

0 Financial Plaza Circle Shreveport, LA 71129

20

Land For Sale

0 Financial Plaza Circle - 2.08 Acres **\$543,629** REDUCED!!

20

Emily Bynum Direct 318.698.1106 Mobile 318.272.4026 EmilyB@Sealynet.com

Sealy Real Estate Services, LLC 333 Texas Street, Suite 1050 Shreveport, LA 71101 318.222.8700

088

www.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.



0 Financial Plaza Circle Shreveport, LA 71129

Land For Sale





Property Highlights

- Ideally Located Development Opportunity
- Excellent Interstate Visibility and Accessibility
- Easy Access to Downtown Shreveport and Bossier City
- 10-Minute Drive to Shreveport Regional Airport
- Minutes from the Texas State Line

Property Overview

REDUCED!!! Land available adjacent to Comfort Suites and La Quinta on Financial Plaza Circle in West Shreveport. This property offers excellent visibility and interstate accessibility. The adjacent tract to the east is also available for sale allowing the potential for up to 2.5 additional acres with access to Rasberry Lane. The owner will consider build-to-suit opportunities including self-storage, medical offices, urgent care, dialysis, MRI, etc.The parcel is triangular in shape located in West Shreveport on the end of the cul-de-sac with about 458' of front feet to Financial Plaza Circle.

Sealy Real Estate Services, LLC 333 Texas Street, Suite 1050 Shreveport, LA 71101

318.222.8700 www.sealynet.com Emily Bynum Direct 318.698.1106 Mobile 318.272.4026 EmilyB@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.

SEALY & COMPANY

0 Financial Plaza Circle Shreveport, LA 71129

Land For Sale

Sale Price	\$543,629 REDUCED!!!
Location Information	
Building Name	0 Financial Plaza Circle - 2.08 Acres
Street Address	0 Financial Plaza Circle
City, State, Zip	Shreveport, LA 71129
County	Caddo
Market	LA-Shreveport
Sub-market	West
Cross-Streets	Pines Road; Rasberry Lane; I-20; West 70th Street
Road Type	Cul-de-sac
Nearest Highway	I-20; I-220; Highway 3132 (Inner Loop Expressway)
Nearest Airport	Shreveport Regional Airport

Property Information

Unit Price	\$6.00/SF
Property Subtype	Office
Zoning	C-3
Lot Size	2.08 Acres
APN #	171524049000600
Lot Frontage	0 ft
Lot Depth	500 ft
Unit Price	\$312,500
Topography	Level

Building Information

Building Size	90,605 SF
Tenancy	Single
Number of Lots	1
Best Use	Hospitality

Sealy Real Estate Services, LLC 333 Texas Street, Suite 1050 Shreveport, LA 71101

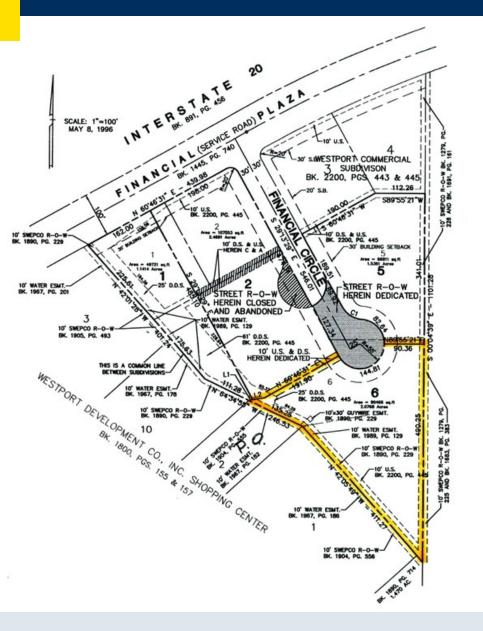
318.222.8700 www.sealynet.com Emily Bynum Direct 318.698.1106 Mobile 318.272.4026 EmilyB@Sealynet.com

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.



0 Financial Plaza Circle Shreveport, LA 71129

Land For Sale





Map data ©2022 Imagery ©2022 , Maxar Technologies, U.S. Geological Survey, USDA Farm Service

Sealy Real Estate Services, LLC 333 Texas Street, Suite 1050 Shreveport, LA 71101

318.222.8700 www.sealynet.com Emily Bynum Direct 318.698.1106 Mobile 318.272.4026 EmilyB@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.