



NEW PRICE!

\$2,490,000

23.1 ACRES

2 WAREHOUSES

UNDEVELOPED LAND

325 LIBERTY LANE



**GRAND CANE,
LOUISIANA**

INDIA AMBEAU
COMMERCIAL AGENT

(225)284-4791

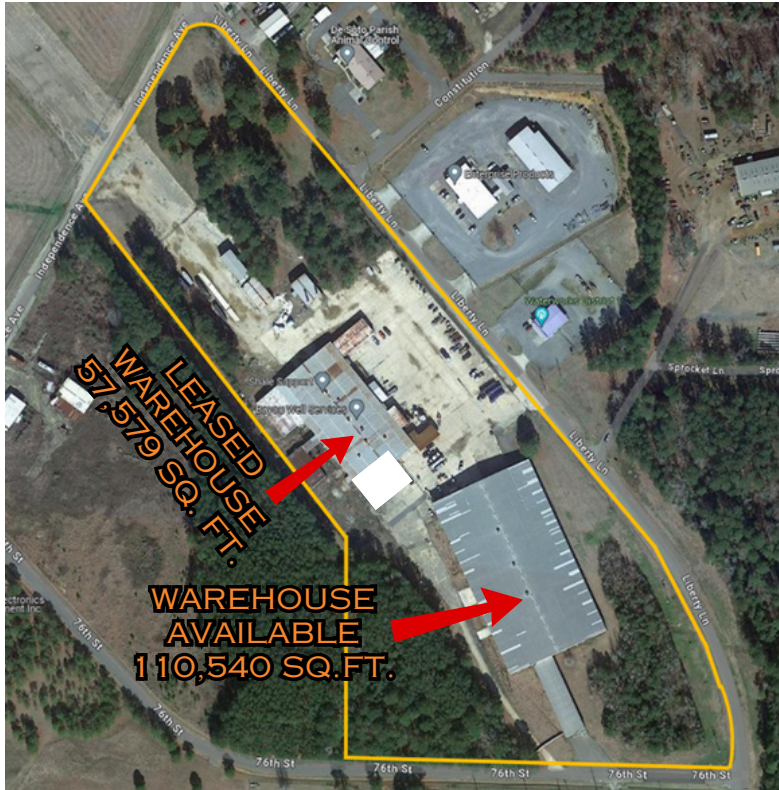
INDIASSELLSCRE@GMAIL.COM

11/2024



(225) 341-2108
9522 BROOKLINE AVENUE #205
BATON ROUGE, LA 70809

01 PROPERTY SUMMARY



LOCATION

325 LIBERTY LANE
MANSFIELD, LA 71032
DE SOTO PARISH

GROSS BUILDING AREA

+/- 100,000 SQUARE FEET
+/- 90,000 SQUARE FEET

ACREAGE

23.1 ACRES

PROPERTY TYPE

COMMERCIAL

LAND USE

COMMERCIAL GENERAL

SALE PRICE

\$2,499,999

ROOF

SLOPED METAL

EXTERIOR

METAL PANELS

ACCESSIBILITY

The property is 12 miles from Interstate 49, less than 5 miles from Mansfield City Center.

PROPERTY HIGHLIGHTS

- Property is gated and secured
- 3 entrances marked with red arrows
- Easy access for 18-wheelers and large vehicles
- 3 loading docks as well as a
- Covered drive in area for 18-wheelers.
- Metal Roof
- Well-lit property
- Warehouse has 60 Sylvania Ultra LED High Bay lamps. These are equivalent to 400W lamps yet, consume 74% less energy.



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02 LOCATION HIGHLIGHTS

SHREVEPORT REGIONAL AIRPORT 31 MILES

PORT OF SHREVEPORT 29 MILES

MANSFIELD CITY CENTER 5 MILES

TEXAS STATE LINE 25 MILES



HAYNESVILLE SHALE

The Haynesville formation is a layer of sedimentary rock more than 10,000 feet below the surface of the Earth in the area of northwestern Louisiana, southwestern Arkansas and eastern Texas, with some of the formation stretching well across the northern central portion of the Louisiana. The most active areas have been Caddo, Bienville, Bossier, DeSoto, Red River and Webster Parishes of Louisiana plus adjacent areas in southwest Arkansas and east Texas.

In the area encompassing southern Caddo Parish as well as DeSoto and other adjoining Parishes, the Haynesville Formation dominantly consists of shale and is referred to as Haynesville Shale (Haynesville Zone). This is part of the speculated (potentially productive) area of the Haynesville Shale Play, which is currently experiencing a significant increase in natural gas exploration activities.

Several energy companies have begun work in the area to explore the shale formation and drill for natural gas based on findings indicating a potentially large supply of gas trapped within some portions of the shale.

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03 PHOTOS



Front to back view



Loading Docks



Side View



Side View



Covered driveway entrance not included in square footage

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Back to Front View



Fracking Equipment



Fracking Equipment

04

NOTEWORTHY COMPANIES IN THE AREA

INTERNATIONAL PAPER CO.

TANMAR COMPANIES, LLC

ENTERPRISE PRODUCTS

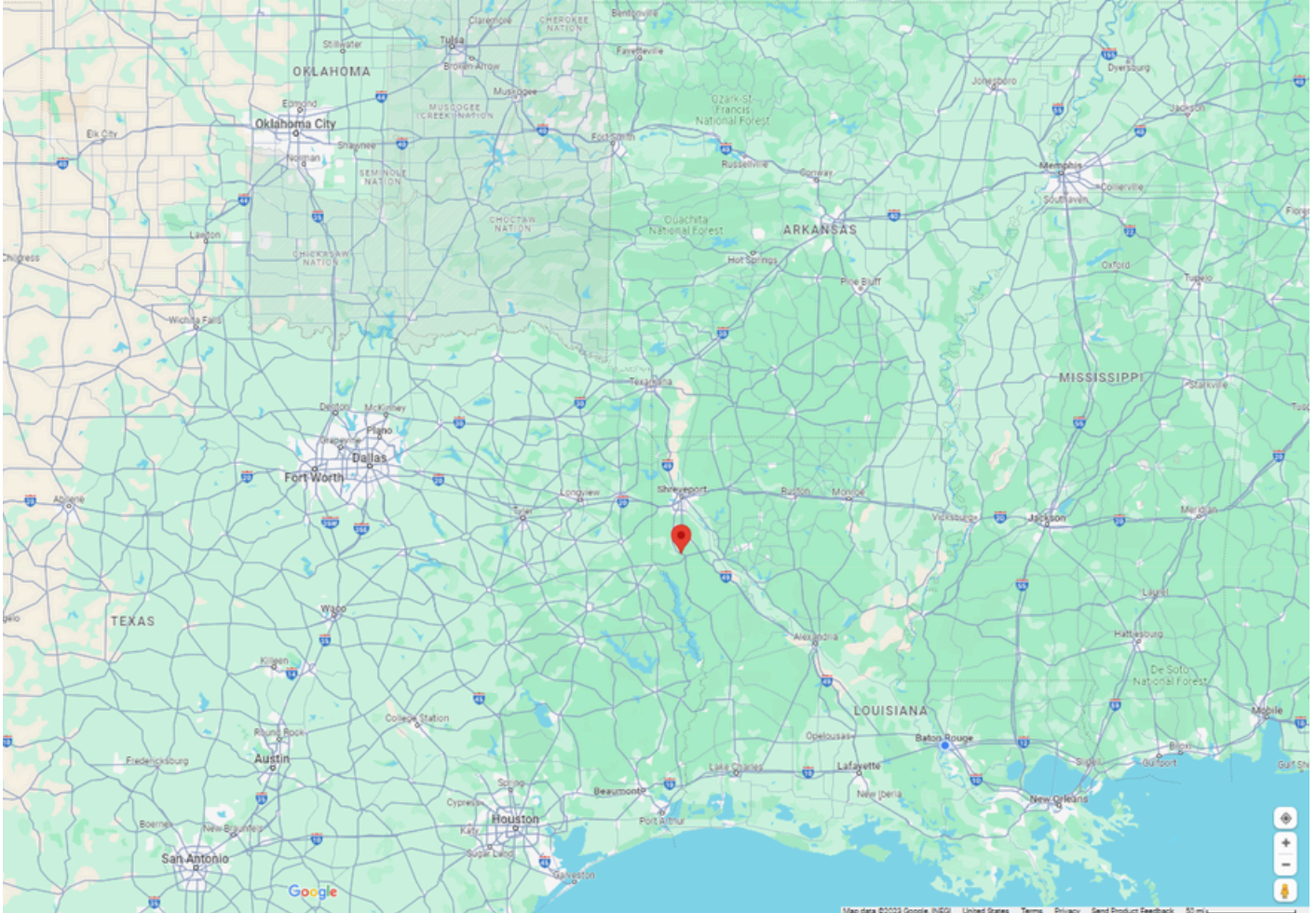
TENNESSEE GAS - KINDER MORGAN

EXXON PIPELINE COMPANY - EXXON MOBIL

**GULF SOUTH PIPELINE COMPANY -
BOARDWALK PIPELINES**

MID-VALLEY PIPELINES - ENERGY TRANSFER

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