

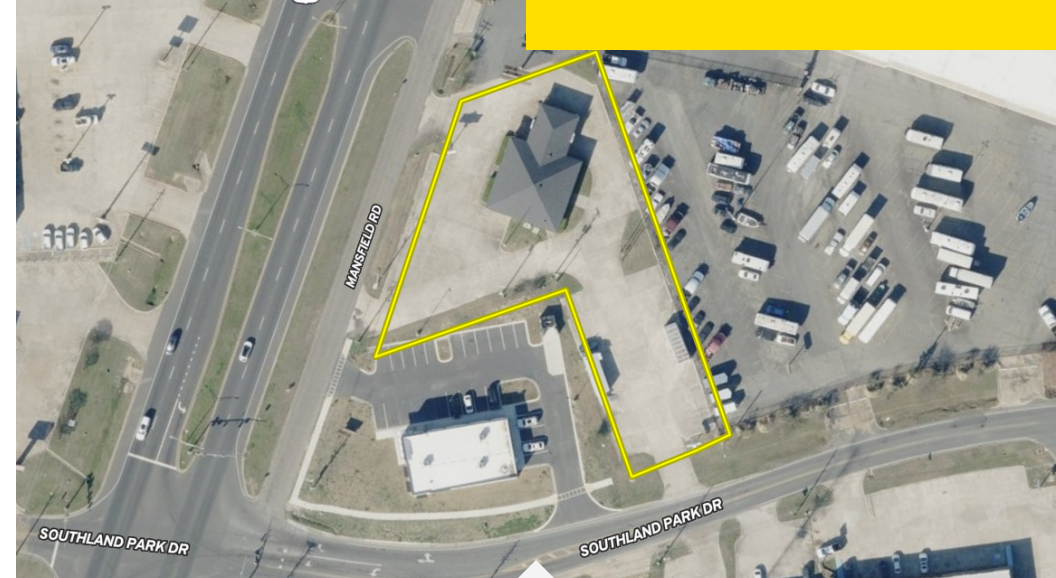


Offering Summary

Sale Price:	\$550,000 (\$253.92/SF)
Lease Rate:	\$20 SF/yr (MG)
Available SF:	2,166 SF
Lot Size:	0.86 Acres
Zoning:	C-3

Location Overview

The property is located on Mansfield Road near Bert Kouns Industrial Loop, in a high-traffic South Shreveport corridor surrounded by established retail and neighborhood service businesses. The corner location and two-street frontage make it a strong, highly visible site, and it sits approximately 4 miles from Interstate 49 and 1.6 miles from LA 3132.



Property Type

Office

Property Subtype

Office Building

This 2,166 SF freestanding building sits on a 0.86-acre corner lot with frontage on both Mansfield Road and Southland Park Drive, offering excellent visibility and easy access from two directions. The building features a large open floor area, 2 private offices, 2 restrooms, and a breakroom/kitchen area, along with a covered drive-thru with dedicated access doors, a built-in vault, and a secure drop box at the front entrance. Covered front and back porches and the lot offers ample on-site parking.

- 2,166 SF freestanding building on 0.86 acres with corner frontage on Mansfield Rd and Southland Park Dr
- Covered drive-thru lane with dedicated access doors
- Built-in vault plus a secure front drop box
- Covered front and back porches, large open interior, 2 offices, 2 restrooms, and a breakroom/kitchen



