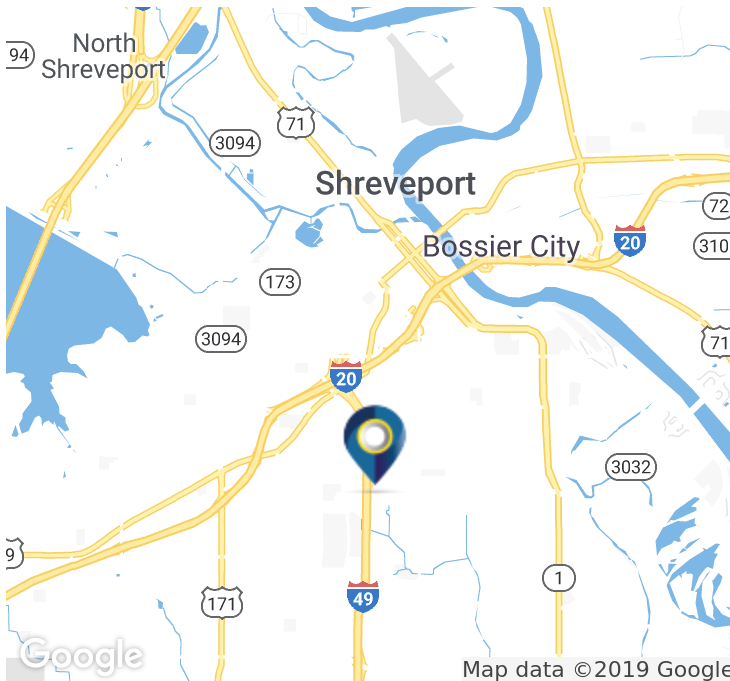




LAND FOR SALE

3215 Southern Avenue
Shreveport, LA 71104

ST. VINCENT @I-49



OFFERING SUMMARY

Sale Price:	\$399,000
Price / SF:	\$4.87
Lot Size:	81,704 SF
Market:	LA-Shreveport
Submarket:	Central

PROPERTY OVERVIEW

Vacant lot boasts excellent visibility from I-49 with a traffic count of 43,102 VPD at the intersection with E. Kings Hwy (2012). Conveniently located less than 0.5 miles from Ochsner LSU Health-Shreveport. Nearby retailers include Taco Bell, McDonald's and Raising Cane's. Located steps away from Mall St. Vincent that includes national retailers such as Dillard's, H & M, Victoria's Secret, Gearhead Outfitters, GNC, Hibbett Sports, American Eagle, Bath and Body Works, Foot Locker, Kay Jewelers, Zales, and many more. Site is in close proximity to St. Mark's Cathedral School and C.E. Byrd High School as well as residential neighborhoods.



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 SHREVEPORT, LA 71101

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WWW.SEALYNET.COM



LAND FOR SALE

3215 Southern Avenue
Shreveport, LA 71104



PROPERTY DETAILS

Lot Size:	1.88 Acres
Access:	Southern Ave & St. Vincent Ave
Traffic Count:	43,102 VPD
Frontage:	420'
Zoning:	C-3
Possible Uses:	Hospitality, Retail, Office & more

[Click Here for Additional Information](#)

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