

**Corner Lot Vacant Land
Near New Amazon Center
0.53 Acres**

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Offering Summary

Lease Rate:	\$4.50 SF/yr (NNN)
Lot Size:	0.53 Acres
Zoning:	C-3

Location Overview

Potential redevelopment opportunity! This property is primed for a new tenant to compliment the major upswing of activity anticipated from the new Amazon Fulfillment Center. Located on a highly trafficked hard corner with access to Amazon Fulfillment Center, Loomis, Frito-Lay distribution warehouse and more. Subject property is highly visible fronting N. Market Street, with a traffic count of approximately 33,109 VPD. Easy access is provided by 3 existing curb cuts (2 on North Market Street and 1 on Corporate Drive). This former fuel station features a convenience store with 1,340 square feet of space that could be used as storage, office, or retail. The fuel station tanks have 85,000-gallon capacity and four pumps totaling 8 pump handles. Depending on the tenant credit worthiness and business plan, a build to suit redevelopment is a viable option.



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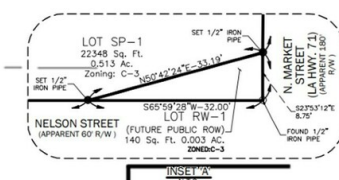
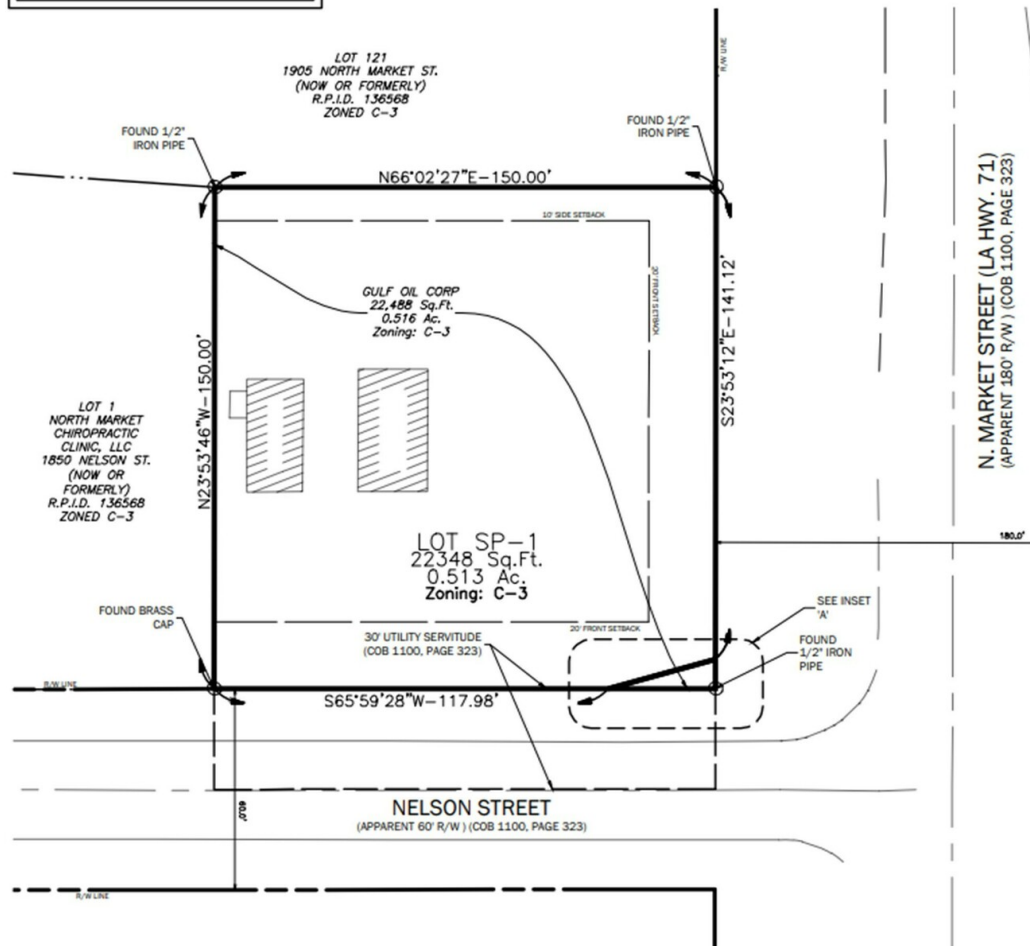
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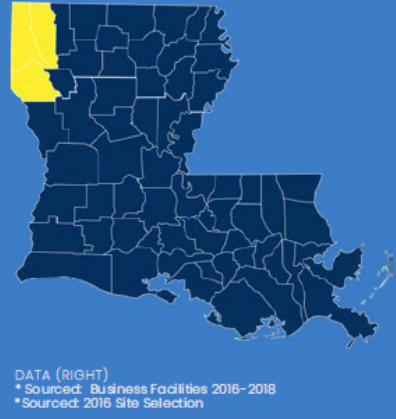
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LEGEND:	
SYMBOL	DESCRIPTION
○	1/2" FOUND MONUMENT (UNLESS OTHERWISE NOTES) SET MONUMENT
▨	FLOODWAY ZONE 'AE'
▩	FLOODZONE 'AE'

Map Showing Resubdivision Survey OF THE SINGH PETROLEUM 1 SUBDIVISION

SECTIONS 14, T-18-N R-14-W
NORTHWESTERN LAND DISTRICT
CADDO PARISH, LOUISIANA





DATA (RIGHT)
* Sourced: Business Facilities 2016-2018
* Sourced: 2016 Site Selection

Shreveport-Bossier MSA

**#4
Economic Growth
Potential***

(Population <300k)

**#10
Lowest Cost of Living***

Louisiana Region

**#1
Workforce Training***

**#3
Best Infrastructure***

**#9
Export Leader***

**#6
In The U.S. for
Economic Development***

Multimodal Transportation

Connected nationally and globally by a multimodal transportation infrastructure, companies looking for transportation and logistical advantages will find real savings and accessibility in North Louisiana. North LA's central location in southeastern U.S., system of interstates and federal highways, Class 1 rail, airports and four ports make the region a leader in logistics.

Louisiana's highly competitive incentives are offering both new and existing businesses in the state significant advantages. Visit Louisiana Economic Development's (LED) [incentives page](#) for the full list of incentives offered. Visit North Louisiana Economic Partnership's (NLEP) [Competitive Advantages for an overview of Incentives and Financing](#) offered.


Drive-Time Distances

Miles From Shreveport, LA to Metro Hubs

Dallas, TX	Little Rock, AR	Jackson, MS
190 mi	215 mi	215 mi
Houston, TX	Memphis, TN	Tulsa, OK
245 mi	280 mi	282 mi
	Austin, TX	New Orleans, LA
	282 mi	322 mi


Roads

I-20
I-49
I-220


Ports

Port of Caddo-Bossier
Red River Port


Airports

Shreveport Regional Airport
Downtown Shreveport Airport


Motor Freight Service

1-2-day motor freight delivery encompasses most of the Sunbelt and Midwest U.S. with overnight delivery service reaching + 43M people.


Railroads

Kansas City Southern (KCS)
Union Pacific

Population	1 Mile	2 Miles	3 Miles
Total Population	3,560	9,592	20,610
Average Age	32.3	36.2	40.0
Average Age (Male)	31.2	35.2	36.4
Average Age (Female)	35.7	37.1	40.9
Households & Income	1 Mile	2 Miles	3 Miles
Total Households	1,041	3,621	9,493
# of Persons per HH	3.4	2.6	2.2
Average HH Income	\$36,711	\$47,037	\$43,385
Average House Value	\$56,701	\$83,419	\$84,349

** Demographic data derived from 2020 ACS - US Census*

