

Heathwood Estates

Available Offerings

Listing	Description / Key Features	Acreage	Improvements/ Structures	Use/Potential	Price
1. Heathwood Estate Front Subdivision Land 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 infrastructure access)	Residential development, custom homes, long-term investment	\$390,000
2. Heathwood Farm Estate (Main Tract) 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
3. Heathwood Estat (Entire Property) 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



Sealy Real Estate Services 333 Texas Street, Suite 1050 Shreveport, LA 71101 318.222.8700 www.sealynet.com

Joe Fleming, LA & TX Licensed Broker Agent Direct 318.698.1108 Mobile 318.465.0930 JoeF@Sealynet.com

All information set forth in this brochure has been obtained from the owner, personal observation, or other reliable sources. Sealy Real Estate Services, LLC does not guarantee the accuracy of this information and makes no representations or warranties, expressed or implied, in this brochure. Information contained herein is subject to change without notice.