



Offering Summary

Sale Price:	\$300,000
Lot Size:	0.95 Acres
Price / Acre:	\$315,789
Zoning:	C-3
Market:	Shreveport

Location Overview

Subject is located within 0.27 miles of W. 70th Street (Hwy 511), granting easy local access. It's less than half a mile from East-West Interstate 20, ensuring quick connectivity to major routes. Moreover, it's under 5 miles from Shreveport Regional Airport, providing convenient travel access. This prime location offers great potential for diverse developments due to its strategic placement in the city's infrastructure.

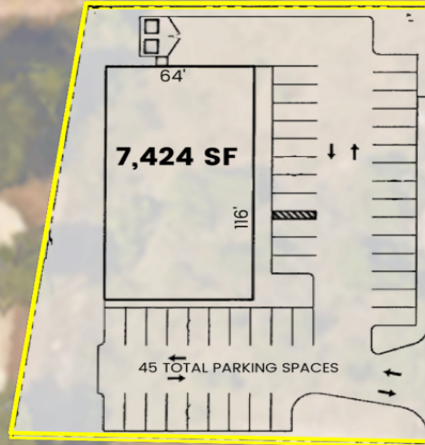


Building Name	0.95 Acre Site - Pines Road & I-20
Property Type	Vacant Land
Property Subtype	Other
APN	171524065000300
Lot Size	0.95 Acres
Number of Lots	1

0.95 Acre Tract that has been cleared and leveled. Ready for development. Ready to build with utilities at the road. Sample site plan attached showing +/-7,500 SF building with +/-45 parking spaces.

- Cleared and leveled
- Versatile development potential
- Optimal accessibility
- Proximity to major transportation routes
- Utility bordering property

Plan depicted below is conceptual and for illustrative and discussion purposes only. All site sizes are subject to confirmation, not to scale, and do not convey accurate dimensional measurements or accuracy.



Sealy Real Estate Services, LLC
333 Texas Street, Suite 1050
Shreveport, LA 71101
318.222.8700
www.sealynet.com

Grant Smith
Direct 318.698.1116
Mobile 318.470.3676
GrantS@sealynet.com

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