

OFFERING MEMORANDUM

# 10 ACRES IN COVINGTON

BOOTLEGGER ROAD . COVINGTON . LA . 70433

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BOOTLEGGER ROAD  
COVINGTON, LA 70433

LISTING AGENT:



Rebecca T. Waxman

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**MCENERY**  
RESIDENTIAL

4901 MAGAZINE STREET  
NEW ORLEANS, LA 70115

504-605-4400 | MCENERYRESIDENTIAL.COM



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# OFFERING SUMMARY



**Location:** Approximately 10.6 Acres (can be expanded) along the East side of Bootlegger Road (formerly LA Highway 1085) and the South Side of Bricker Road in Covington, LA

**Land Size:** +/- 10.6 Acres | 461,730 SF

**List Price:** \$8-\$12 Per SF

**Zoning:** PBC-1 | Planned Business Campus

**General Comments:** Opportunity to purchase approximately 10 acres of frontage along Bootlegger Road (formerly known as Hwy 1085). This property is situated just north of I-12, is surrounded by many sought after subdivisions and conveniences and is only a 45-minute drive from New Orleans. PBC-1 Zoning allows for a wide variety of commercial and residential uses. Property can be subdivided.

# PROPERTY OUTLINE



\*Outline to be used for reference only and not in place of official survey or plans \*

# PROPERTY AERIAL



TERRA BELLA VILLAGE



BRICKER ROAD

BOOTLEGGER ROAD



MAISON DU LAC SUBDIVISION



BOOTLEGGER ROAD

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# PROPERTY SURVEY

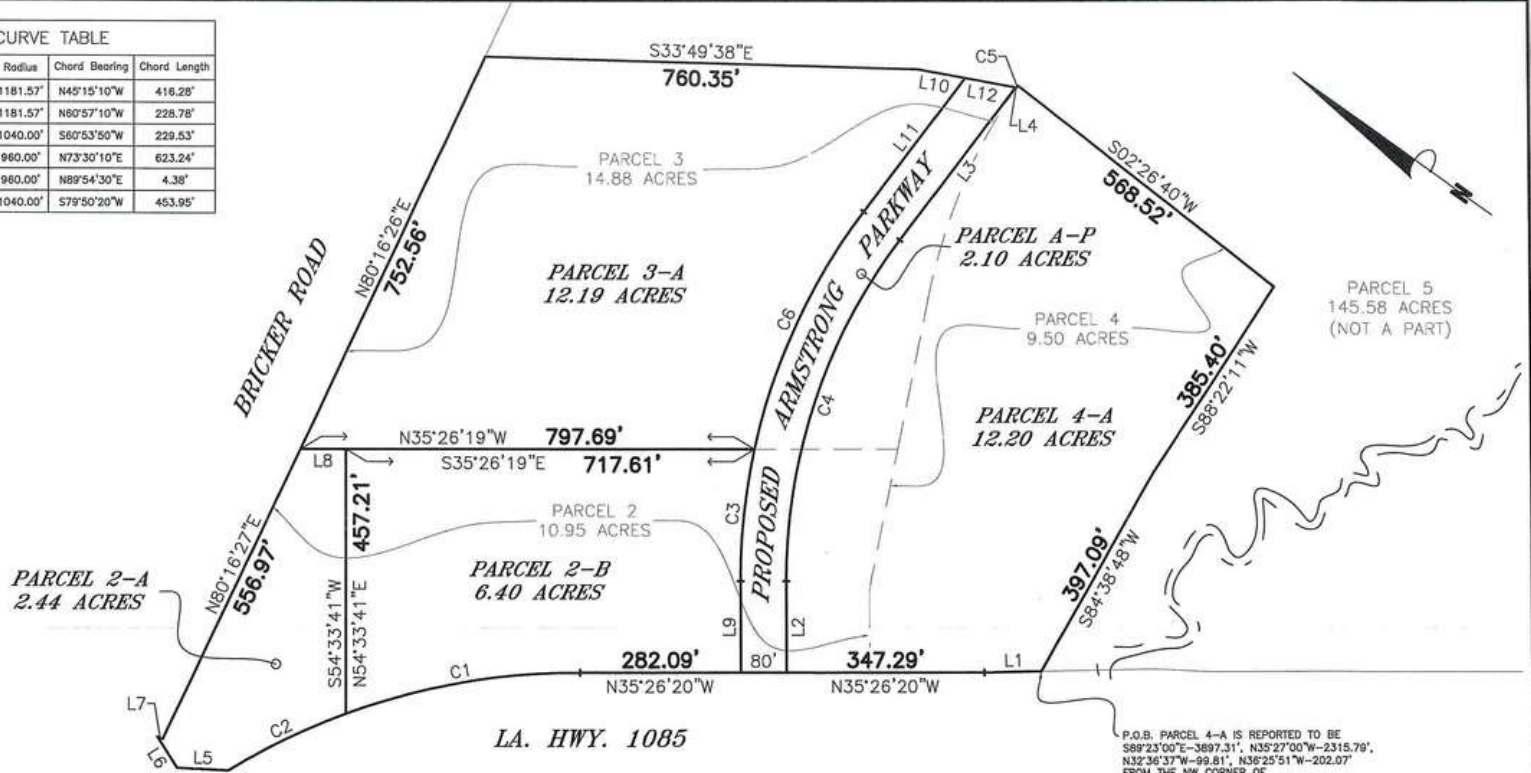


LINE TABLE

Line #	Length	Direction
L1	99.05'	N36°25'51"W
L2	158.13'	N54°33'41"E
L3	334.06'	S87°33'20"E
L4	1.18'	S25°05'25"E
L5	89.76'	N32°37'38"W
L6	84.04'	N21°44'16"E
L7	10.00'	S10°07'11"E
L8	80.08'	S35°26'19"E
L9	158.13'	S54°33'41"W
L10	85.88'	S25°05'28"E
L11	292.35'	N87°33'20"W
L12	90.22'	N25°05'25"W

CURVE TABLE

Curve #	Length	Radius	Chord Bearing	Chord Length
C1	418.46'	1181.57'	N45°15'10"W	418.28'
C2	228.14'	1181.57'	N60°57'10"W	228.78'
C3	230.00'	1040.00'	S60°53'50"W	229.53'
C4	634.74'	960.00'	N73°30'10"E	623.24'
C5	4.38'	960.00'	N89°54'30"E	4.38'
C6	457.63'	1040.00'	S79°50'20"W	453.95'



APPROVALS:

CHAIRMAN - ST. TAMMANY PLANNING COMMISSION

SECRETARY - ST. TAMMANY PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

CLERK OF COURT

DATE FILED \_\_\_\_\_ MAP FILE NO. \_\_\_\_\_

PARCEL 2-A  
2.44 ACRES

PARCEL 2-B  
6.40 ACRES

PARCEL 3-A  
12.19 ACRES

PARCEL 3  
14.88 ACRES

PARCEL A-P  
2.10 ACRES

PARCEL 4  
9.50 ACRES

PARCEL 4-A  
12.20 ACRES

PARCEL 5  
145.58 ACRES  
(NOT A PART)

P.O.B. PARCEL 4-A IS REPORTED TO BE  
S89°23'00"E-3897.31', N35°27'00"W-2315.79',  
N32°36'37"W-99.81', N36°25'51"W-202.07'  
FROM THE NW CORNER OF  
SECTION 46, T-7-S, R-10-E,  
ST. TAMMANY PARISH, LOUISIANA

Survey No. 21-140095E Drawn by: SAC Scale: 1" = 200'  
Date: DECEMBER 20, 2022 Revised: Sheet:

REFERENCE SURVEY:  
A Minor Subdivision Map of 196.37 Acres into Parcels 1-5, by this firm, dated 10/18/21, job #21-140095, Map File #6071, Recorded 12-20-2021

BASIS FOR BEARINGS/ANGLES:  
The Reference Survey.

FLOODZONE NOTE: This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described is located in Flood Zone(s) "C" & "A" with a Base Flood Elevation of N/A in accordance with Community Panel No. 225205 0210 C; Revised: OCTOBER 17, 1989

A MINOR RESUBDIVISION MAP OF  
PARCEL 2 (10.95 ACRES), PARCEL 3 (14.88 ACRES),  
& PARCEL 4 (9.50 ACRES)

into  
PARCELS 2-A, 2-B, A-P, 3-A, & 4-A

situated in  
SECTION 46, T-7-S, R-11-E  
St. Tammany Parish, Louisiana  
for

BUILDING SETBACKS  
FRONT:  
SIDE:  
SIDE STREET:  
REAR:  
NOTE: This is to certify that I have done an actual ground survey and found that no encroachments exist either way across any property lines except as shown.

THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION AND CONTROL; AND THAT THE SURVEY WAS DONE ON THE GROUND AND IS IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS" AS ADOPTED BY THE STATE OF LOUISIANA, BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR A CLASS D SURVEY.



Professional Land Surveyors  
Planners and Consultants  
1011 NORTH CAUSEWAY BLVD., SUITE 34  
MANDEVILLE, LA 70471  
OFFICE NO. (985)845-1012  
FAX NO. (985)845-1778  
www.loweengineers.com

NOTE: Setback lines shall be verified by owner and/or contractor prior to any construction, as an abstract has not been performed by the undersigned.

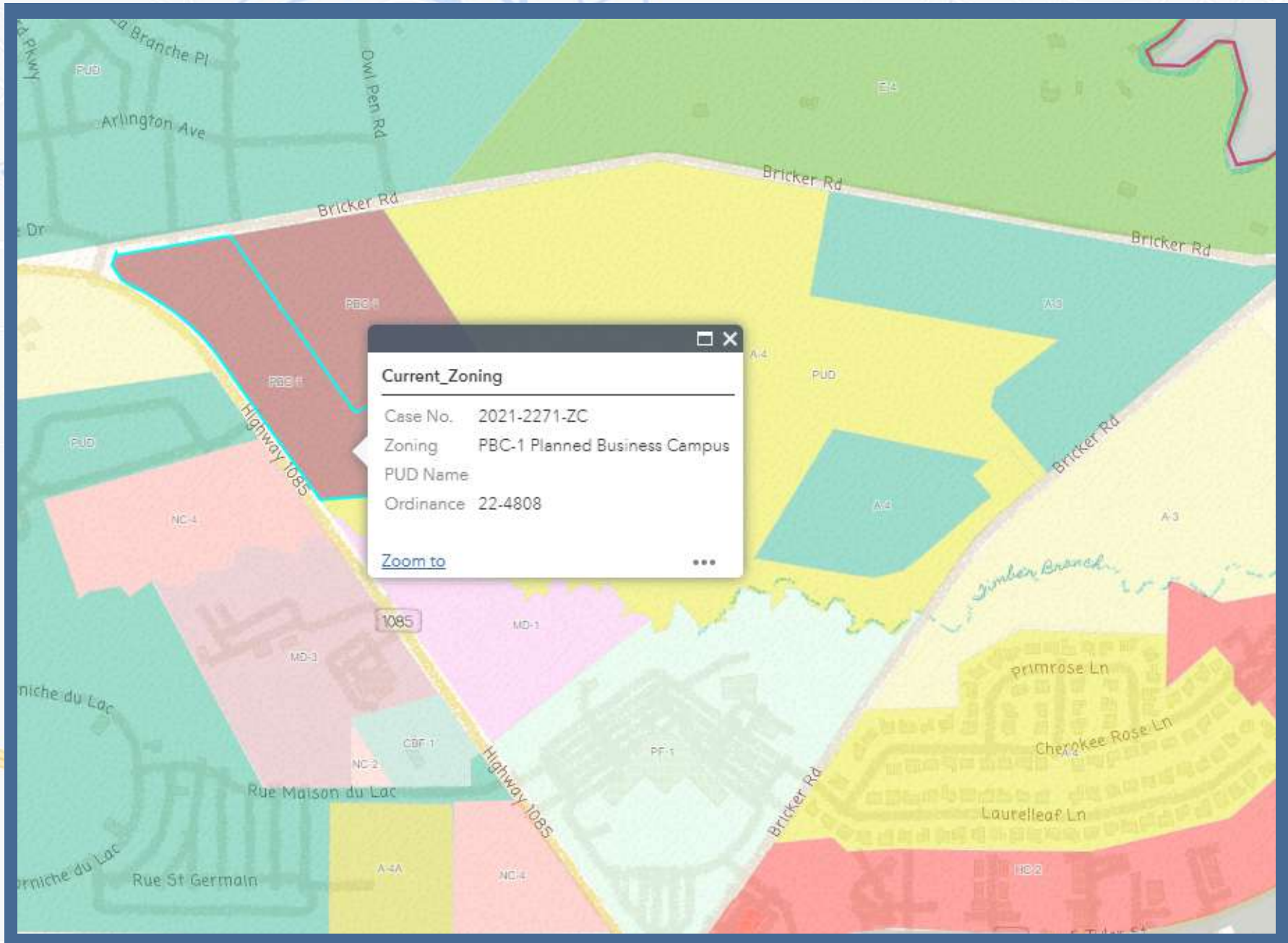
NOTE: Servitudes shown hereon are not necessarily exclusive. Servitudes of record as shown on title opinion or title policy will be added hereto upon request, as

This Survey is Certified  
True and Correct By

**PRELIMINARY**

John E. Bonneau

# PROPERTY ZONING



# POINTS OF INTEREST







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EXCLUSIVELY LISTED BY



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## DISCLOSURE AND CONSENT TO DUAL AGENT DESIGNATED AGENCY



This document serves three purposes:

- It discloses that a real estate licensee may potentially act as a disclosed dual agent who represents more than one party to the transaction.
- It explains the concept of disclosed dual agency.
- It seeks your consent to allow the real estate agent to act as a disclosed dual agent.

A LICENSEE MAY LEGALLY ACT AS A DUAL AGENT ONLY WITH YOUR CONSENT. BY CHOOSING TO SIGN THIS DOCUMENT, YOUR CONSENT TO DUAL AGENCY REPRESENTATION IS PRESUMED. BEFORE SIGNING THIS DOCUMENT, PLEASE READ THE FOLLOWING:

The undersigned designated agent(s) \_\_\_\_\_  
(Insert name(s) of licensee(s) undertaking dual representation)  
 and any subsequent designated agent(s) may undertake a dual representation represent both the buyer (or lessee) and the seller (or lessor) for the sale or lease of property described as \_\_\_\_\_  
(List address of property, if known)

The undersigned buyer (or lessee) and seller (or lessor) acknowledge that they were informed of the possibility of this type of representation. The licensee(s) will undertake this representation only with the written consent of ALL clients in the transaction.

Any agreement between the clients as to a final contract price and other terms is a result of negotiations between the clients acting in their own best interests and on their own behalf. The undersigned buyer (or lessee) and seller (or lessor) acknowledge that the licensee(s) has explained the implications of dual representation, including the risks involved. The undersigned buyer (or lessee) and seller (or lessor) acknowledge that they have been advised to seek independent advice from their advisors or attorneys before signing any documents in this transaction.

### WHAT A LICENSEE CAN DO FOR CLIENTS WHEN ACTING AS A DUAL AGENT

- Treat all clients honestly.
- Provide information about the property to the buyer (or lessee).
- Disclose all latent material defects in the property that are known to the licensee(s).
- Disclose financial qualifications of the buyer (or lessee) to the seller (or lessor).
- Explain real estate terms.
- Help the buyer (or lessee) to arrange for property inspections.
- Explain closing costs and procedures.
- Help the buyer compare financing alternatives.
- Provide information about comparable properties that have sold so that both clients may make educated decisions on what price to accept or offer.

### WHAT A LICENSEE CANNOT DISCLOSE TO CLIENTS WHEN ACTING AS A DUAL AGENT

- Confidential information that the licensee may know about the clients, without that client's permission.
- The price the seller (or lessor) will take other than the listing price without permission of the seller (or lessor).
- The price the buyer (or lessee) is willing to pay without permission of the buyer (or lessee).

You are not required to sign this document unless you want to allow the licensee(s) to proceed as a dual agent(s), representing BOTH the buyer (or lessee) and the seller (or lessor) in this transaction. If you do not want the licensee(s) to proceed as a dual agent(s) and do not want to sign this document, please inform the licensee(s).

By signing below, you acknowledge that you have read and understand this form and voluntarily consent to the licensee(s) acting as a dual agent(s), representing BOTH the buyer (or lessee) and the seller (or lessor) should that become necessary.

_____	_____
Buyer or Lessee	Seller or Lessor
_____	_____
Date	Date
_____	_____
Buyer or Lessee	Seller or Lessor
_____	_____
Date	Date
_____	_____
Licensee	Licensee
_____	_____
Date	Date

## Customer Information Form

### What Customers Need to Know When Working With Real Estate Brokers or Licensees

This document describes the various types of agency relationships that can exist in real estate transactions.

**AGENCY** means a relationship in which a real estate broker or licensee represents a client by the client's consent, whether expressed or implied, in an immovable property transaction. An agency relationship is formed when a real estate licensee works for you in your best interest and represents you. Agency relationships can be formed with buyers/sellers and lessors/lessees.

**DESIGNATED AGENCY** means the agency relationship that shall be presumed to exist when a licensee engaged in any real estate transaction, except as otherwise provided in LA R.S. 9:3891, is working with a client, unless there is a written agreement providing for a different relationship.

- The law presumes that the real estate licensee you work with is your designated agent, unless you have a written agreement otherwise.
- No other licensees in the office work for you, unless disclosed and approved by you.
- You should confine your discussions of buying/selling to your designated agent or agents only.

**DUAL AGENCY** means an agency relationship in which a licensee is working with both buyer and seller or both landlord and tenant in the same transaction. Such a relationship shall not constitute dual agency if the licensee is the seller of property that he/she owns or if the property is owned by a real estate business of which the licensee is the sole proprietor and agent. A dual agency relationship shall not be construed to exist in a circumstance in which the licensee is working with both landlord and tenant as to a lease that does not exceed a term of three years and the licensee is the landlord. Dual agency is allowed only when informed consent is presumed to have been given by any client who signed the dual agency disclosure form prescribed by the Louisiana Real Estate Commission. Specific duties owed to both buyer/seller and lessor/lessee are:

- To treat all clients honestly.
- To provide factual information about the property.
- To disclose all latent material defects in the property that are known to them.
- To help the buyer compare financing options.
- To provide information about comparable properties that have sold, so that both clients may make educated buying/selling decisions.
- To disclose financial qualifications to the buyer/lessee to the seller/lessor.
- To explain real estate terms.
- To help buyers/lessees arrange for property inspections
- To explain closing costs and procedures.

**CONFIDENTIAL INFORMATION** means information obtained by a licensee from a client during the term of a brokerage agreement that was made confidential by the written request or written instruction of the client or is information the disclosure of which could materially harm the position of the client, unless at any time any of the following occur:

- The client permits the disclosure by word or conduct.
- The disclosure is required by law or would reveal serious defect.
- The information became public from a source other than the licensee.

By signing below you acknowledge that you have read and understand this form and that you are authorized to sign this form in the capacity in which you have signed.

Buyer/Lessee:	_____	Seller/Lessor:	_____
By:	_____	By:	_____
Title:	_____	Title:	_____
Date:	_____	Date:	_____
Licensee:	_____	Licensee:	_____
Date:	_____	Date:	_____

