



TEC, REALTORS®



# Highway 59 @ Strain Road

## FOR SALE

**COLDWELL BANKER COMMERCIAL**  
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**Highway 59 @ Strain Road****PRICE****Sale Price:** \$2,000,000.00**Price/Acre** \$110,987.79**PROPERTY DETAILS**

The property has 644 feet of frontage on Hwy 59 from the corner of Strain Road and a total 18.02 acres of land with 2 zoning designations. The frontage on Hwy 59 to a depth of 300 feet is zoned HC-2 with the following permissible uses found at this website: [http://www2.stpgov.org/planning/udc/section\\_5.21\\_hc-2\\_highway\\_commercial\\_district.pdf](http://www2.stpgov.org/planning/udc/section_5.21_hc-2_highway_commercial_district.pdf). The rear of the property currently has a zoning designation of I-2 with the following permissible uses found at this website: [http://www2.stpgov.org/planning/udc/section\\_5.25\\_i-2\\_industrial\\_district.pdf](http://www2.stpgov.org/planning/udc/section_5.25_i-2_industrial_district.pdf). In the front area of the property are two small lakes in the HC-2 section of the property. The remainder of the property is relatively level and heavily wooded except for a fifty-foot swath cleared by the owner running parallel to Strain Road. Hwy 59 is the main access from the south to the small town of Abita Springs.

The property is located Flood Zone C. The parcel of land is generally located in the sub-market of the metropolitan New Orleans area and same, more particularly, forms the northeast corner of the intersection of Louisiana Highway 59 and Strain Road near the City of Mandeville. The rectangular shaped subject site contains± 18.02 acres (784,951 square feet); the tract features 644.5 feet of frontage along Louisiana Highway 59 and 1,313.5 feet of frontage along Strain Road. The rear lot line parallel to Louisiana Highway 59 is 539 feet and the lot line parallel to Strain Road is 1346.4 feet.

**AREA DETAILS**

Located in St Tammany Parish, Louisiana near the city of Mandeville. Approximately one mile north of I-12 at the Hwy 59 exit. The property is just north of Strain Rd on the right or east side of Hwy 59 traveling north. Located at the exit are several gas stations, a shopping center with a grocery store as an anchor and several fast food restaurants. The Parish seat of government is at Koop Drive, the only stoplight when traveling north of I-12. A large church campus is also located north of the exit off I-12.





**Highway 59 @ Strain Road**

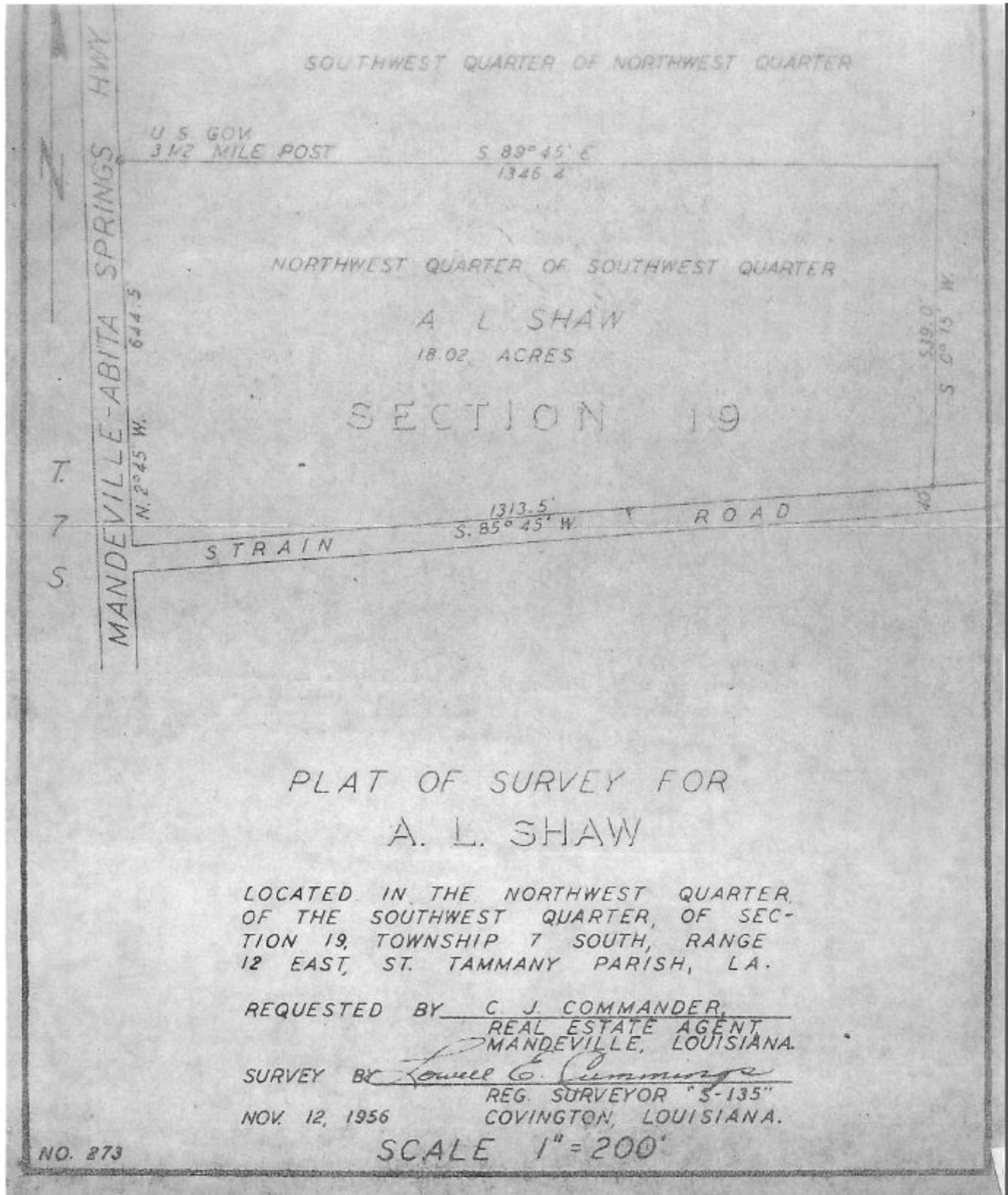
**PROPERTY PHOTOS**





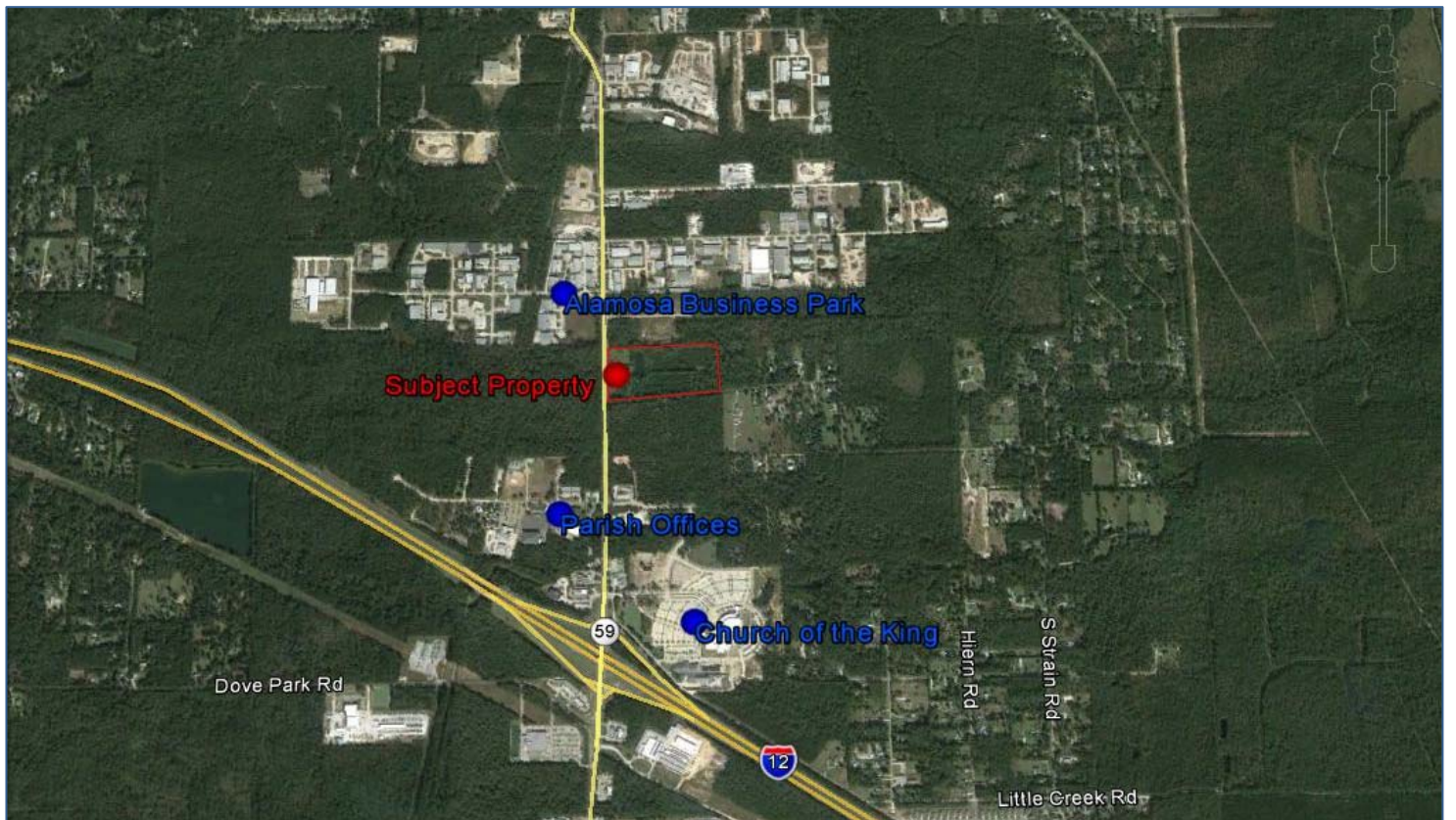
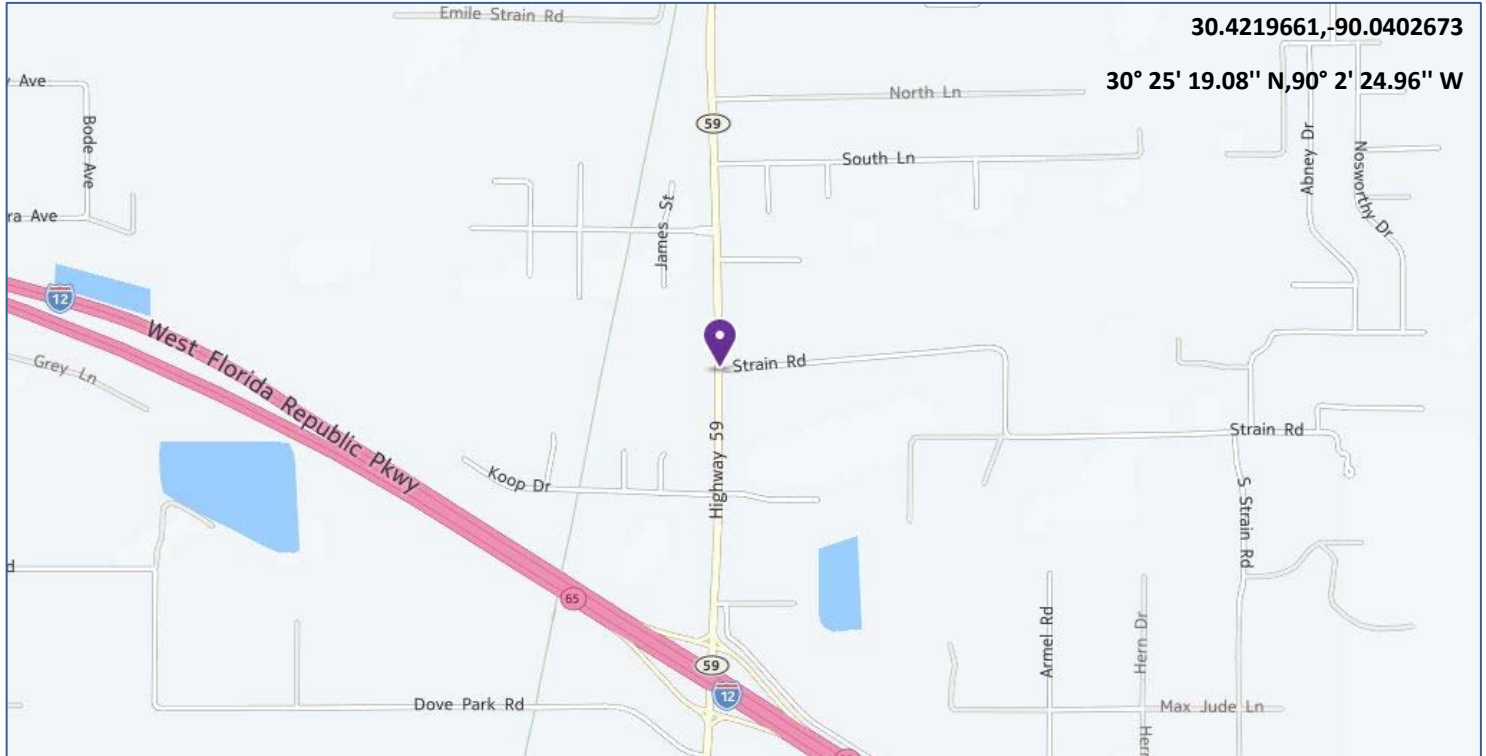
Highway 59 @ Strain Road

SURVEY



## Highway 59 @ Strain Road

### MAPS & AERIALS





**Highway 59 @ Strain Road**

**CONTACT INFORMATION**

**For more information, please contact:**

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