

Offering Memorandum

Senior Living Site TerraBella Village

Covington, LA 70433



The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from NAI Latter & Blum Real Estate Brokerage and should not be made available to any other person or entity without the written consent of Broker. This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Broker has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue occupancy of the subject property.

The information contained in the Offering Memorandum has been obtained from sources we believe to be reliable; however, Broker has not verified, and will not verify, any of the information contained herein, nor has Broker conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential purchasers must take appropriate measures to verify all of the information set forth herein.

For more information

Ty Gose, SIOR, CCIM

O: 225 295 0800
ty@latterblum.com

Michael Cashio, CCIM

O: 225 295 0800
mcashio@latterblum.com

Table of Contents

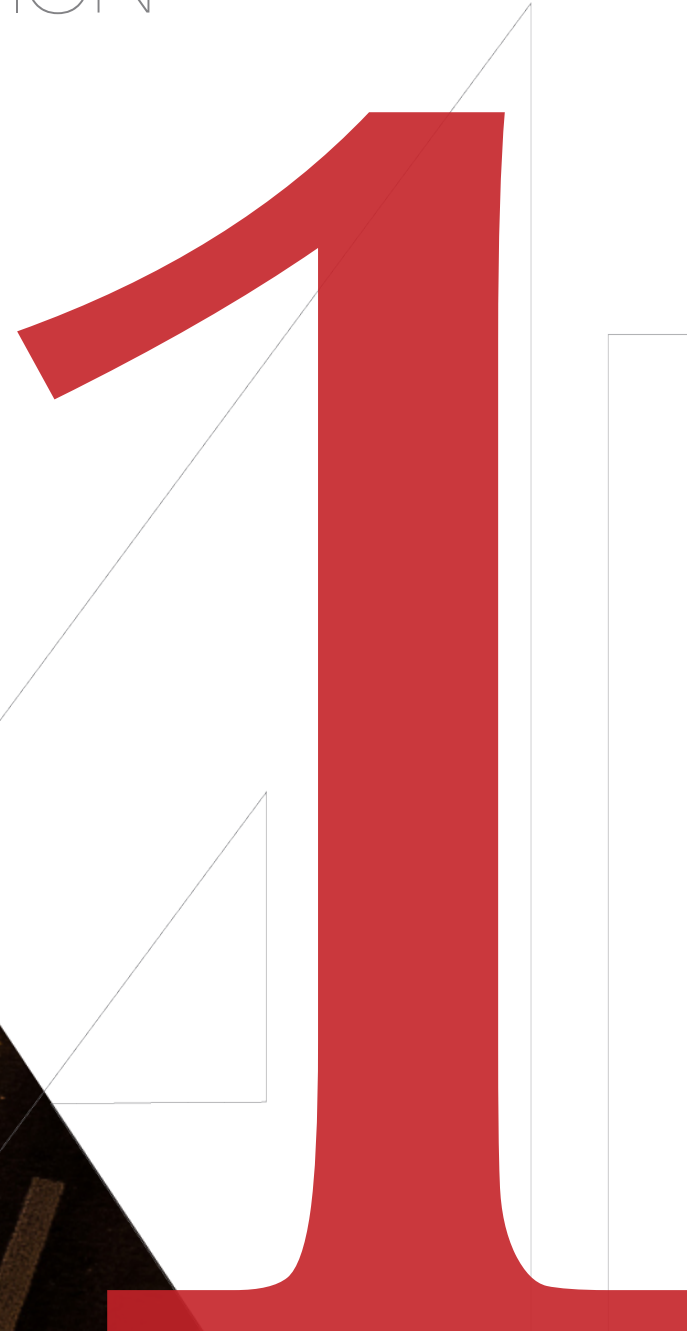
4 Section 1
Property Information

9 Section 2
Location Information

13 Section 3
Additional Information

Section 1

PROPERTY
INFORMATION





SALE PRICE: **\$1,950,181**

\$/SF **\$11**

LOT SIZE: **4.07 Acres**

ZONING: **PUD-Senior Living**

OF UNITS **120**

Property Overview

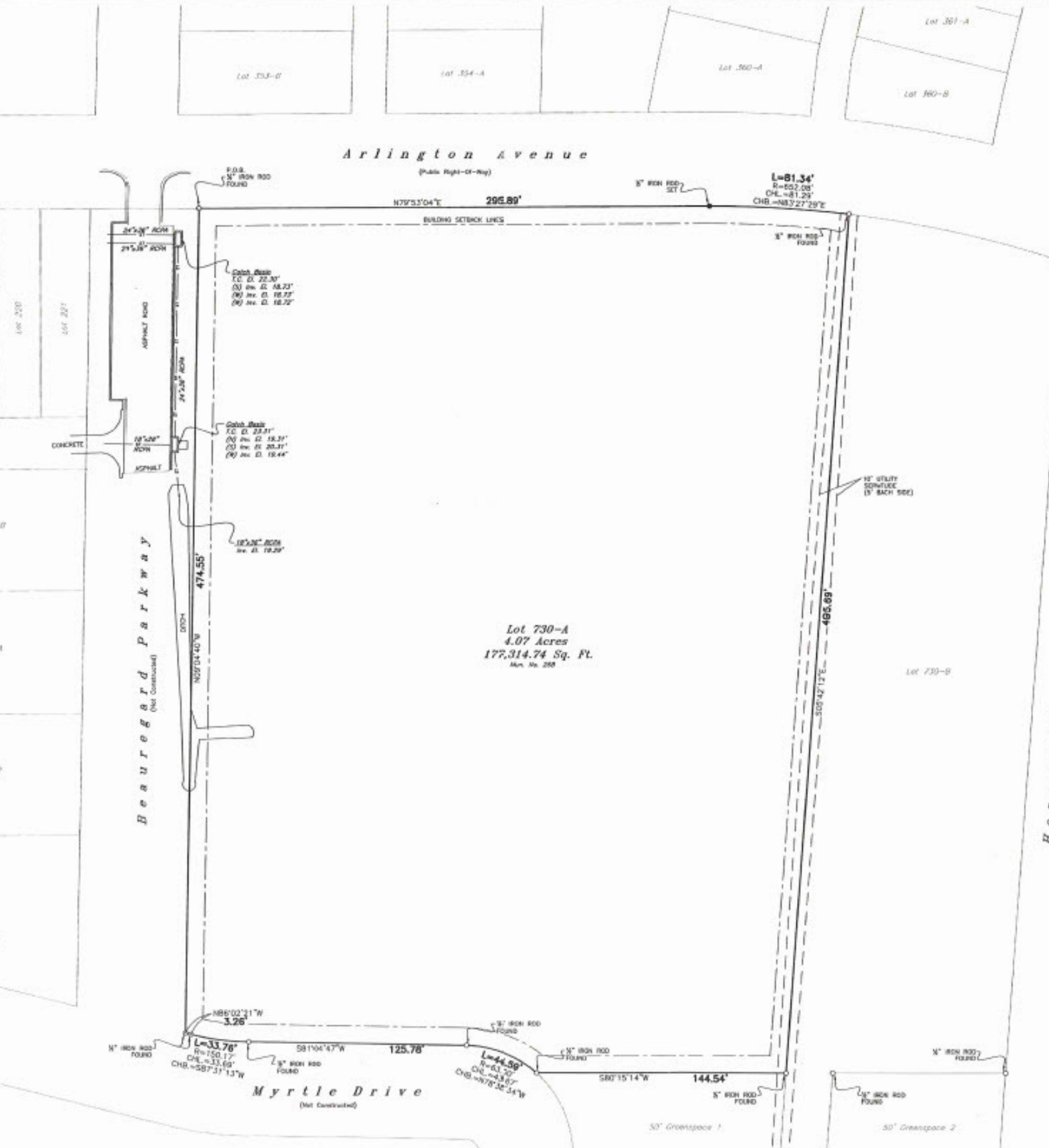
NAI Latter & Blum is pleased to bring 4.07 Acres in TerraBella Village in Covington, LA to market. This site would be ideal for a senior living facility. The property has a clean Phase I.

Location Overview

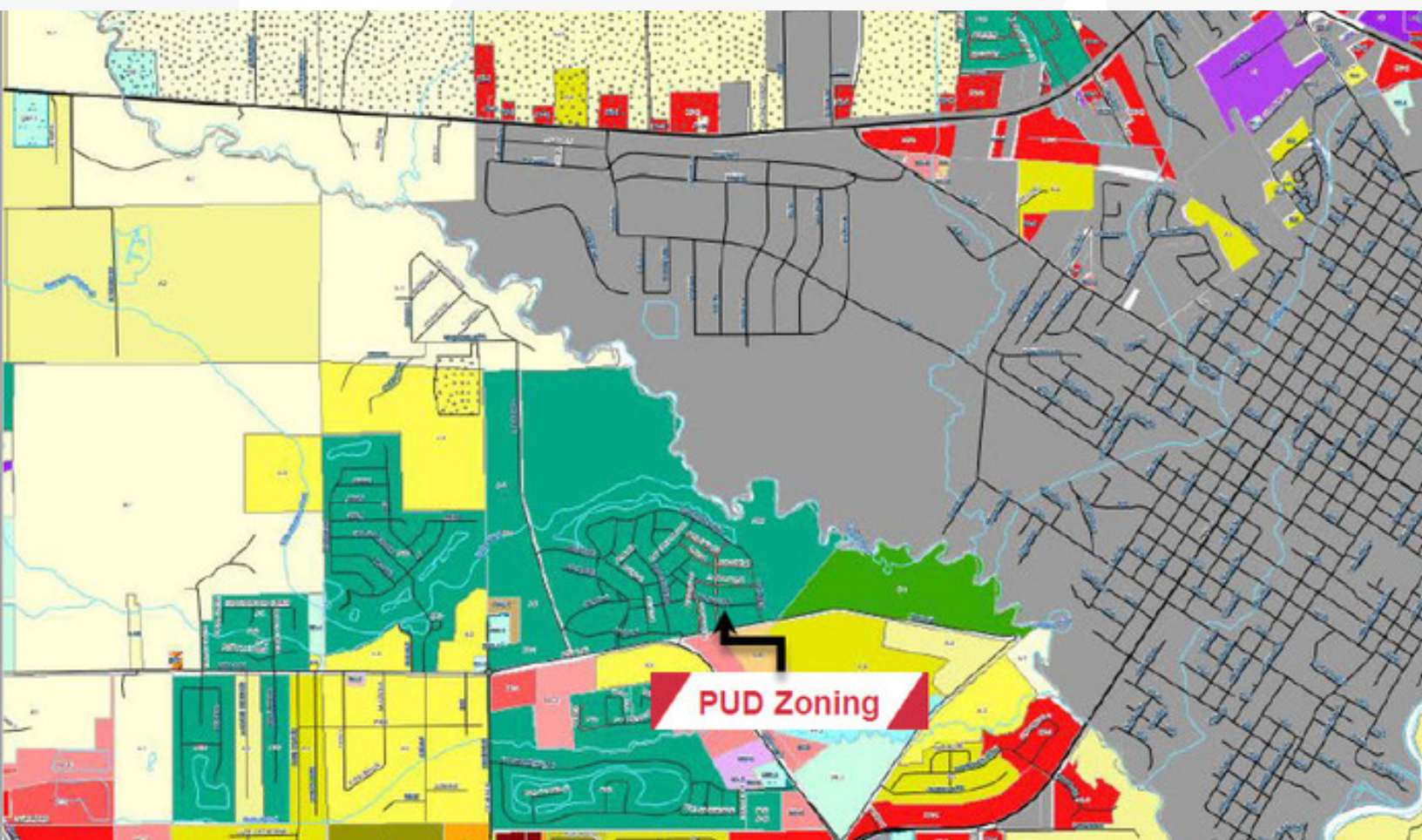
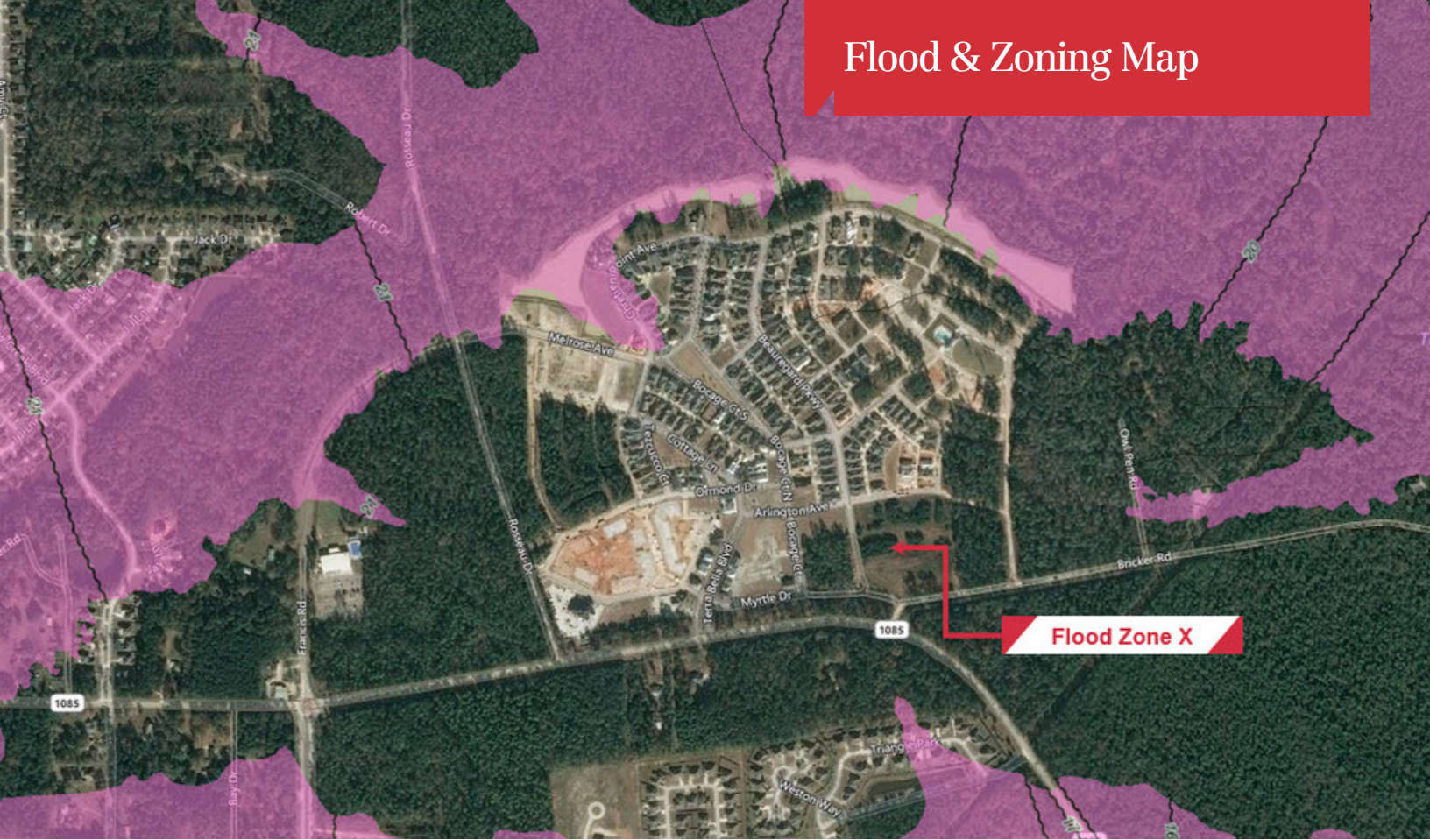
TerraBella Village is a Traditional Neighborhood Development with retail, office, apartments, town homes, cottages, estates, and greenspaces. An integral part of TND's is the appeal of the community to all age groups. Traditional Neighborhood Development is a New Urbanist approach to designing cities, towns, and neighborhoods. In an effort to reduce traffic and eliminate sprawl, homes, shops, offices, schools, parks, and other important services are placed within close proximity to encourage walking. Forks & Corks restaurant is located in the center of TerraBella, serving up progressive southern cuisine. Dynamic Physical Therapy, CPA's, lawyers, insurance agents, and other professional services occupy the office space at the front of the neighborhood.

Aerial Photo





Flood & Zoning Map



Section 2

LOCATION
INFORMATION



KEY FACTS



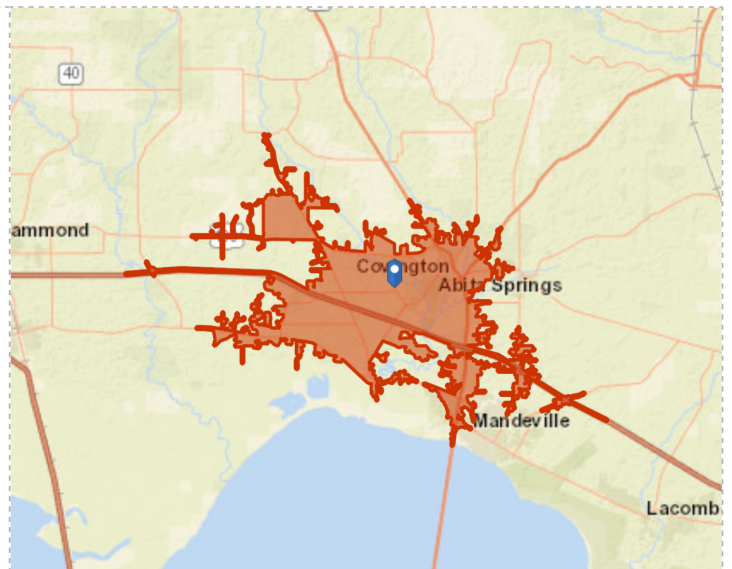
53,624
Population

39.8

Median Age



20,064
Total Households



BUSINESS



4,570
Total Businesses



45,860
Total Employees

INCOME



\$182,079
Median Net Worth



\$103,310
Average Household Income

EDUCATION



7%
No High School Diploma



21%
High School Graduate



29%
Some College



43%
Bachelor's/Grad/Prof Degree

EMPLOYMENT



72%
White Collar



14%
Blue Collar



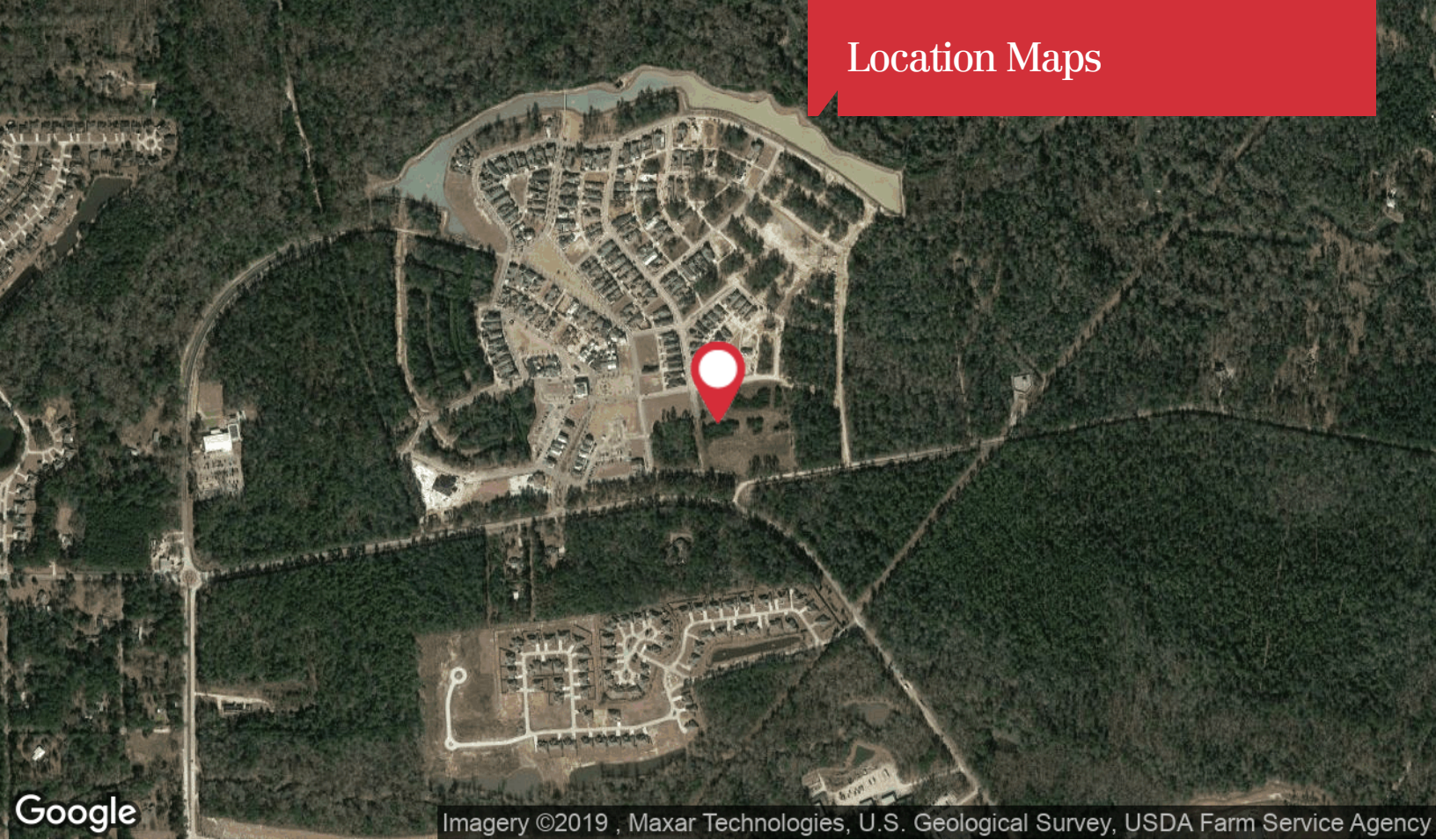
14%
Services



3.8%
Unemployment Rate

15 Minute Drive Time

Location Maps



Regional Map



Map data ©2019 Google, INEGI

1700 City Farm Drive
Baton Rouge, LA 70806
225 295 0800 tel
latterblum.com

Section 3

ADDITIONAL
INFORMATION



About TerraBella Village



Subject Property



GMFS MORTGAGE
Celebrating 20 Years Changing Lives

HIGHLAND
HOMES

BERNARD, CASSISA,
ELLIOTT &
DAVIS
Professional Law Corporation



Maverick
Claims LLC

Ron Lee Homes



VCI Project Management
Construction Management
Engineering



Neighborhood Overview

Traditional Neighborhood Development (TND) is a New Urbanist approach to designing cities, towns, and neighborhoods. Traditional, or Neo-traditional planners, developers, architects, and designers try to reduce traffic and eliminate sprawl. Homes, shops, businesses, theaters, schools, parks, and other important services are placed within close proximity of each other to encourage walking. You are never more than an 8-minute walk to the Town Square.

A new Urbanist neighborhood resembles an old European village with homes and businesses clustered together. Instead of driving on highways, residents of New Urbanists neighborhoods can walk to shops, businesses, theaters, schools, parks, and other important services. Buildings and recreational areas are arranged to foster a sense of community and closeness.

The vision and planning of TerraBella Village represents a welcome departure from urban sprawl and "cookie-cutter" subdivisions. The inspiration for the TND concept stems from the genuine experience of an early twentieth century small town when life was much simpler and where everything people needed was found within their own neighborhood.

Designed upon established and sound principles, TerraBella's TND design not only creates a better place to live it represents a better way to live. The TND model offers an attractive variety of housing types, a convenient network of well-connected streets and blocks, ample public civic buildings, and commercial amenities such as shops and restaurants.

Source: TerraBella Village website.

