



| Listing # | Property Name / Location | Acreage | Sale Price | Property Type | Description | Location Highlights |
|-----------|---|--|-----------------|-----------------------------------|---|---|
| #1 | Erwin Thompson Dr Land (±17 Acres) – Listing A | ±17 acres (GIS) / 13.45 acres (recorded) | \$212,000 total | Land (Light Industrial, M1-zoned) | Usable footprint of approx. 17 acres featuring natural timber, moderate elevation, and potential rail connectivity. Ideal for flexible industrial or logistics development. | Less than 5 minutes from I-20; 30 minutes to Shreveport and 20 minutes to Ruston. Strong corridor access via LA Hwy 531 and US Hwy 80. |
| #2 | Erwin Thompson Drive Land (24.5 Acres) – North Parcel | 24.5 acres | \$8,000 / acre | Land | Located outside Minden city limits within a growing industrial corridor. Rail frontage along northern boundary adds logistics potential. Tree cover provides natural buffers and flexible clearing options. | Close proximity to I-20 supports long-term accessibility and value; strategic Webster Parish location. |
| #3 | 37.8 AC off Erwin Thompson at I-20, Minden LA | ±37.8 acres | \$8,000 / acre | Land | ±38-acre wooded parcel with ~2,700 ft of frontage along I-20. Excellent visibility and flexible land for commercial or industrial development. | Located just south of the 24.5 AC tract; outside city limits; convenient interstate connectivity. <i>Note:</i> Co-owned 50/50; this brokerage represents one interest, but sale conveys 100%. |

Listing A

Listing B