

For Sale & Lease



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

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Sealy Real Estate Services

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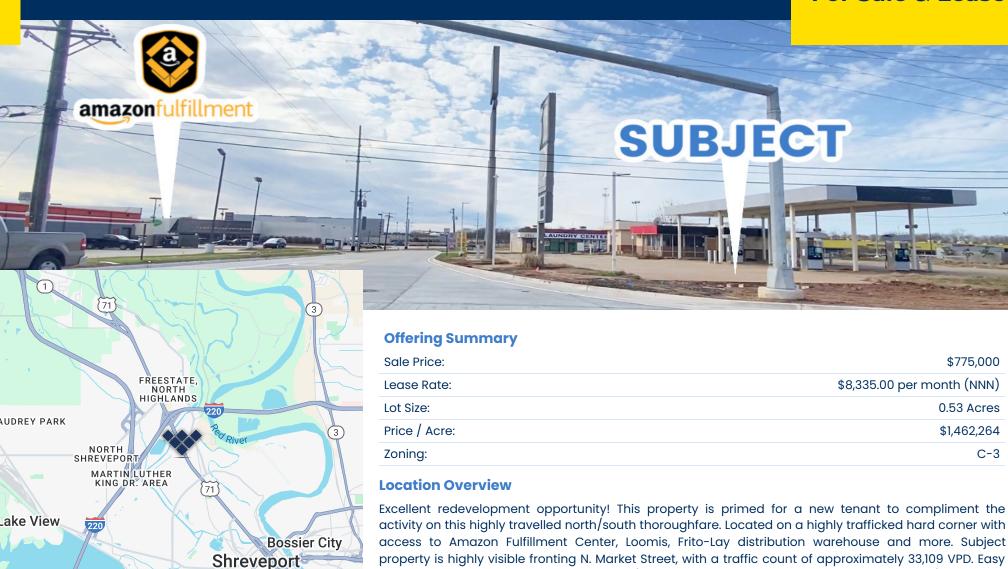
Land For Sale & Lease

\$775,000

0.53 Acres

\$1,462,264

C-3



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Google

ALLENDALE-LAKESIDE

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Map data ©2025

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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,



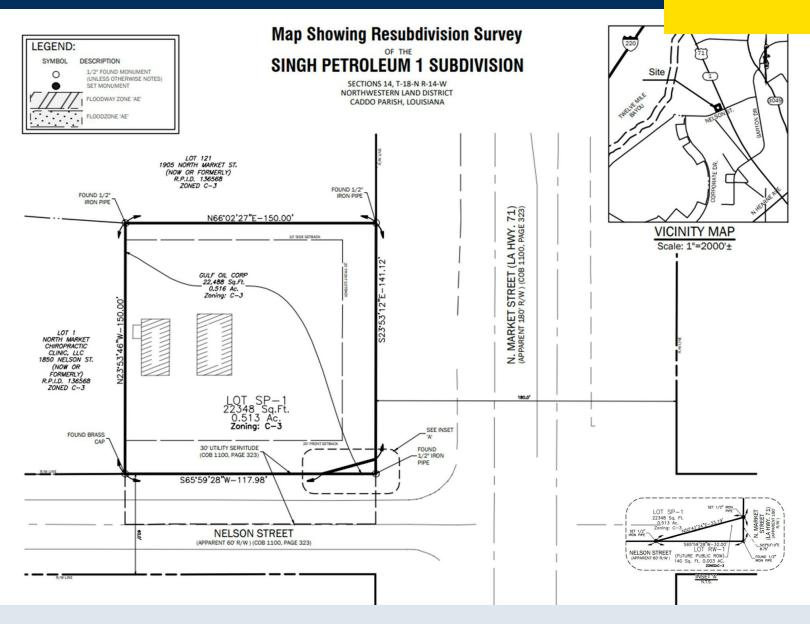
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Shreveport-Bossier MSA

#4
Economic Growth
Potential*
(Population <300k)

10 Lowest Cost of Living* Louisiana Region

#1

Workforce Training*

#3

Best Infrastructure*

#9

Export Leader*

#6

In The U.S. for

Economic Development*

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



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.



Roads

I-20

1-49

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

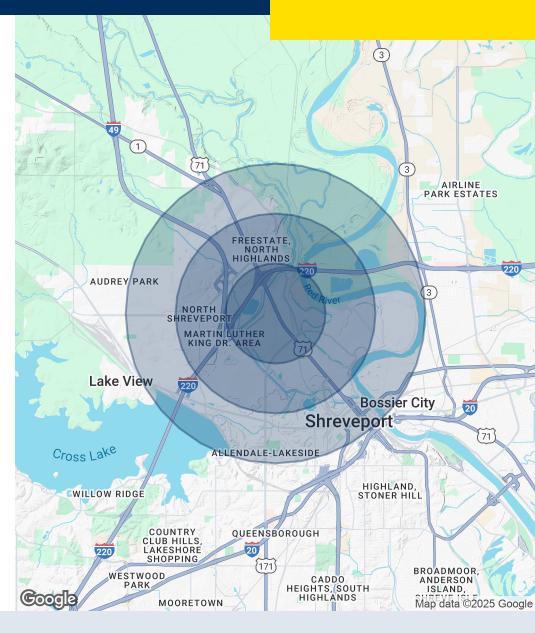
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Population	1 Mile	2 Miles	3 Miles
Total Population	3,560	9,592	20,610
Average Age	32.3	36.2	40.0
Average Age (Male)	31.2	35.2	36.4
Average Age (Female)	35.7	37.1	40.9
Households & Income	1 Mile	2 Miles	3 Miles
Households & Income Total Households	1 Mile 1,041	2 Miles 3,621	3 Miles 9,493
Total Households	1,041	3,621	9,493

^{*} Demographic data derived from 2020 ACS - US Census



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