



**W 70th at Adams
Lane +/-5 Acres
\$350,000**

Roland Ricou
Direct 318.698.1109
Mobile 318.773.3357
RolandR@Sealy.net
Brandon Creel
Direct 318.698.3120
Mobile 318.402.5054
BrandonC@sealy.net

Melissa Riddick, SIOR
Direct 318.698.1110
Mobile 318.218.4987
MelissaR@Sealy.net
Sealy Real Estate Services
333 Texas Street, Suite 1050
Shreveport, LA 71101
318.222.8700
www.sealy.net.com



Offering Summary

Sale Price:	\$350,000
Lot Size:	5 Acres
Price / Acre:	\$70,000

Property Overview

5.00-acre tract in Caddo Parish offers a solid opportunity for commercial development with convenient access to major transportation routes. Located just 0.5 miles from U.S. Highway 71 and approximately 2 miles from Interstate 49, the site provides efficient connectivity for distribution, customer access, or general business operations.

Location Overview

Minutes from Greenwood Road, and 8 miles from the I-220 and I-20 interchange – a key connection point for regional travel. Shreveport Regional Airport is also within easy reach, located ten minutes from the site. This strategic location positions the property to efficiently serve local, regional, and interstate operations.