



### Offering Summary

Sale Price:	\$245,000
Lot Size:	0.93 Acres
Price / Acre:	\$263,441
Zoning:	R-UC

### Location Overview

Its strategic location is just 0.5 miles from LA-3132, 2 miles from I-20, and only 5 minutes from downtown, with close proximity to Centenary College, Southern University-Shreveport, and area hospitals. This property is ideally suited for infill residential development—such as single-family homes, duplexes, or small multifamily projects—as well as affordable housing, nonprofit development, or community and neighborhood services.

Property Type	Land
APN	181436039005700

This ±0.93-acre lot located on Allen Avenue with quick access to I-20, LA-3132, and downtown Shreveport, the property offers strong potential for residential or community-based development. Zoned R-3 (confirmation with the City of Shreveport recommended), the site features level, mostly cleared topography with available utilities and multiple access points along Allen Avenue.

