



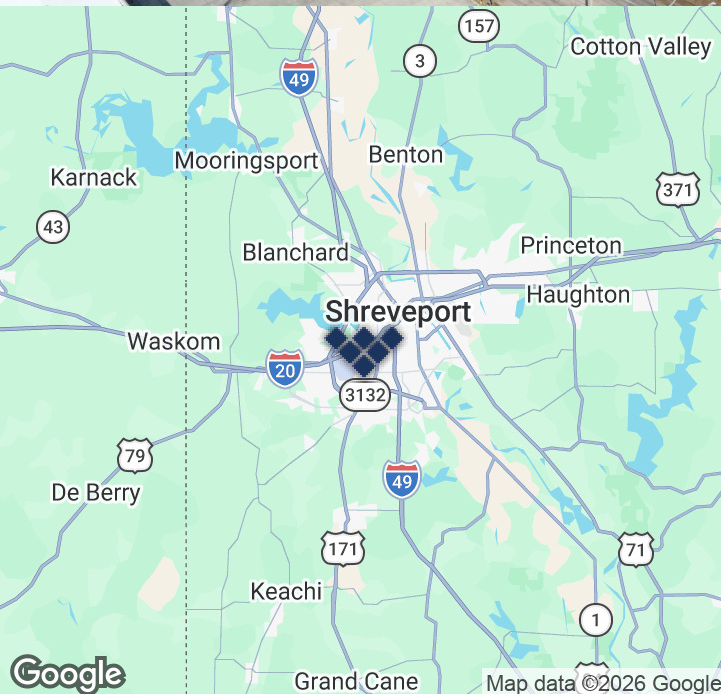
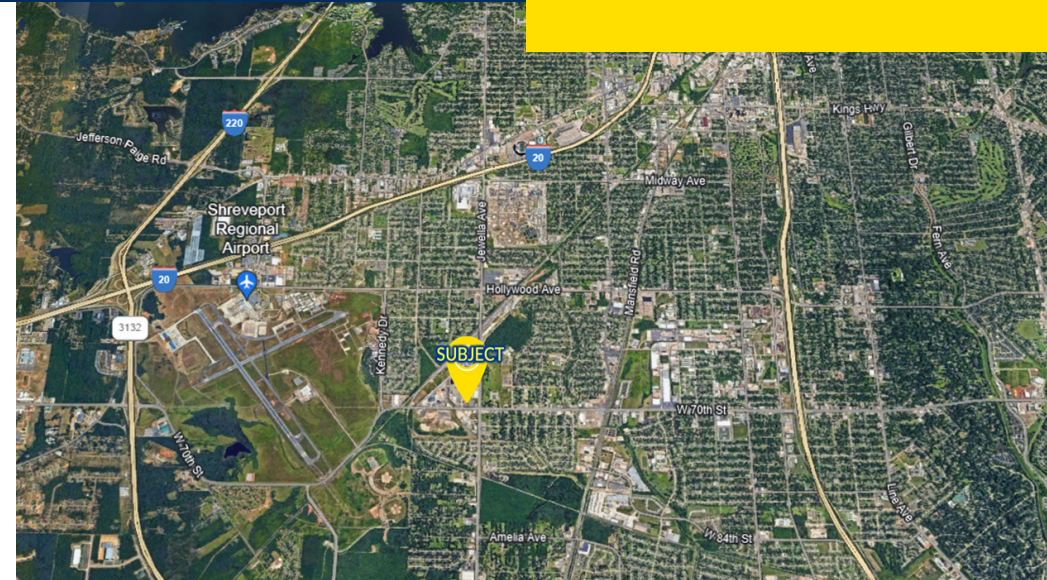
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### Offering Summary

Sale Price:	\$1,214,000
Lot Size:	24.28 Acres
Price / Acre:	\$50,000
Zoning:	R-3

### Property Overview

Prime 24.28-acre tract at the NE corner of Jewella Road and W 70th Street in Shreveport, LA. Exceptional visibility and direct access at a high-traffic intersection make this parcel ideal for commercial development or strategic investment. The property's size and configuration offer flexibility for a range of site plans with strong frontage on two major corridors. Positioned within a growing submarket with established retail, service, and residential nodes nearby, this location delivers both exposure and connectivity in one of Shreveport's dynamic growth areas.

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