

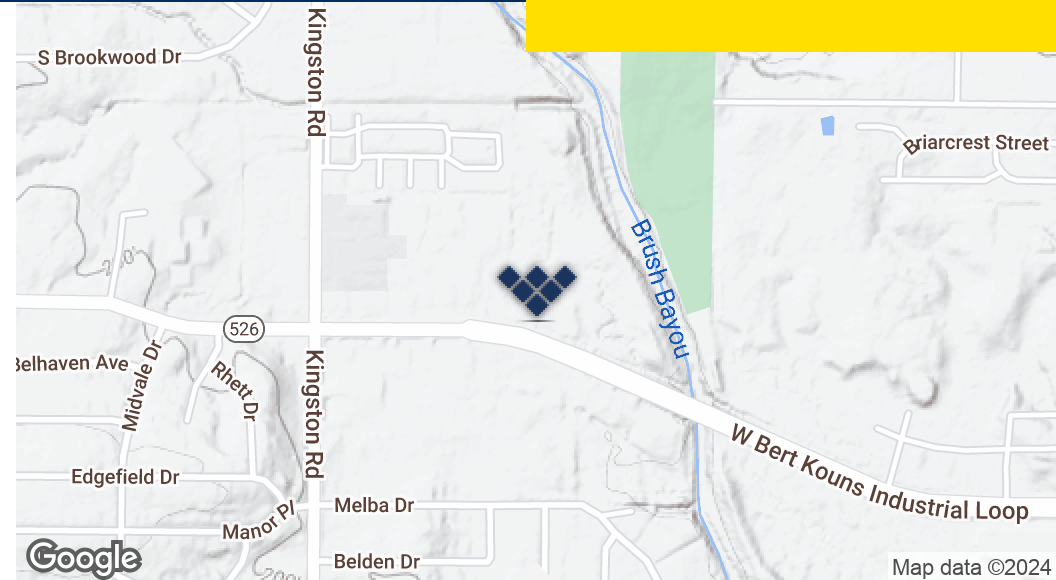


### Offering Summary

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.



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