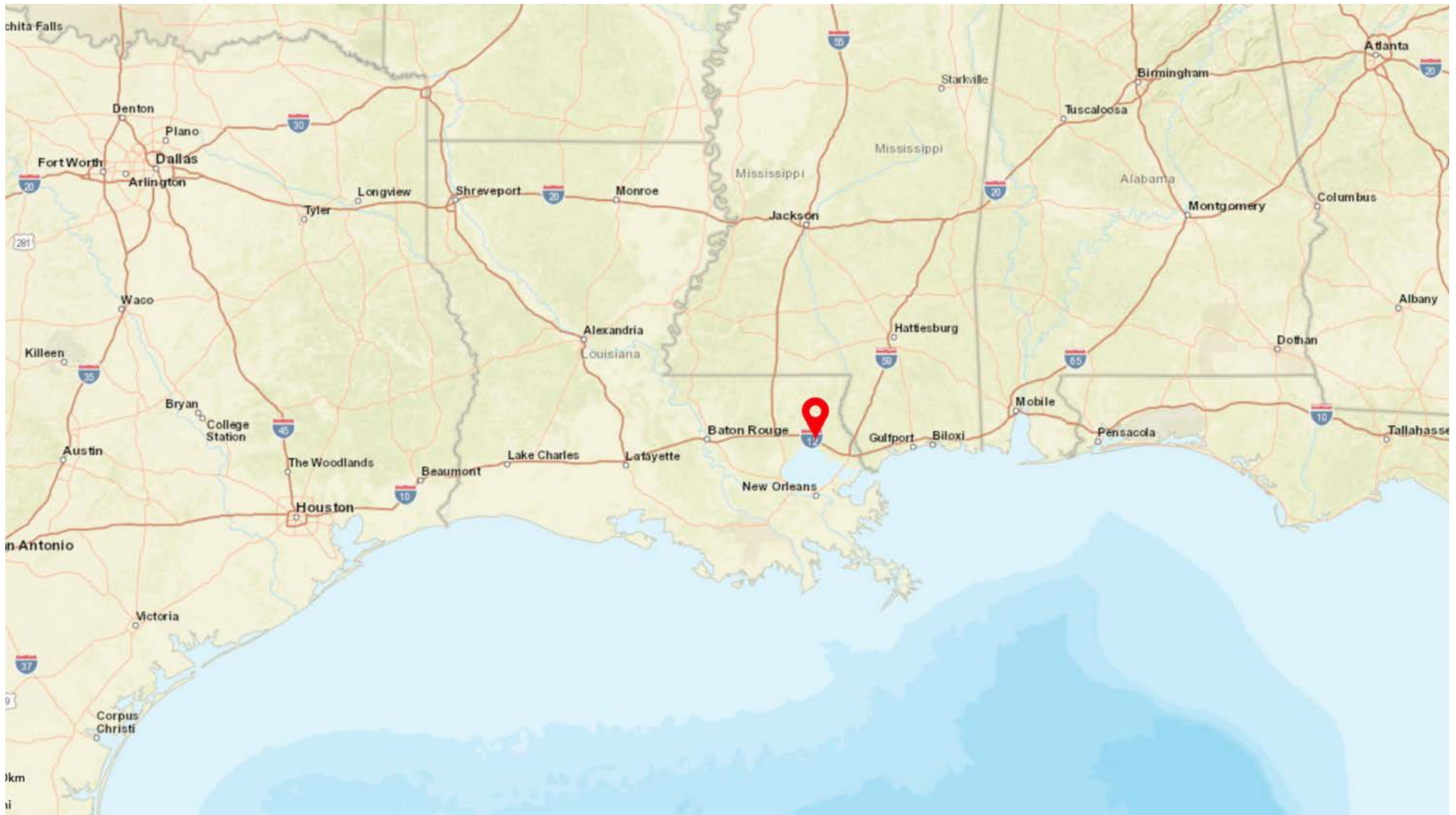


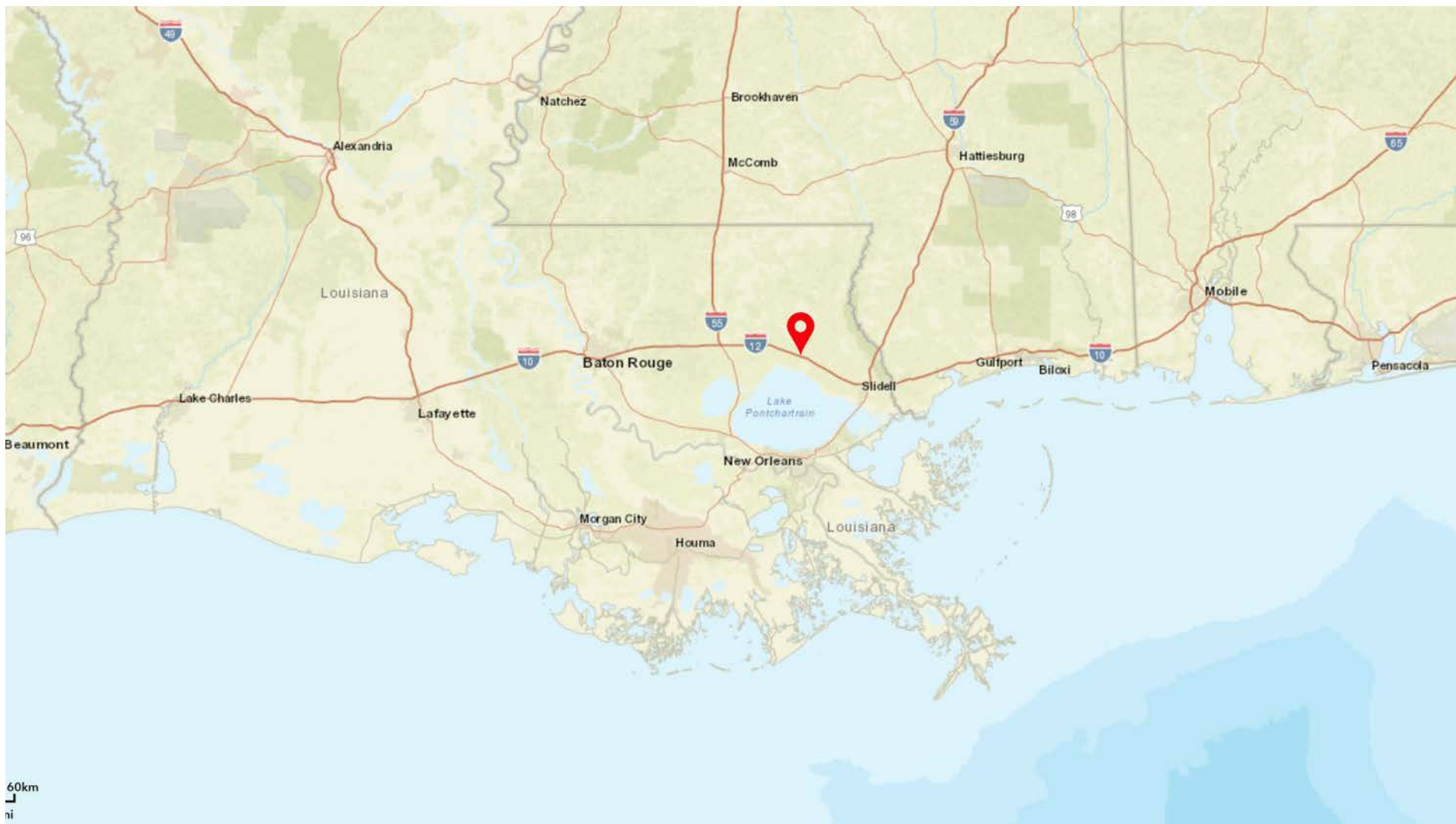


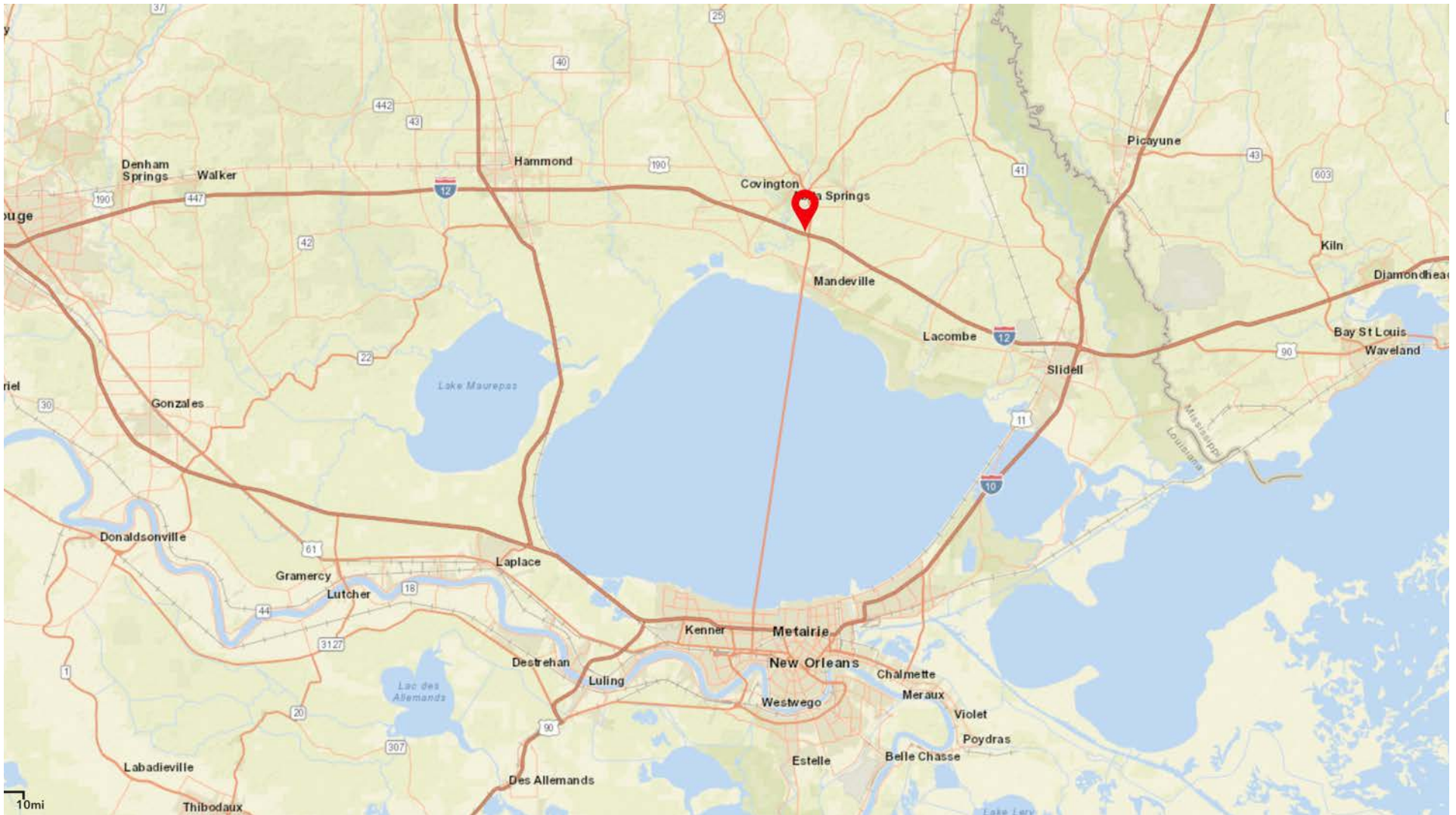


# STREET MAPS

REGIONAL & LOCAL



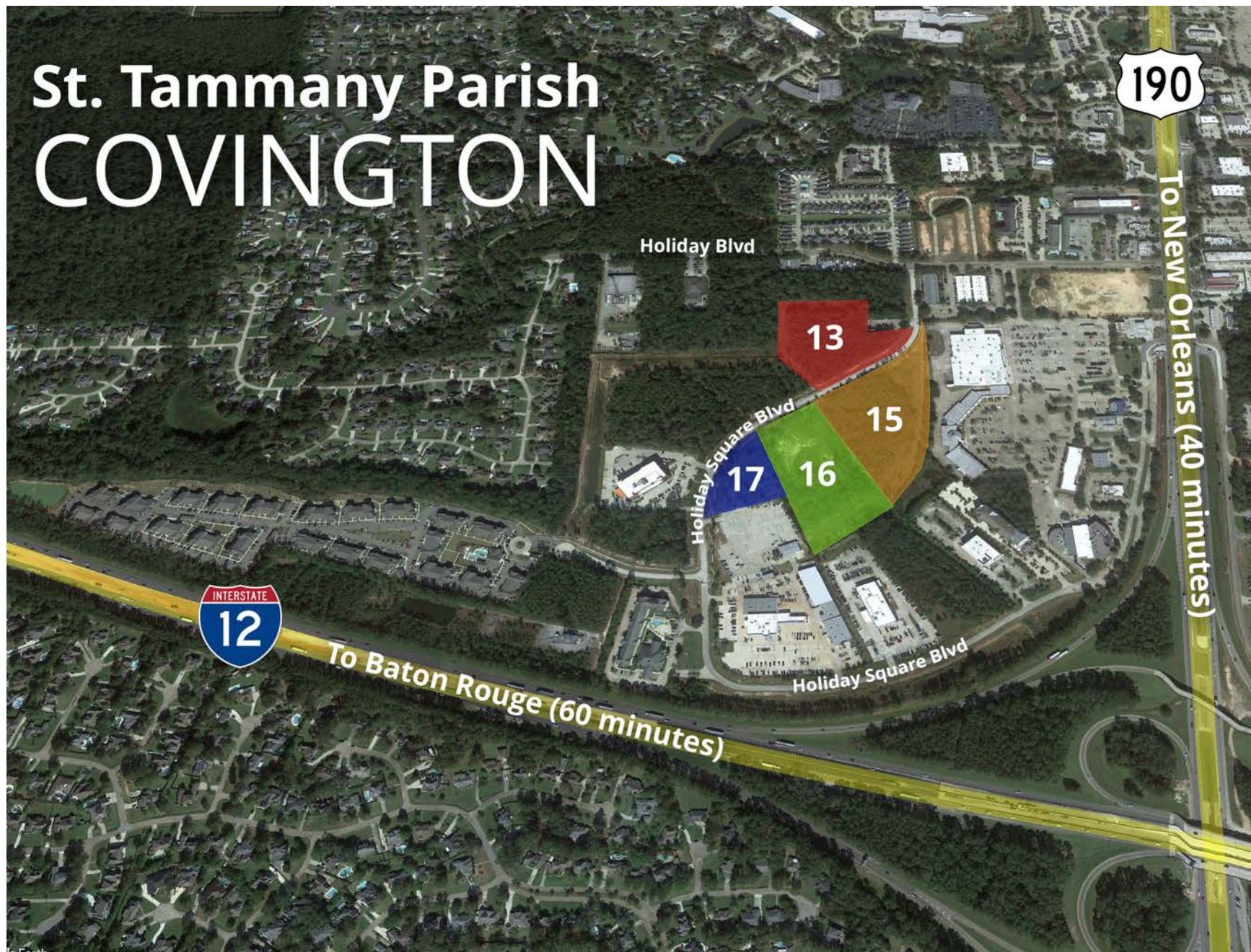


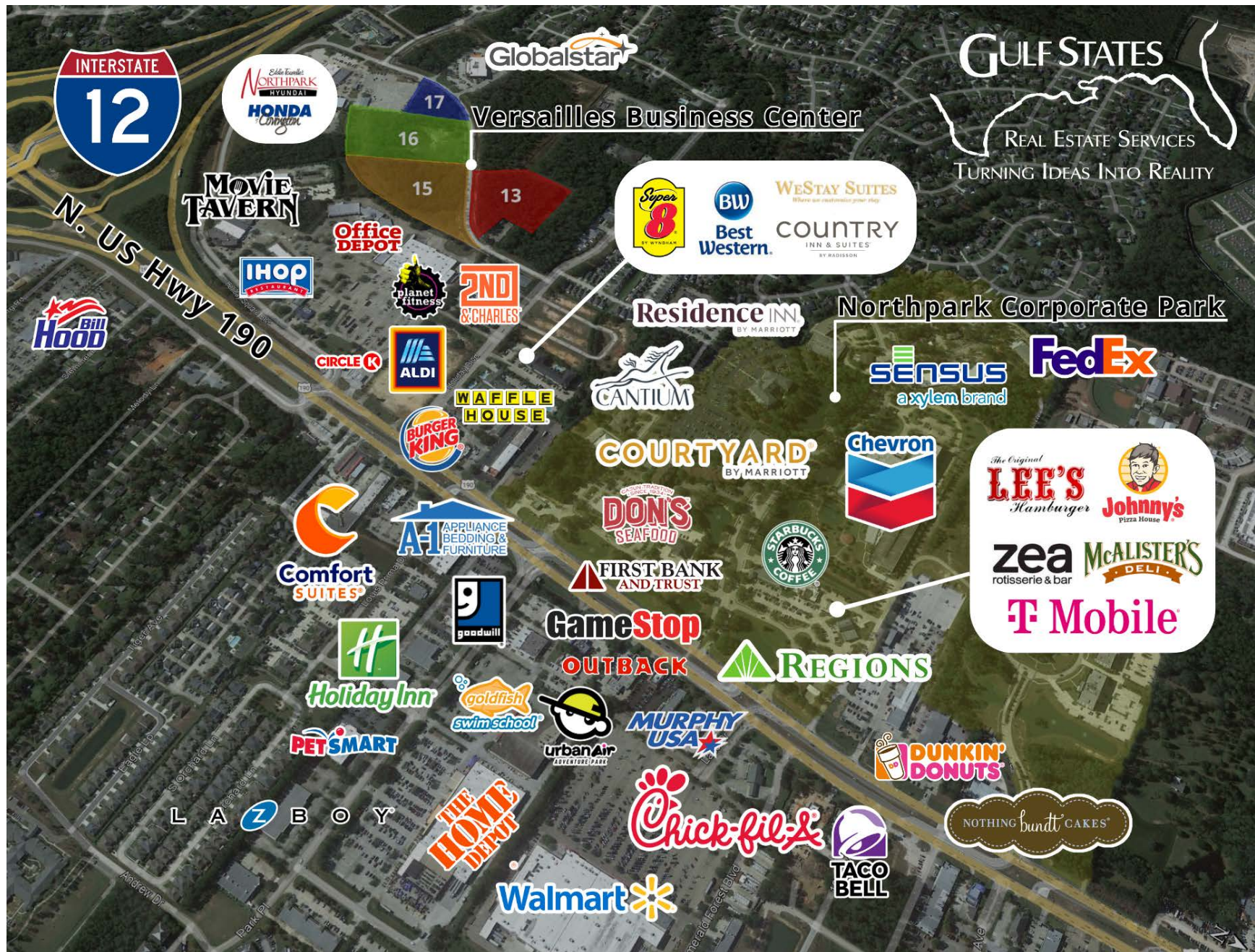


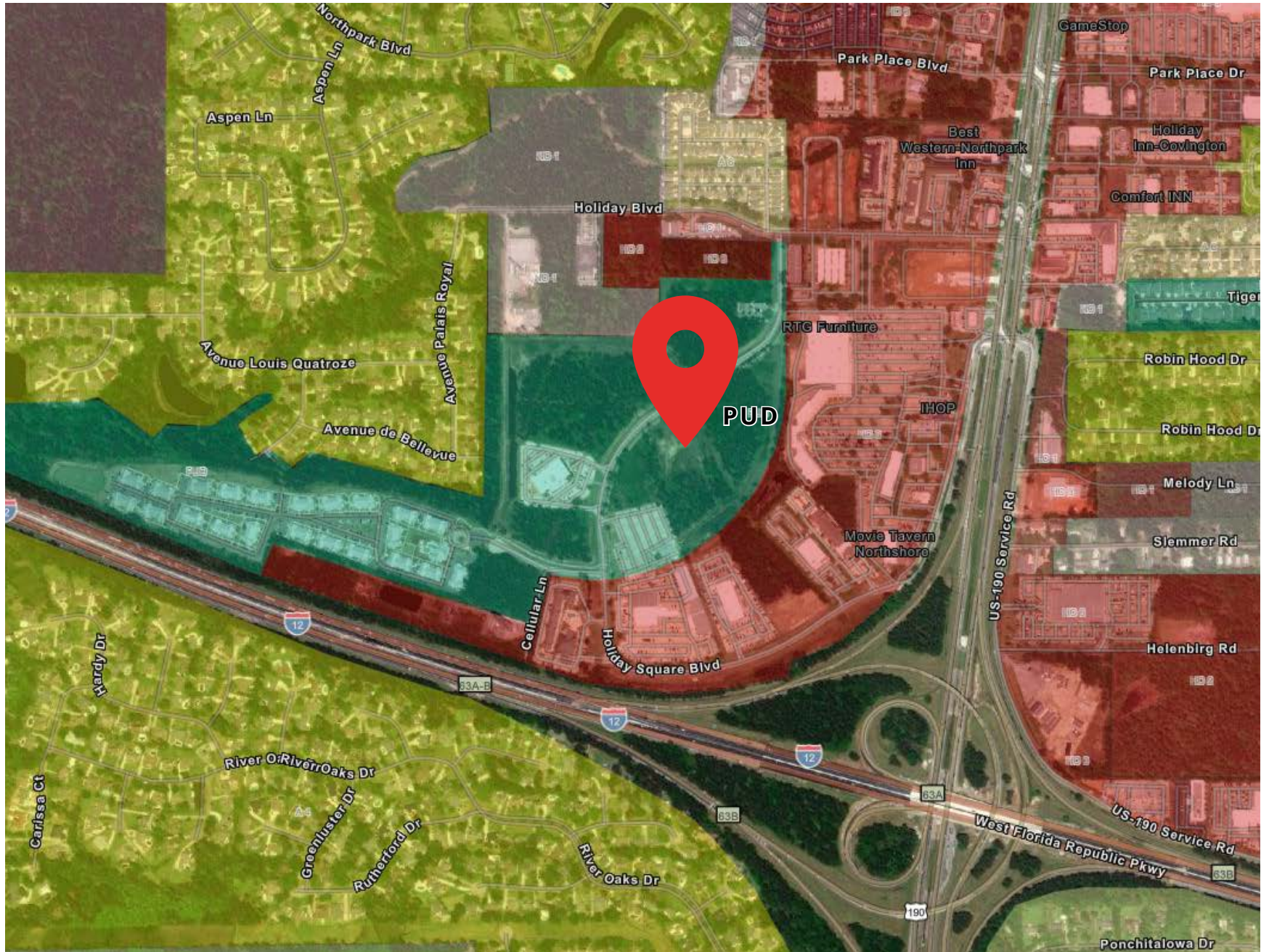


# LOCAL MAPS

CITY & PARISH

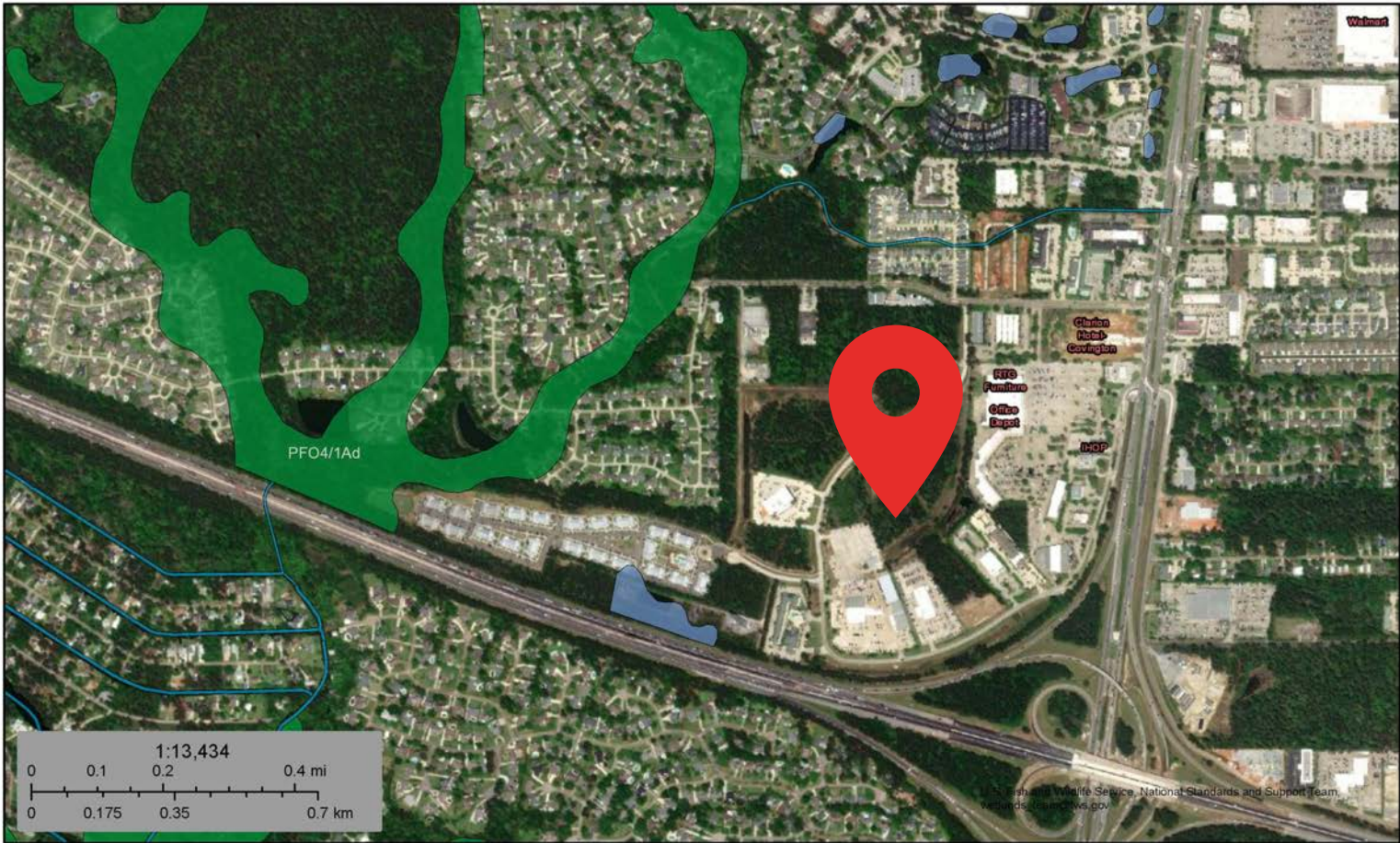








Versailles Business Center



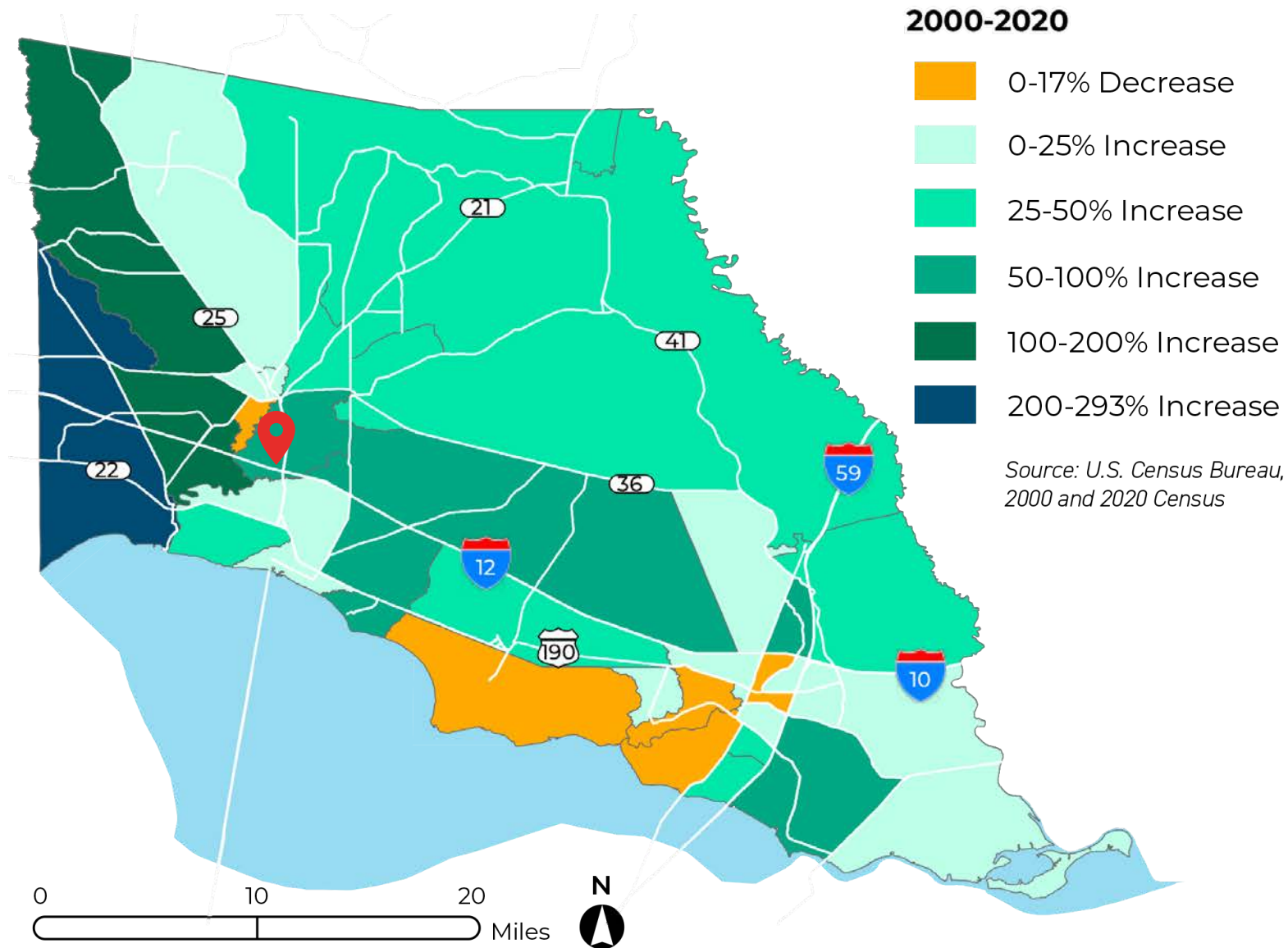
March 5, 2023

Wetlands

- |                                |                                   |          |
|--------------------------------|-----------------------------------|----------|
| Estuarine and Marine Deepwater | Freshwater Emergent Wetland       | Lake     |
| Estuarine and Marine Wetland   | Freshwater Forested/Shrub Wetland | Other    |
|                                | Freshwater Pond                   | 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





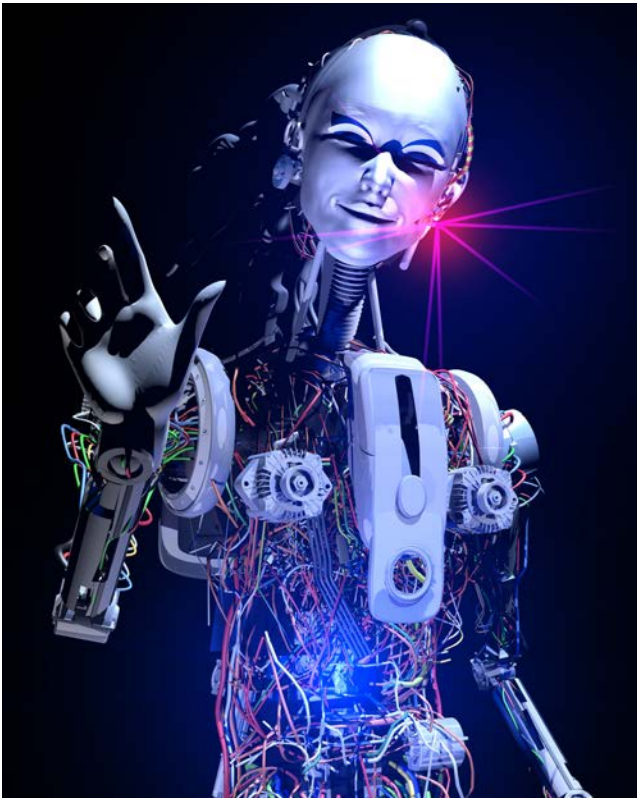
# SITE ASSETS

BENEFITS OF ST. TAMMANY PARISH



# Greater New Orleans Metro Area

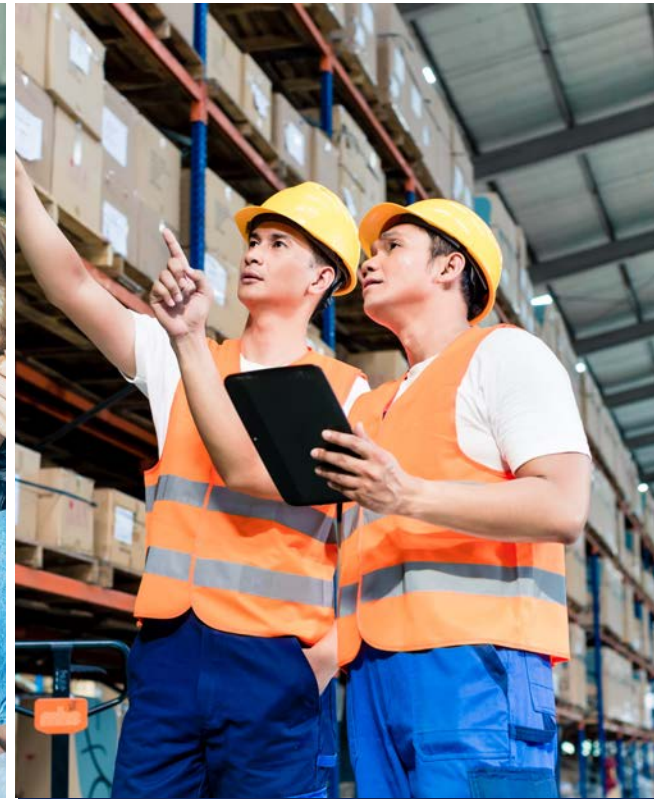
(Includes St. Tammany Parish)



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



#1 Most Populous MSA in  
Louisiana (2022)



#1 Highest Labor Pool in  
Louisiana (2021)



## **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.

## **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.



**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.

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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.

# #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%

## Bachelor's/Grad/ Prof's Degree



37%



St. Tammany  
Parish

## Median Household Income



\$75,731

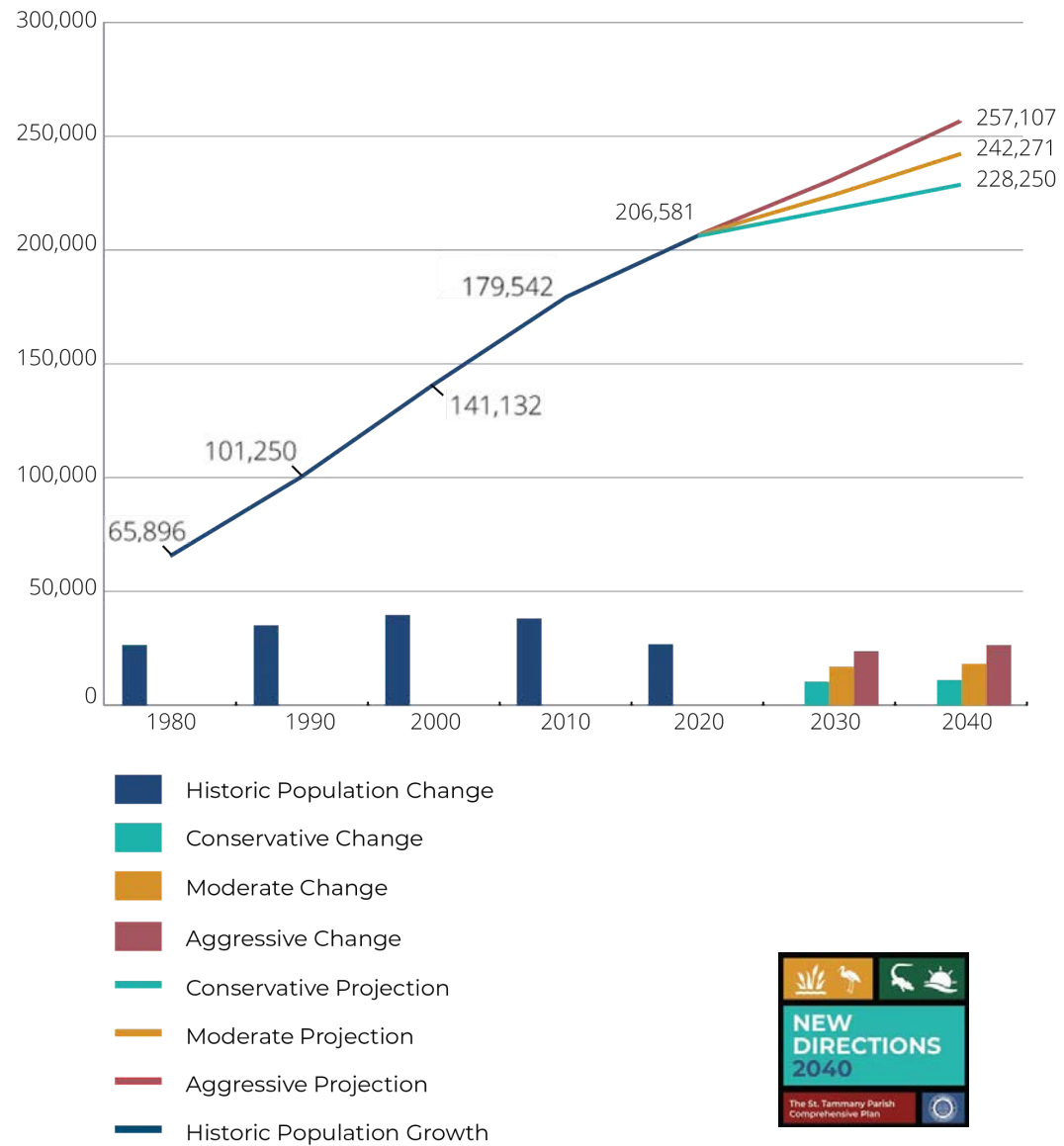




# DEMOGRAPHICS

PARISH & STATE

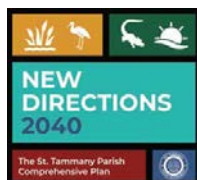
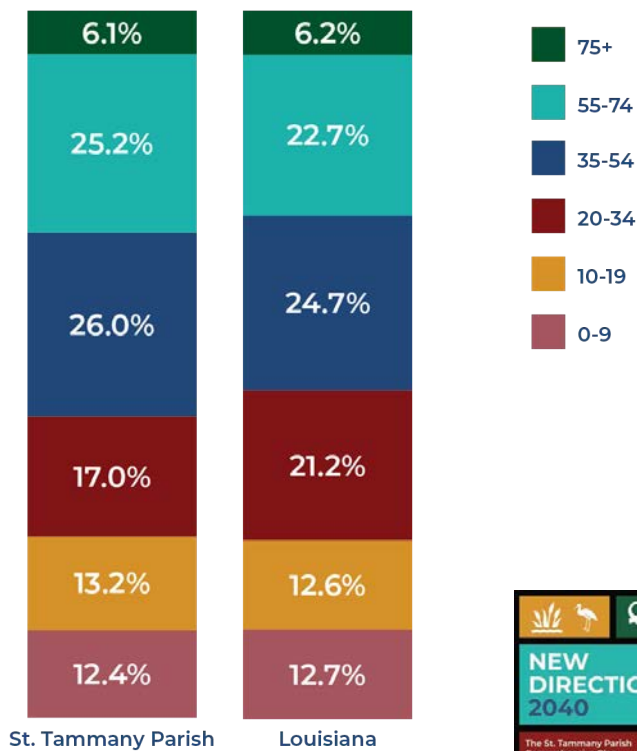
## Population Growth Projections





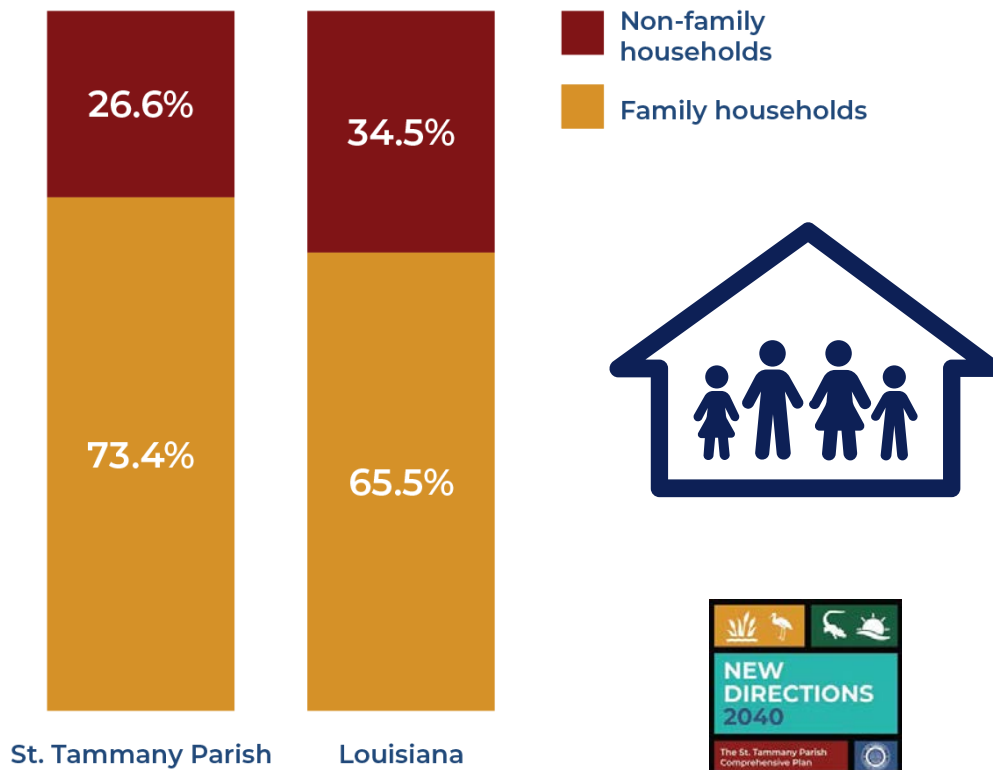
## DISTRIBUTION OF AGE IN ST. TAMMANY PARISH

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



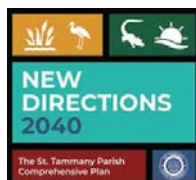
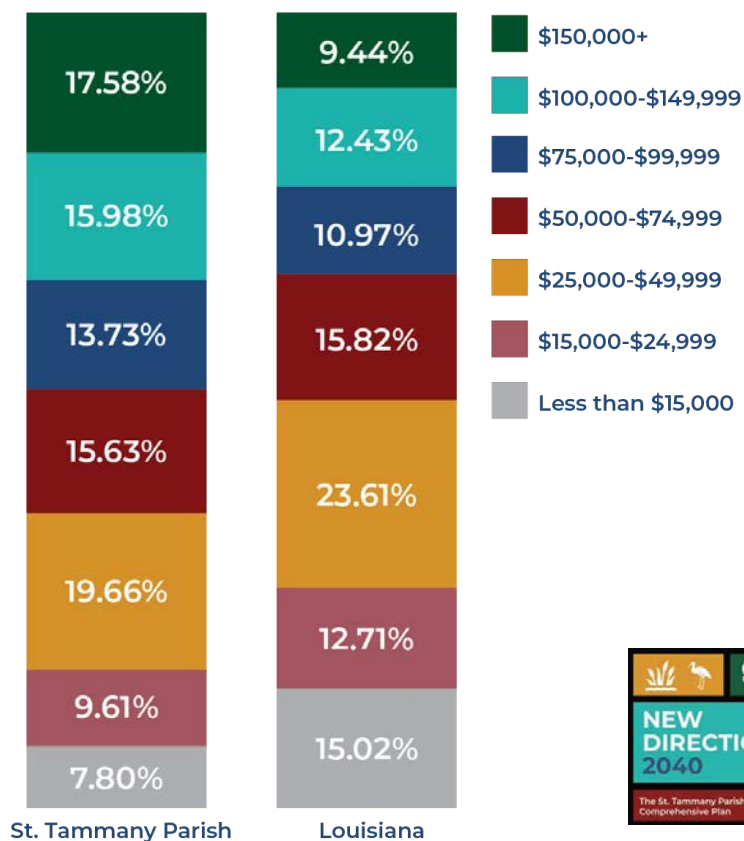
# HOUSEHOLD DISTRIBUTION IN ST. TAMMANY & LOUISIANA

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



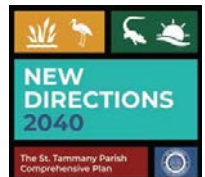
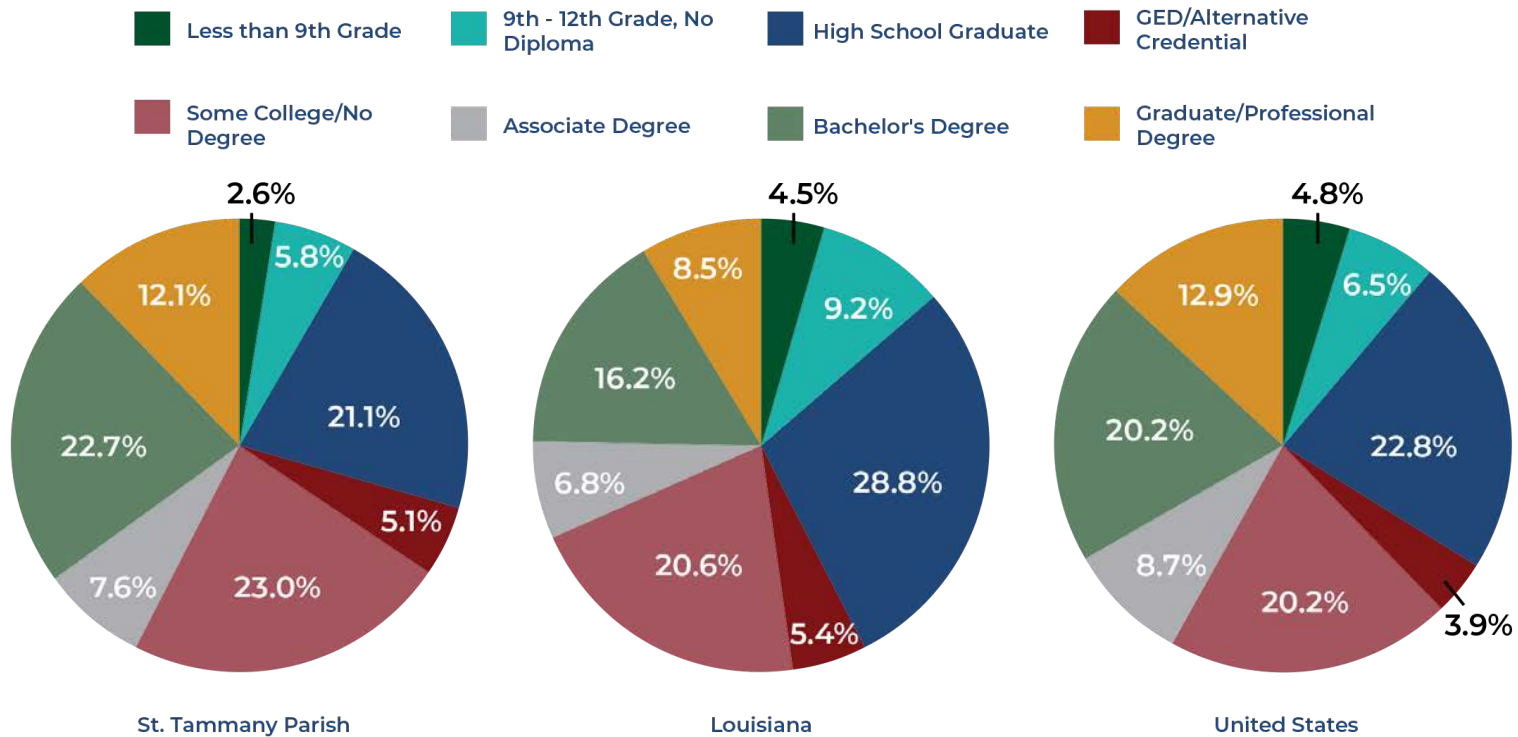
## MEDIAN HOUSEHOLD INCOME IN ST. TAMMANY & LOUISIANA

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



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

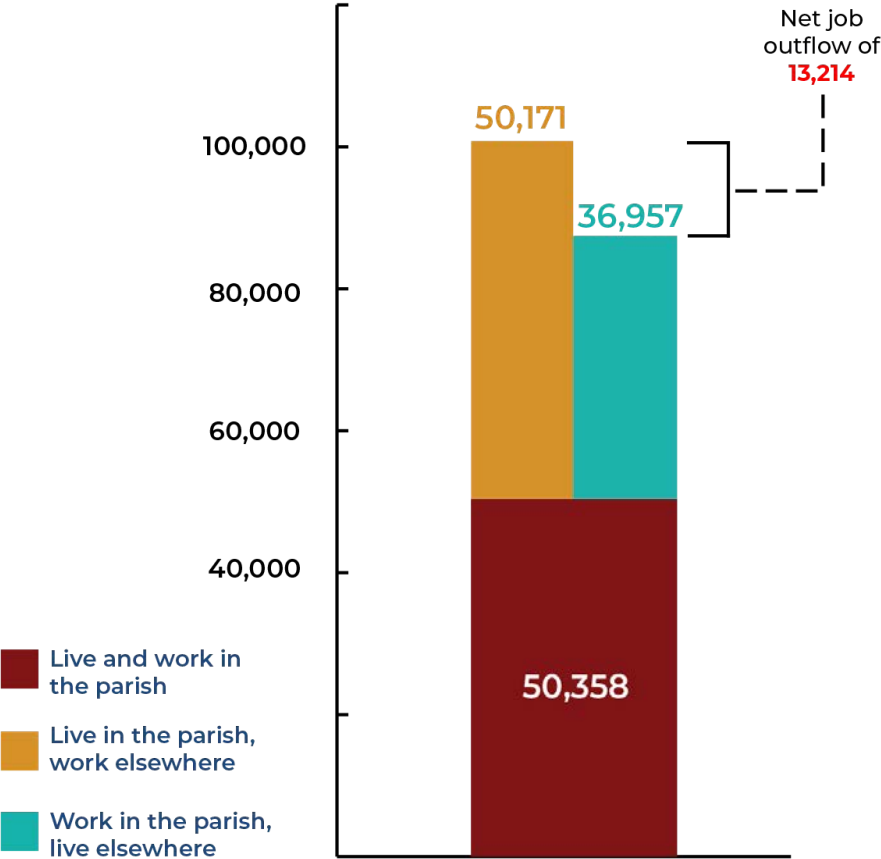
Source: Business Analyst. U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020.





# 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.



## COMPANY OVERVIEW

*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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