



**Truck Parking / Industrial
Outdoor Storage (IOS)
\$850,000**

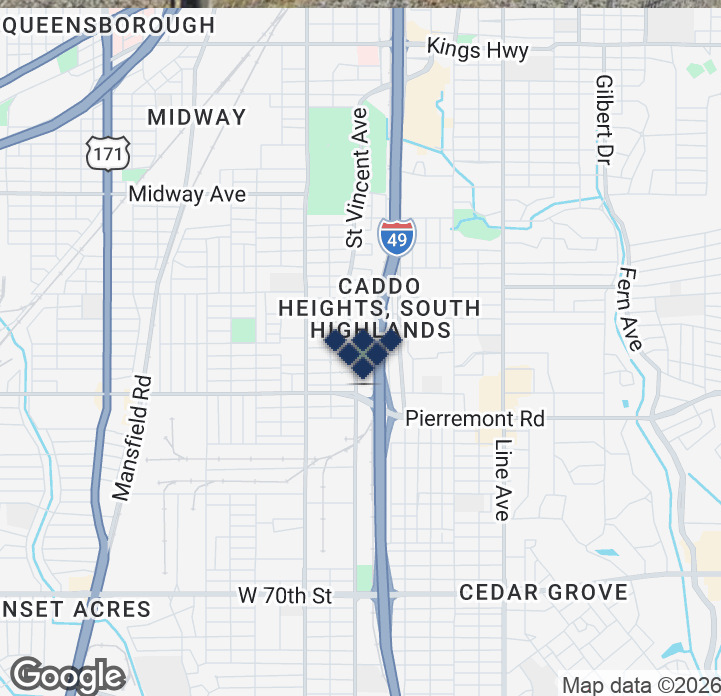
Emily Bynum

Direct 318.698.1106
Mobile 318.272.4026
EmilyB@Sealynet.com

Sealy Real Estate Services

333 Texas Street, Suite 1050
Shreveport, LA 71101

318.222.8700
www.sealynet.com



Offering Summary

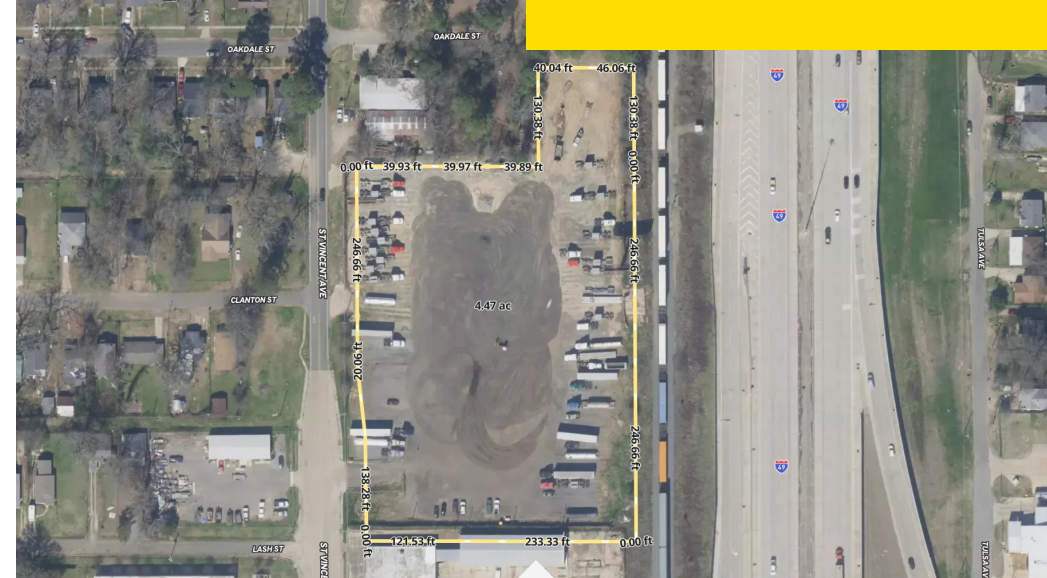
Sale Price:	\$850,000
Price / Acre:	\$177,083
Lot Size:	4.8 Acres
Cap Rate:	6.513%
Zoning:	I-1

Location Overview

Positioned on Saint Vincent Ave in central Shreveport, the property is just off I-49, providing access to I-49 (± 1 mile), I-20 (± 3 miles) and Downtown Shreveport (± 5 miles) offering connectivity to major transportation routes and commercial areas throughout the Shreveport market.

Building Name:	4761 St. Vincent Avenue
Property Type:	Land
Property Subtype:	Industrial
Lot SF:	209,088 SF
Lot Size:	4.8 Acres
Number of Lots:	1
Traffic Count:	10,000
Market:	LA-Shreveport
Submarket:	Central

Value-add opportunity with upside potential. Turnkey parking located at 4761 Saint Vincent Ave in Shreveport, LA. The property consists of ±4.8 acres of flat, fully fenced land with lighting and 24/7 security cameras. The site currently supports established truck parking operations with 42 to 45 spaces leased monthly and more than 70 parking spaces available, with additional capacity for expansion. The property also includes an established customer base and an active billboard lease, providing multiple income streams.



- 6.513% Cap Rate
- 70+ truck parking spaces with room for additional spaces
- 42 to 45 spaces currently leased monthly
- Below market parking rates with potential for increases
- Fully fenced and well lit
- 24/7 security cameras
- Established truck parking clientele
- Active billboard lease
- Low operating expenses
- Suitable for truck parking and Industrial Outdoor Storage (IOS)