



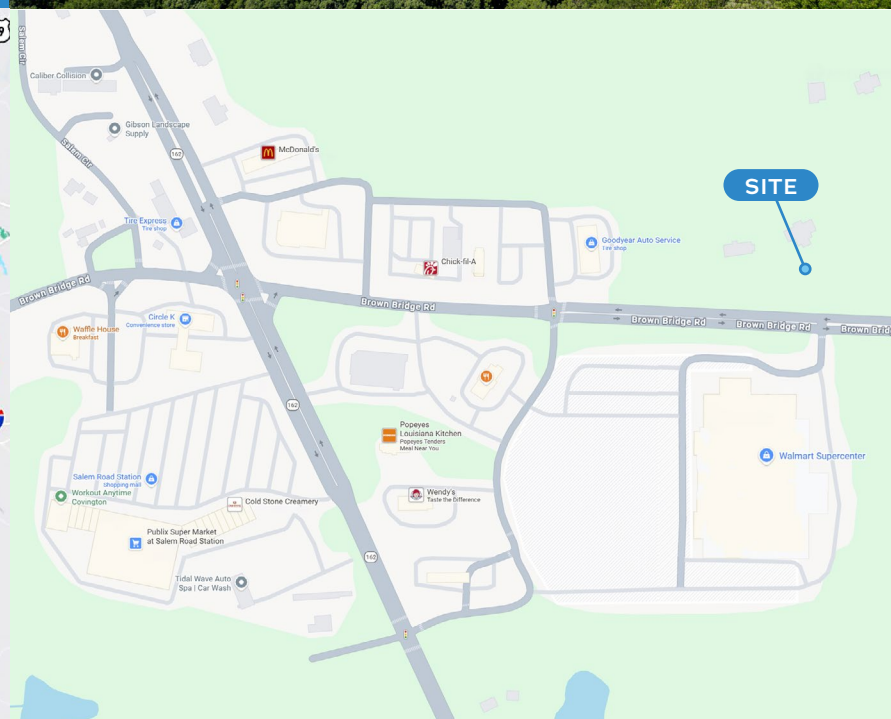
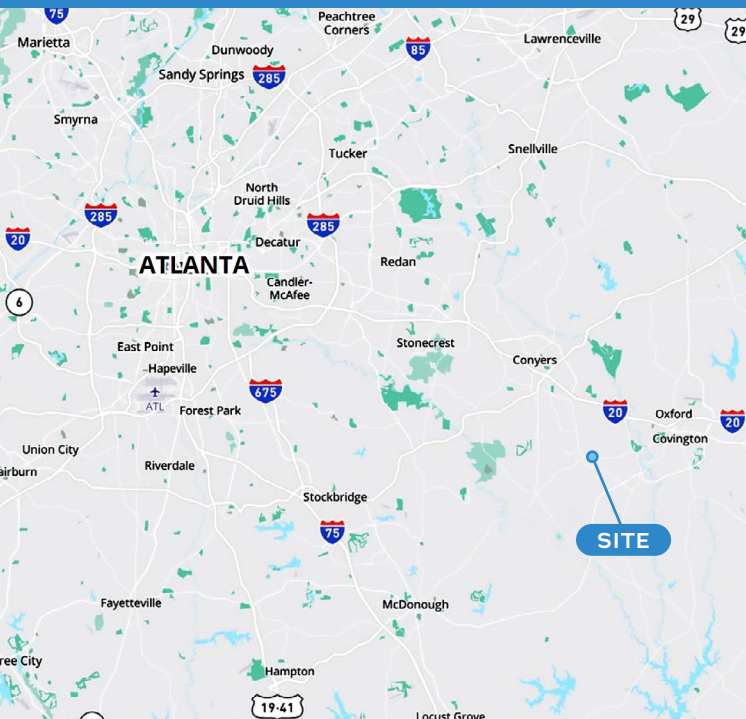
**Main  
Street**  
LAND &  
PROPERTIES

COMMERCIAL POTENTIAL

# 12822 BROWN BRIDE RD.

This land offering is an attractive opportunity for investors, developers, and owners seeking property in an expanding commercial corridor. Situated directly across from Walmart and Aldi, this area continues to attract new development and consumer traffic.

|                    |                     |
|--------------------|---------------------|
| Sale Type          | Investment or Owner |
| Price              | \$1,995,000         |
| Property Type      | Land                |
| Property Subtype   | Residential         |
| Proposed Use       | Mixed Use           |
| Total Lot Size     | 2.29 Acres          |
| No. Lots           | 1                   |
| Zoning Description | R3                  |
| APN / Parcel ID    | C04300000003000     |

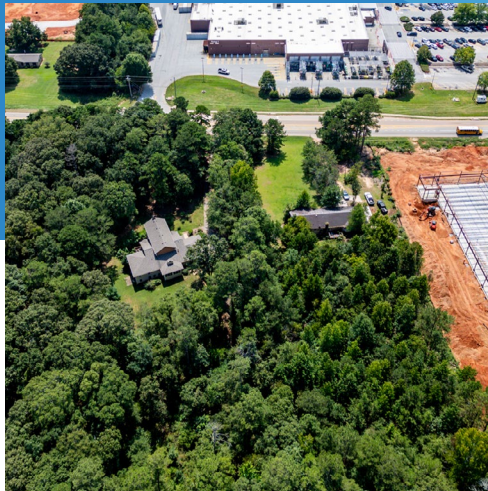
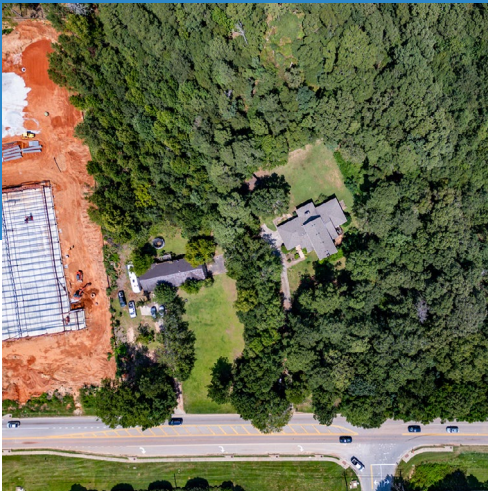


VISIT US AT [MSLAP.COM](https://www.mslap.com)

**FOR PROPERTY INQUIRIES CONTACT:**  
Kharmin Beam, Broker & Leasing Officer  
Office: (770) 787-5520 | Cell: (770) 314-8026  
[kbeam@mslap.com](mailto:kbeam@mslap.com)

## POTENTIAL FOR A VARIETY OF FUTURE USES

The site benefits from 205 feet of road frontage and a level lot, ideal for a variety of development scenarios, and additional commercial activity that reinforces the area's long-term appeal. The Newton County location provides access to a growing population base while maintaining convenient connectivity to Covington's retail and service centers.



### KEY FEATURES:

- Level Lot can be assembled with second parcel for 4.6 acre tract
- 200' + of road frontage (second parcel has 200' + of road frontage)
- Direct access to Brown Bridge Road and visibility within the Covington market
- Directly across the street from Super Walmart
- Newly constructed Aldi with more businesses under construction
- Established Newton County location, convenient to local shopping, services, and amenities
- 108 new home development with additional commercial out parcels for sale
- All utilities available on site