



**CYPRESS
SQUARE**

Jo Ann S. Wheless
Direct 318.698.1111
Mobile 318.458.2667
JoAnnW@Sealynet.com

Jackson B. Wheless
Direct 318.698.1113
Mobile 318.344.7384
JacksonW@Sealynet.com

Sealy Real Estate Services, LLC
333 Texas Street, Suite 1050
Shreveport, LA 71101
318.222.8700
www.sealynet.com



Property Description

High-end commercial land development opportunity located at the highly trafficked Bert Kouns Industrial Loop/I-49 corridor. The property is surrounded by exclusive, top-quality medical offices, businesses, and national retailers. The subject includes 1,392' of Bert Kouns Road frontage with 620' of depth. There is direct access to Bert Kouns Industrial Loop and excellent visibility from I-49. The property, zoned C-3, is just east of the Moffitt Porsche and Audi luxury dealership which is located on the northwest corner of I-49 and W. Bert Kouns. The property offers direct access to Bert Kouns Industrial Loop and excellent visibility from I-49. Land splits are available and will be priced on an individual basis. End users are subject to approval by the seller.

Sale Price	\$5.50 - \$18.00 / SF
Lot Size Range	1.27 AC to 35+ / AC
Zoning	C-3

Property Highlights

- High End Commercial Development Opportunity
- Highly Trafficked Bert Kouns/I-49 Corridor
- High Growth Area (\$5.43 Billion Annual Consumer Expenditure)
- Excellent Visibility and Frontage
- Ideal Access to Bert Kouns Industrial Loop and I-49 Entrance





The plan depicted above is representational for conceptualized and illustrative purposes relating to marketing potential uses and prospective development only. The master plan above is an approximate estimation and is subject to change without notice. All acreage is approximate and subject to confirmation by a survey. All prices included herein are approximate and subject to change without notice. All zoning classifications and proposed uses indicated are for discussion purposes only and are subject to application and final approval of city and parish zoning boards. All site sizes are subject to confirmation, not to scale, and do not convey accurate dimensional measurements or accuracy.

Sealy Real Estate Services, LLC
333 Texas Street, Suite 1050
Shreveport, LA 71101
318.222.8700
www.sealynet.com

Jo Ann S. Wheless
Direct 318.698.1111
Mobile 318.458.2667
JoAnnW@Sealynet.com

Jackson B. Wheless
Direct 318.698.1113
Mobile 318.344.7384
JacksonW@Sealynet.com

All information set forth in this brochure has been obtained from the owner, personal observation, or other reliable sources. Sealy Real Estate Services, LLC does not guarantee the accuracy of this information and makes no representations or warranties, expressed or implied, in this brochure. Information contained herein is subject to change without notice.



Status	Lot #	Size	Price
Available	A	1.54 Acres	\$8.00 / SF
Available	B	1.38 Acres	\$8.00 / SF
Available	C	1.38 Acres	\$8.00 / SF
Available	D	1.38 Acres	\$8.00 / SF
Available	E	2.03 Acres	\$10.00 / SF
Available	F	12.84 Acres	\$5.50 / SF
Available	G	1.41 Acres	\$10.00 / SF
Available	H	1.72 Acres	\$10.00 / SF
Available	I	2.39 Acres	\$18.00 / SF
Available	J	1.95 Acres	\$18.00 / SF
Available	K	1.4 Acres	\$16.00 / SF
Available	L	1.27 Acres	\$16.00 / SF
Available	M	1.87 Acres	\$15.00 / SF



Sealy Real Estate Services, LLC
333 Texas Street, Suite 1050
Shreveport, LA 71101
318.222.8700
www.sealynet.com

Jo Ann S. Wheless
Direct 318.698.1111
Mobile 318.458.2667
JoAnnW@Sealynet.com

Jackson B. Wheless
Direct 318.698.1113
Mobile 318.344.7384
JacksonW@Sealynet.com

All information set forth in this brochure has been obtained from the owner, personal observation, or other reliable sources. Sealy Real Estate Services, LLC does not guarantee the accuracy of this information and makes no representations or warranties, expressed or implied, in this brochure. Information contained herein is subject to change without notice.