



## 2.5 ACRES ON LAKE BISTINEAU FOR SALE

**PRIVATE CANAL ACCESS + CAMP CONVERSION OPPORTUNITY**

**1247 FOREMAN RD., DOYLINE, LA 71023**

For more information, contact:

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## PROPERTY FEATURES

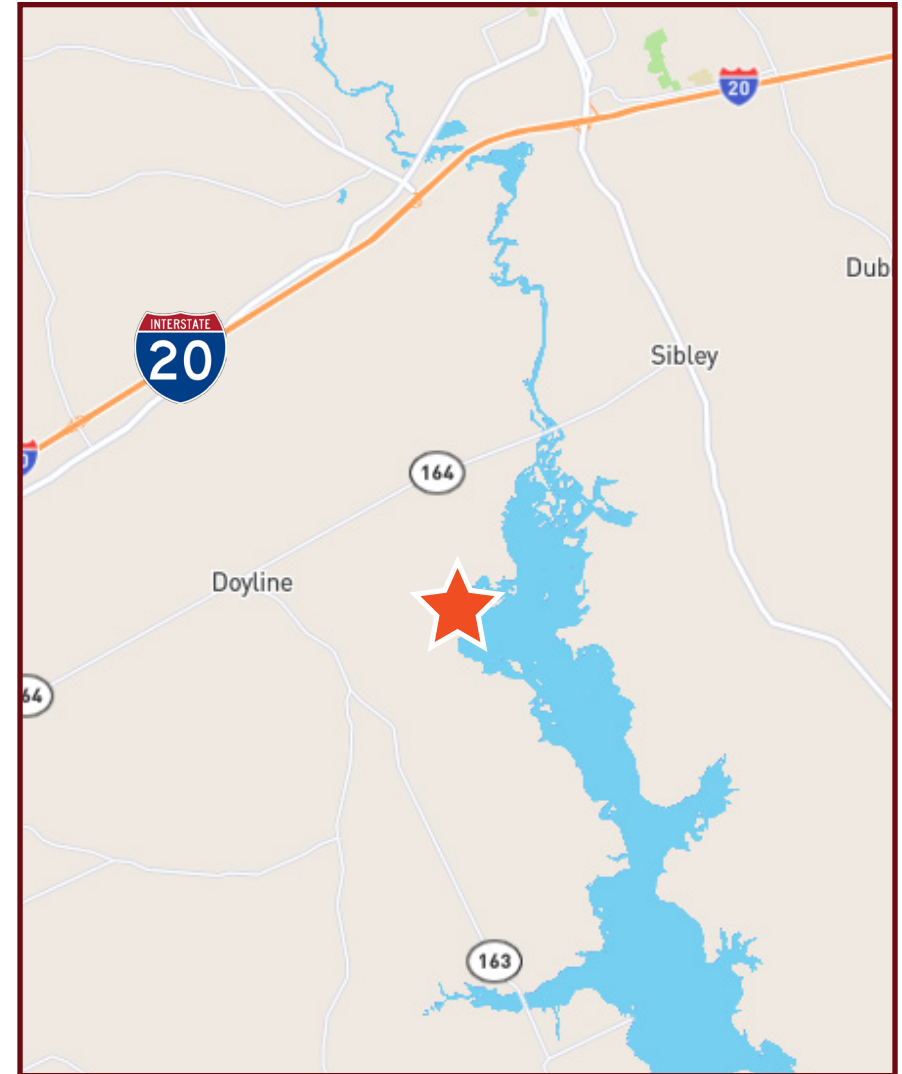
*Positioned just off the shores of Lake Bistineau, this 2.5-acre canal-access property offers a rare combination of privacy, usability, and upside potential.*

*Featuring an existing 2,409 SF metal building with bunkhouse, shop, and warehouse space, the property is primed for transformation into a custom lake retreat, barndominium, or recreational compound.*

*Originally utilized as a fisheries lab, the improvements provide a solid foundation for a buyer seeking a weekend camp, hunting/fishing base, or value-add renovation project.*



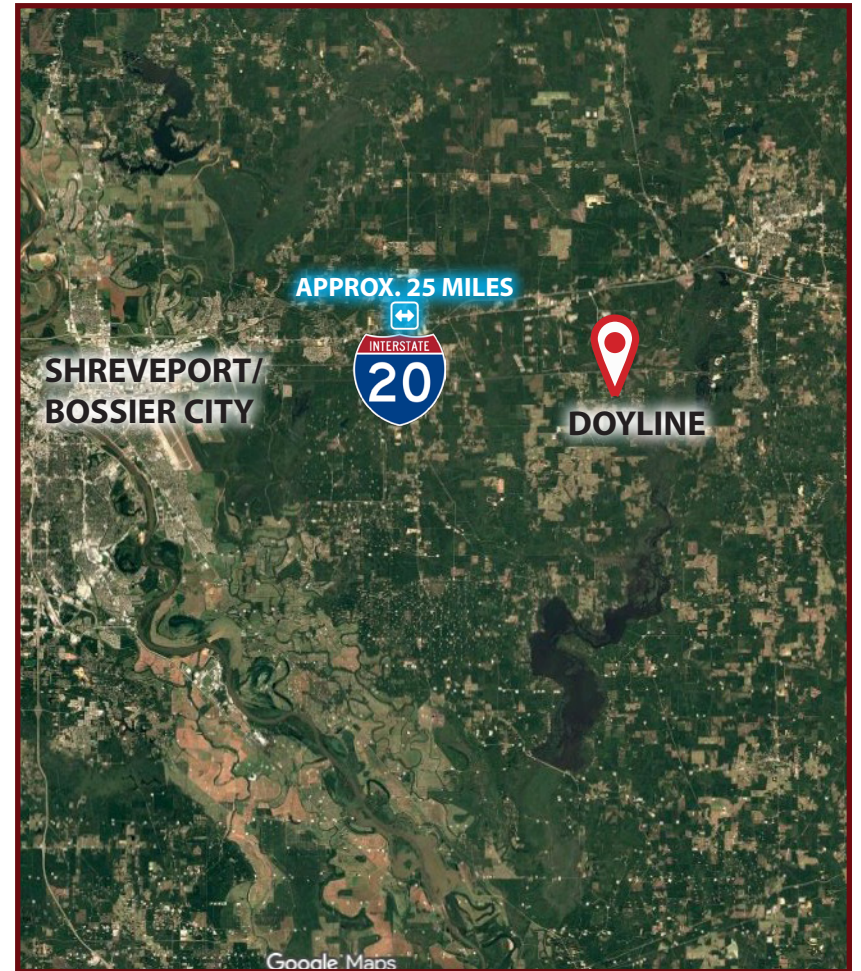
- 2.5 Acres with mature trees and usable topography
- Existing 2,409 SF Structure
- Bunkhouse / residential area
- Lab/office space
- Warehouse with roll-up access
- Concrete Boat Launch + Dock already in place



- Utilities Available: Water, electricity, natural gas
- Dual Road Frontage: Foreman Rd & Hanson Dr
- No Zoning Restrictions – flexible use potential
- Located approx. 25 minutes from Shreveport-Bossier City
- Sale price: \$125,000



# AERIAL VIEWS



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