

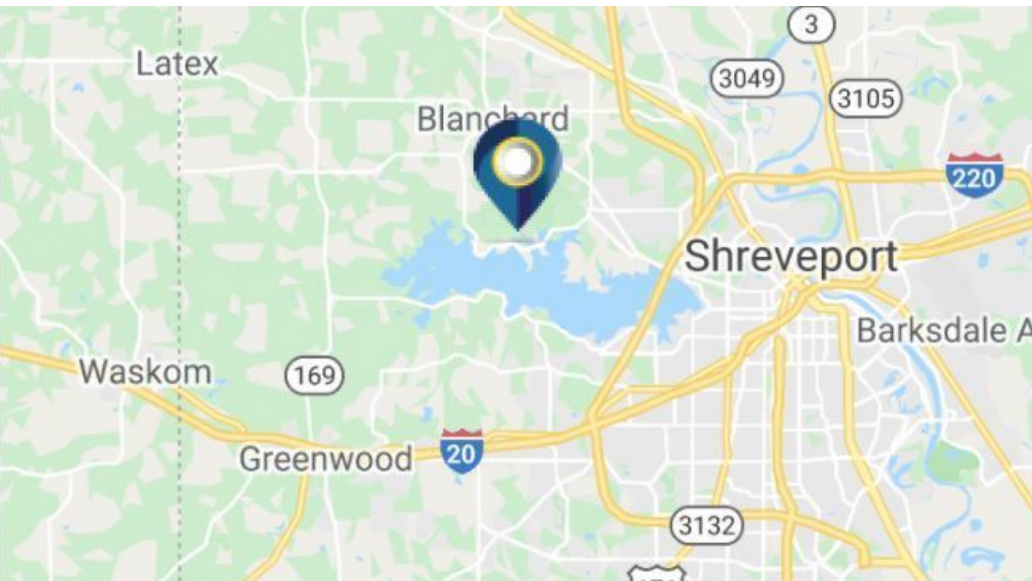


**6500 North  
Lakeshore Drive  
(72.3+/- Acres)  
\$1,000,000**

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**Sealy Real Estate Services, LLC**  
333 Texas Street, Suite 1050  
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### Property Description

The subject property is ideally suited and ready for residential development featuring 70± acres of land located off of N. Lakeshore Drive. It provides frontage and direct land access to an inlet-bay of Cross Lake, Wiggins Arm. The immediate surrounding areas consist of private, gated residential communities such as Mallard Bay, North Cross, Squirrel Place, and Oak Point Place, as well as luxury, custom homes. In recent years, this northeast area of Cross Lake has seen an increase in custom build residential projects and developments, as it provides many amenities for a Sportsman's Paradise sought out by waterfront and residential developers, buyers, and builders.

### Location Description

The subject property is ideally suited and ready for residential development featuring 70± acres of land located off of N. Lakeshore Drive. The tract is approximately a 10-minute drive from Interstates 49 and 220, and less than a 20-minute drive to/from Downtown Shreveport, Interstate 20, and LA 3132 (Inner Loop Expressway).

### Offering Summary

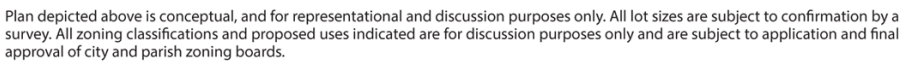
Land Area	67.77-72.28 Acres
Sale Price	\$1,000,000
Type	Land
Zoning	R-1-7
Feet of Frontage	100
Tax ID/APN	181522004100100, 181526001000900, 181523000005700, 181522000006700
Subtypes	Mobile Home Park, Residential (Single Family), Self Storage, Vacation/Resort





**6500 N. Lakeshore Drive**  
**Shreveport, LA 71107**

# Land For Sale



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