



**6500 and 6670 North
Lakeshore Drive
\$2,665,000**

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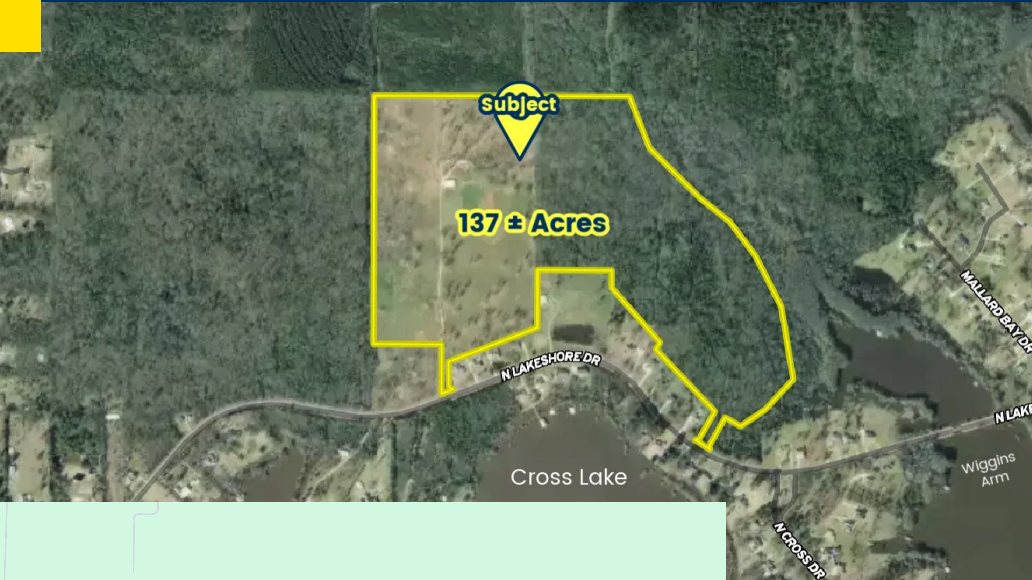
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Offering Summary

Sale Price:	\$2,665,000
Price / Acre:	\$19,452.55
Lot Size:	137 Acres
Zoning:	R-1-7

Location Overview

Located on N Lakeshore Drive, the 70± acre tract adjoins Heathwood Estates at 6670 N Lakeshore Drive and provides access to Wiggins Arm of Cross Lake through the City's lake buffer. Combined, the properties total approximately 135± contiguous acres offering access to I 49 (±8 miles), I 220 (±8 miles), I 20 (±12 miles), LA 3132 (±13 miles), and Downtown Shreveport (±12 miles).

OFFERING OVERVIEW**6500 & 6670 N Lakeshore Drive**

This listing includes approximately 135± contiguous acres along N Lakeshore Drive near Cross Lake. The property consists of the 70± acre tract at 6500 N Lakeshore Drive and the 65± acre Heathwood Estates at 6670 N Lakeshore Drive, which includes a 56± acre ranch estate and a 9± acre tract. The properties offer multiple potential uses, including residential development, a private estate, equestrian or cattle operations, a family compound, or long term investment.

6500 N Lakeshore Drive | Land

The 70± acre tract provides frontage and access to Wiggins Arm, a cove of Cross Lake. Surrounded by established residential communities including Mallard Bay, North Cross, Squirrel Place, and Oak Point Place, the property may be developed independently or combined with Heathwood Estates to create approximately 135± contiguous acres with waterfront access and existing improvements.

6670 N Lakeshore Drive | Heathwood Estates

Heathwood Estates consists of approximately 65± acres, including a 56± acre ranch estate and a 9± acre tract. Improvements include a 2,164 SF single story residence, an approximately 50' x 100' barn with stalls and tack room, three ponds including one stocked for fishing, Bahia and Bermuda grass pastures, mature trees, and fully fenced and cross fenced acreage. The 9± acre tract may remain platted for future homesites or be incorporated into the estate as additional acreage for future development.





6500 N Lakeshore Drive | Land

- 70± acres
- Frontage and access to Wiggins Arm of Cross Lake
- Residential development opportunity
- Adjacent to Heathwood Estates



6670 N Lakeshore Drive | Heathwood Estates

- 56± acre ranch estate
- 2,164 SF residence
- Approximately 50' x 100' barn with stalls and tack room
- Three ponds, including one stocked for fishing
- Bahia and Bermuda grass pastures
- Fully fenced and cross fenced



6670 N Lakeshore Drive | Residential Tract

- 9± acres
- Zoned residential
- Suitable for future homesites or additional estate acreage