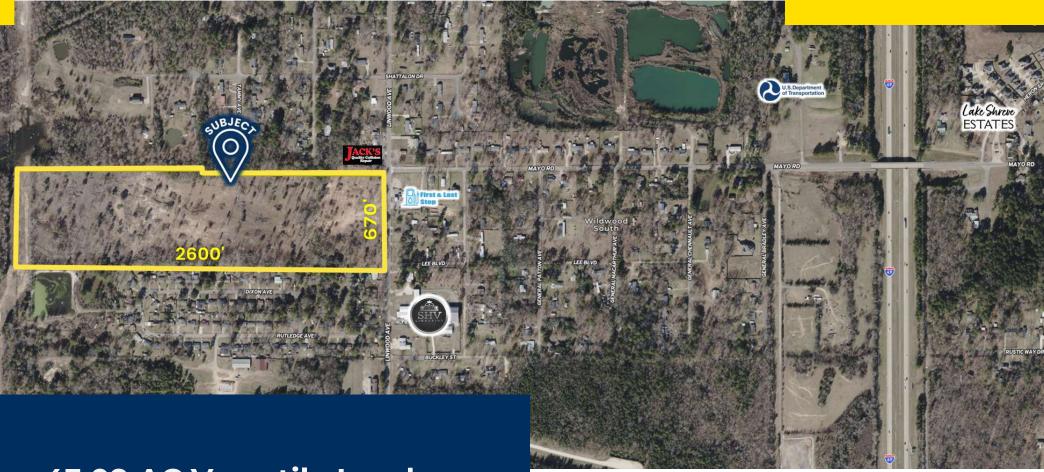


10270 Linwood Ave Shreveport, LA 71106

Land For Sale



43.09 AC Versatile Land - West side of Linwood Ave \$1,206,520

Melissa Riddick, SIOR

Direct 318.698.1110 Mobile 318.218.4987 MelissaR@Sealynet.com

Sealy Real Estate Services

333 Texas Street, Suite 1050 Shreveport, LA 71101 318.222.8700 www.sealynet.com

Roland Ricou

Direct 318.698.1109 Mobile 318.773.3357 RolandR@Sealynet.com

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10270 Linwood Ave Shreveport, LA 71106

Land For Sale



Sale Price:	\$1,206,520
Lot Size:	43.09 Acres
Price / Acre:	\$28,000
Zoning:	R-1-7 and C-2

Property Overview

43.09± acre development tract with ±670' of high-visibility frontage along Linwood Avenue. The property offers a flexible zoning split — 4.07± acres of C-2 at the Linwood frontage for commercial opportunity, and the balance is zoned R-1-7 for residential development or buffering. Mostly located in Flood Zone X, with a portion of the west end in Flood Zone AE. Ideal for mixed-use, commercial corridor retail anchored by residential lots behind, or a single-user campus with significant road exposure. The property sits between Linwood Avenue and Interstate 49, with Flournoy Lucas Road to the north and Southern Loop just to the south. I-49 is less than one mile from the subject property and is easily accessible via Southern Loop.

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Keithville

Stonewall

Gloster

Greenwood 20

Spring Ridge

our Forks

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Map data ©2025 Google

Frierson

Sligo

Taylortown

Elm Grove

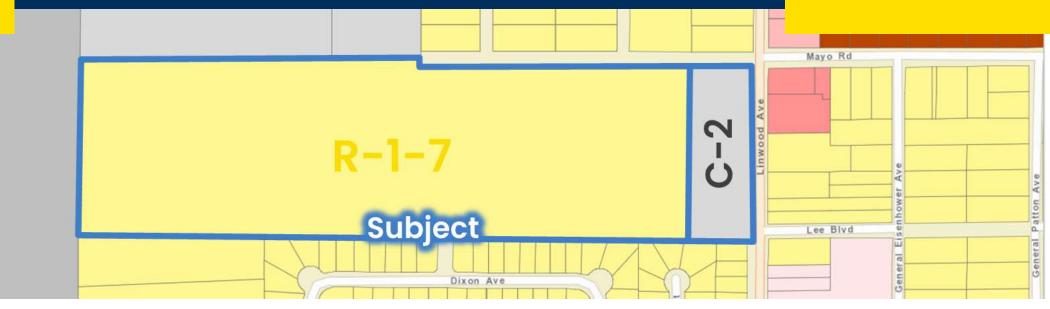
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