

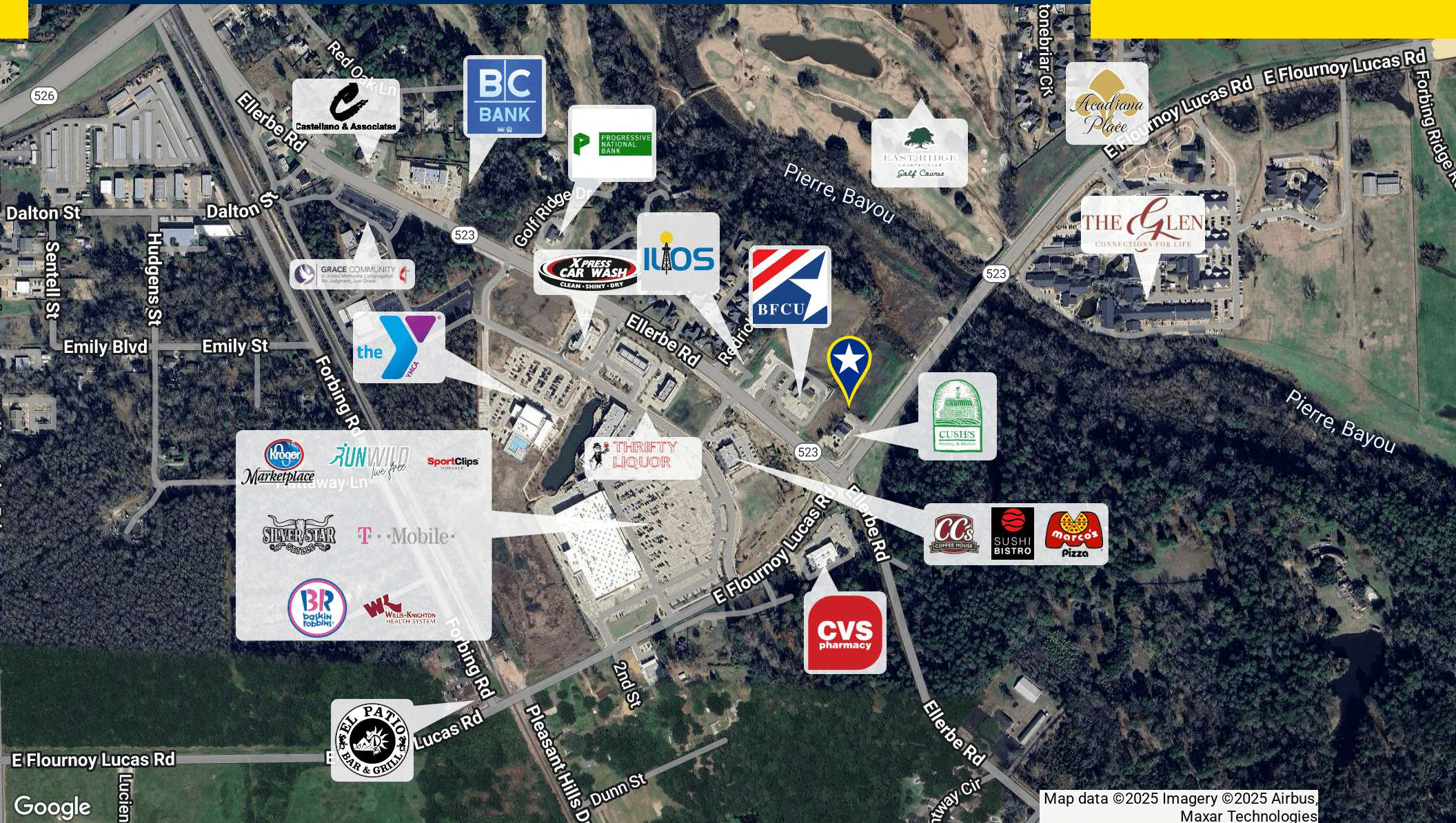


Offering Summary

Sale Price:	\$1,660,000
Lot Size:	2.32 Acres
Price / Acre:	\$715,517
Zoning:	C-1

Property Overview

2.32± acres positioned at the intersection of Ellerbe Road and Flournoy Lucas Road, directly behind Cush's Market and across from CVS. The property benefits from immediate proximity to Camp Forbing Town Center, anchored by the 123,000 SF Kroger Marketplace and the new 44,000 SF Lash Family YMCA. The surrounding area is one of Shreveport's most affluent residential corridors, with strong household incomes and ongoing single-family development. Frontage includes approximately 100' on Ellerbe and 415' on Flournoy Lucas.



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Audience Visitor Map : Trade Area



Demographics



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