



Land for  
Development SW  
Shreveport  
**\$311,280**

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### Offering Summary

Sale Price:	\$311,280
Lot Size:	37.77 Acres
Number of Units:	4
Price / Acre:	\$8,241
Zoning:	R-MHP

### Location Overview

Located in SW Shreveport just off of Bert Kouns Industrial Loop. The property is located within two miles from the SLB digital infrastructure manufacturing facility which is scheduled to be in operation by mid 2024 and employ up to 600 people. Bert Kouns Industrial Loop is a highly travelled east west corridor with a number of commercial and industrial businesses as well as a number of residential communities.

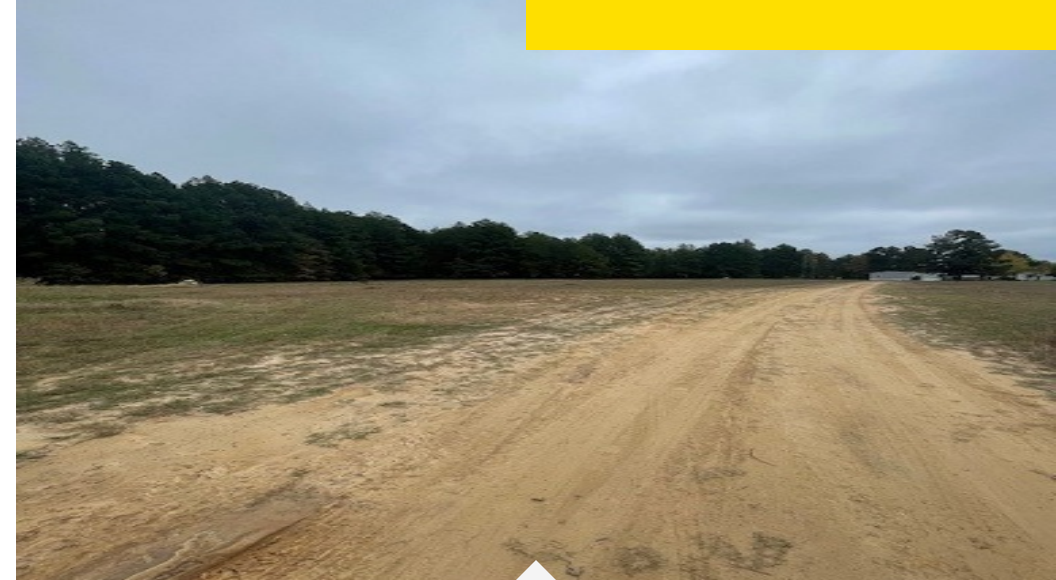


Building Name	Land for Development SW Shreveport
Property Type	Land
Property Subtype	Industrial
APN	161502002000100
Lot Size	37.77 Acres
Number of Lots	4

37+/- acres located in SW Shreveport just off of Bert Kouns Industrial Loop. There are four separate tracts of land, all contiguous to one another. The land is bordered to the north by an apartment complex, to the east vacant land, to the west is a mobile home park and to the south is Gilmer Bayou. Tract 1 contains approximately 18.34 acres. It is located at the end of McGoldrick Drive, south of its intersection with the Industrial Loop, and has approximately 270' fronting McGoldrick Drive (Zimmer Street). A portion of this tract is a rocked surface storage yard. It is in FEMA Flood Zone X. Tract 2 is located to the east of Tract 1, contains 4.96 acres and has approximately 360' fronting McGoldrick Drive. Most of Tract 2 is in a designated floodway. Tract 3 is located east of Tract 1, along its southern portion, and contains 6.19+/- acres. Flood Zone AE. Tract 4 is located immediately south of Tract 3 and contains 8.282+/- acres. Flood Zone AE. It borders Gilmer Bayou to the south.

Owner will consider subdividing and selling part. Price to be negotiated.

**MINERALS NOT INCLUDED.**



- 37+/- acres
- Located on highly traveled east to west corridor
- Owner will consider subdividing and selling part. Price to be negotiable
- Located near numerous commercial and industrial businesses, as well as residential communities
- Less than 5 miles from I-20
- Less than 8 miles from Shreveport Regional Airport