

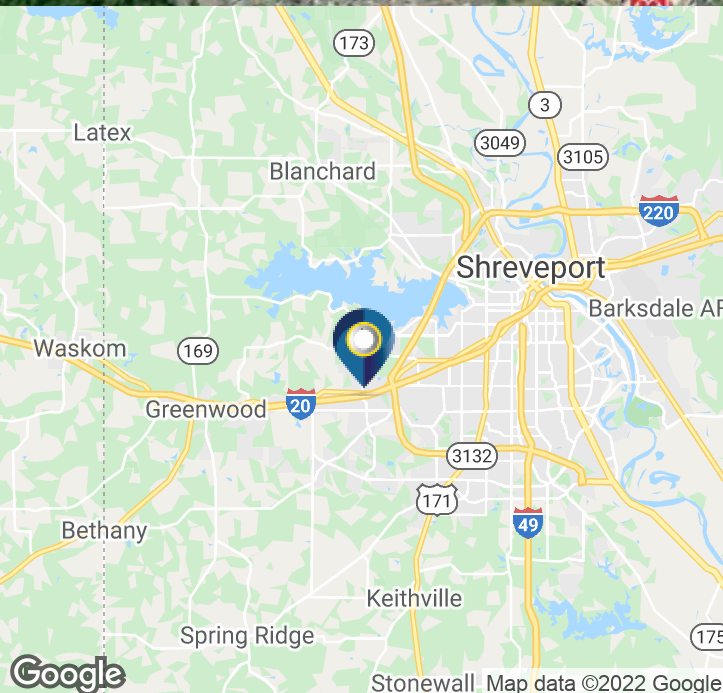


**0 Financial Plaza  
Circle - 2.08 Acres  
\$543,629  
REDUCED!!**

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### 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.

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; Raspberry 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

### Building Information

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

### 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



