



**Alexandrine
Place**



**Shreveport's Fastest Growing Corridor
FERN AVE & E 70TH ST**

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Offering Summary

Sale Price:	\$558,660 - \$1,862,190
Available Land Area:	1.50 - 14.39 Acres
Price / SF:	\$7.50- \$15.00
Land Splits Available:	Yes
Zoning:	C-1 and C-2
Market:	LA-Shreveport

Property Overview

The remaining development sites are located on Fern Loop just north of Fern Marketplace, near Fern Avenue and East 70th Street intersection. Less than half a mile east is the intersection of Youree Drive & East 70th Street, the most heavily populated retail and services corridor in Shreveport and Northwest Louisiana. I-49 and I-20 are both located within 5 miles of the available development sites.

Building Name	Alexandrine Place
Property Type	Land
Property Subtype	Office & Retail
APN	171320122002100
Number of Lots	6

Alexandrine Place is in southeast Shreveport, the fastest-growing area in the market for both retail and office development. Located on the north side of E. 70th Street, north of Super Target, adjacent to Bayou Walk Shopping Center, and near Regal Court, the property is home to Whole Foods, At Home, The Pearl, Hopdoddy Burger Bar, Shreveport Rehabilitation Hospital, StrongPoint Self Storage, First Horizons Bank, and Sikes Oral and Maxillofacial Surgery.

Fern Loop and Fern Circle provide interior access from E. 70th to the Fern Avenue extension. There are 143,500 people within a five-mile radius. The average household income in a one-mile radius is \$83,295. 55k+ vehicles travel daily through Youree Drive @ E. 70th intersection.

The property owner is interested in high-end retail mixed-use or office development. Only 14.39 acres remain available, all fronting Fern Loop. Offers must be made on Seller's Contract. The price of land varies according to size and location; see brochure attachment. All mineral rights are reserved.

Other developments in this submarket include Kroger, Barnes & Noble, Old Navy, PetCo, Super Target, Best Buy, TJ Maxx, and Sam's Club. In addition, Lowe's is located in the Kings Crossing development along with J.C. Penney/Kohl's/Dick's Sporting Goods in the Regal Court development.



- 14.39 Acres – \$7.50 – \$15.00 PSF
- Fern Loop Frontage
- Ideal for High-End Retail Mixed-Use or Office Development
- Fastest Growing Area in the Market for Retail and Office Development
- Adjacent to At Home and Whole Foods
- Interior Access via Fern Loop and Fern Circle to Fern Ave and E. 70th St.



Status	Lot #	Size	Price	Zoning	Description
Available	Tract P	1.71 Acres	\$558,660	C-1	Use Type - Office/Service 74,488 SF \$7.50 per SF
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Available	Tract AA	5.7 Acres	\$1,862,190	C-1	Use Type - Office/Service 248,292 SF \$7.50 per SF
Available	Tract R	1.5 Acres	\$980,100	C-2	Use Type - Office/Service 65,340 SF \$15.00 per SF
Available	Tract S	1.76 Acres	\$651,661	C-2	Use Type - Light Retail/Office/Service 76,666 SF \$8.50 per SF
Available	Tract T	2.01 Acres	\$744,222	C-2	Use Type - Light Retail/Office/Service 87, 555 SF \$8.50 per SF