

## *Heathwood Estates*

### Available Offerings

Listing	Description / Key Features	Acreage	Improvements/ Structures	Use/Potential	Price
<b>1. Heathwood Estate Front Subdivision Land</b>  6670 N Lakeshore Dr, Shreveport, LA	±9.24-acre frontage tract at the gated entrance of Heathwood Estates. Conceptually approved for a 7-lot subdivision (Lots 5-11). Quiet rural surroundin with quick access to I-49, I-220, I-20, and LA 3132. Ideal for custom home development or investment.	9.24 AC±	None (vacant land with infra-structure access)	Residential development, custom homes, long-term investment	\$390,000
<b>2. Heathwood Farm Estate (Main Tract)</b>  6670 N Lakeshore Dr, Shreveport, LA	±57-acre estate featuring rolling Bahia & Bermuda grass pastures, three ponds (one stocked), and full fencing. Includes 2,164 SF ranch-style home and 50'x100' barn with stalls and tack room. Gated entry and manicured landscaping..	57 AC±	2,164 SF ranch-style home 50'x100' barn with stalls & tack room	Working cattle or horse farm, private estate, or recreational retreat	\$1,400,000
<b>3. Heathwood Estat (Entire Property)</b>  6670 N Lakeshore Dr, Shreveport, LA	Complete ±66-acre estate combining the 57-acre farm & home with the ±9.24-acre subdivision frontage. Mix of agricultural productivity, rural charm, and investment potential near Cross Lake. MPC-approved 7-lot plan at the front; full fencing, ponds, and barn across the remainder.	66 AC±	2,164 SF home, 50'x100' barn, gated entries, three ponds 9.24+/- AC	Private estate, investment/devel-opment opportunity, or multi-use property	\$1,790,000

