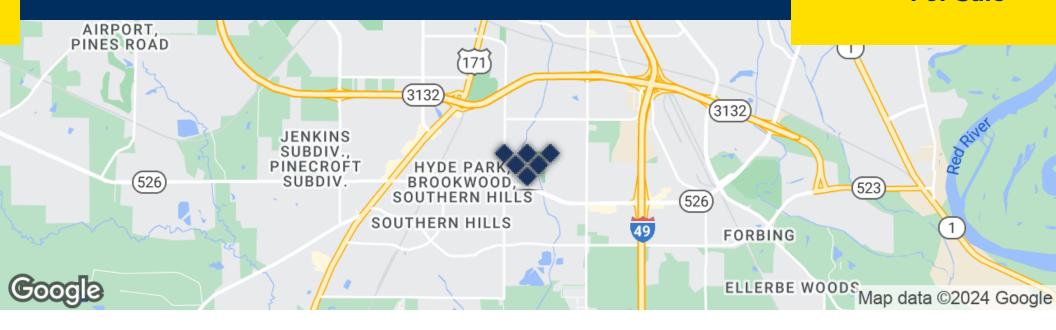


676 Bert Kouns Ind. Loop Shreveport, LA 71118

Land For Sale



Offering Summary

| Sale Price: | \$400,000 |
|---------------|---------------|
| Lot Size: | 21.82 Acres |
| Price / Acre: | \$18,332 |
| Zoning: | R-17 |
| Market: | LA-Shreveport |

Location Overview

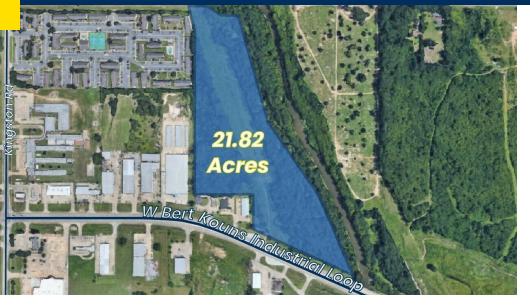
The subject is situated 1.42 miles from I-49 and 1.62 miles from Hwy 171 (Mansfield Rd), this property offers unparalleled accessibility and convenience. With its strategic location, the subject presents an exceptional opportunity for commercial development, providing easy access to key transportation routes, and ensuring visibility, and connectivity within the Shreveport area.

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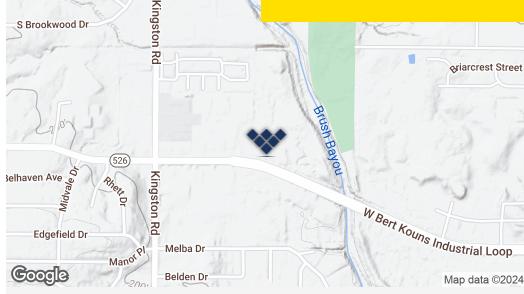
676 Bert Kouns Ind. Loop Shreveport, LA 71118

Land For Sale



| Building Name | 21.817 Acre Tract of Land |
|---------------|---------------------------|
| Property Type | Land |
| APN | 161402015000200 |
| Lot Size | 21.82 Acres |

Located in Shreveport, between Linwood Avenue and Kingston Road, at 676 W Bert Kouns Industrial Loop. It spans 21.817 acres and in a prime location, making it an excellent opportunity. The vast area and strategic location make it suitable for a wide range of development projects, opening up endless possibilities for investors and developers.



- Excellent location for Industrial or retail
- Great visibility
- 660' of road frontage on W. Bert Kouns Industrial Loop

Sealy Real Estate Services, LLC 333 Texas Street, Suite 1050 Shreveport, LA 71101 318.222.8700

www.sealynet.com

Melissa Riddick, SIOR Direct 318.698.1110 Mobile 318.218.4987 MelissaR@Sealynet.com Roland Ricou Direct 318.698.1109 Mobile 318.773.3357 RolandR@Sealynet.com