



Corner Lot Vacant Land Near New Amazon Center **0.53 Acres**

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

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



Offering Summary

Sale Price:	\$775,000
Lease Rate:	\$8,335.00 per month (NNN)
Lot Size:	0.53 Acres
Price / Acre:	\$1,462,264
Zoning:	C-3

Location Overview

Excellent redevelopment opportunity! This property is primed for a new tenant to compliment the activity on this highly travelled north/south thoroughfare. Located on a highly trafficked hard corner with access to Amazon Fulfillment Center, Loomis, Frito-Lay distribution warehouse and more. Subject property is highly visible fronting N. Market Street, with a traffic count of approximately 33,109 VPD. Easy access is provided by 3 existing curb cuts (2 on North Market Street and 1 on Corporate Drive). There is a convenience store structure on the site with 1,340 square feet of space that could be used as storage,

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Shreveport-Bossier MSA

**#4
Economic Growth
Potential***

(Population <300k)

**#10
Lowest Cost of Living***

DATA (RIGHT)
* Sourced: Business Facilities 2018-2018
* Sourced: 2016 Site Selection

Louisiana Region

**#1
Workforce Training***

**#3
Best Infrastructure***

**#9
Export Leader***

**#6
In The U.S. for
Economic Development***

Multimodal Transportation

Connected nationally and globally by a multimodal transportation infrastructure, companies looking for transportation and logistical advantages will find real savings and accessibility in North Louisiana. North LA's central location in southeastern U.S, system of interstates and federal highways, Class 1 rail, airports and four ports make the region a leader in logistics.

Louisiana's highly competitive incentives are offering both new and existing businesses in the state significant advantages. Visit Louisiana Economic Development's (LED) [incentives page](#) for the full list of incentives offered. Visit North Louisiana Economic Partnership's (NLEP) [Competitive Advantages for an overview of Incentives and Financing](#) offered.


Roads

I-20
I-49
I-220


Ports

Port of Caddo-Bossier
Red River Port


Airports

Shreveport Regional Airport
Downtown Shreveport Airport


Motor Freight Service

1-2-day motor freight delivery encompasses most of the Sunbelt and Midwest U.S. with overnight delivery service reaching + 43M people.


Railroads

Kansas City Southern (KCS)
Union Pacific

Drive-Time Distances

Miles From Shreveport, LA to Metro Hubs



Dallas, TX	Little Rock, AR	Jackson, MS
190 mi	215 mi	215 mi
Houston, TX	Memphis, TN	Tulsa, OK
245 mi	280 mi	282 mi
	Austin, TX	New Orleans, LA
	282 mi	322 mi

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Population	1 Mile	2 Miles	3 Miles
Total Population	3,560	9,592	20,610
Average Age	32.3	36.2	40.0
Average Age (Male)	31.2	35.2	36.4
Average Age (Female)	35.7	37.1	40.9

Households & Income	1 Mile	2 Miles	3 Miles
Total Households	1,041	3,621	9,493
# of Persons per HH	3.4	2.6	2.2
Average HH Income	\$36,711	\$47,037	\$43,385
Average House Value	\$56,701	\$83,419	\$84,349

** Demographic data derived from 2020 ACS - US Census*

