



2.9 Acres in Oil City

**Waterfront Land For Sale
\$202,500**

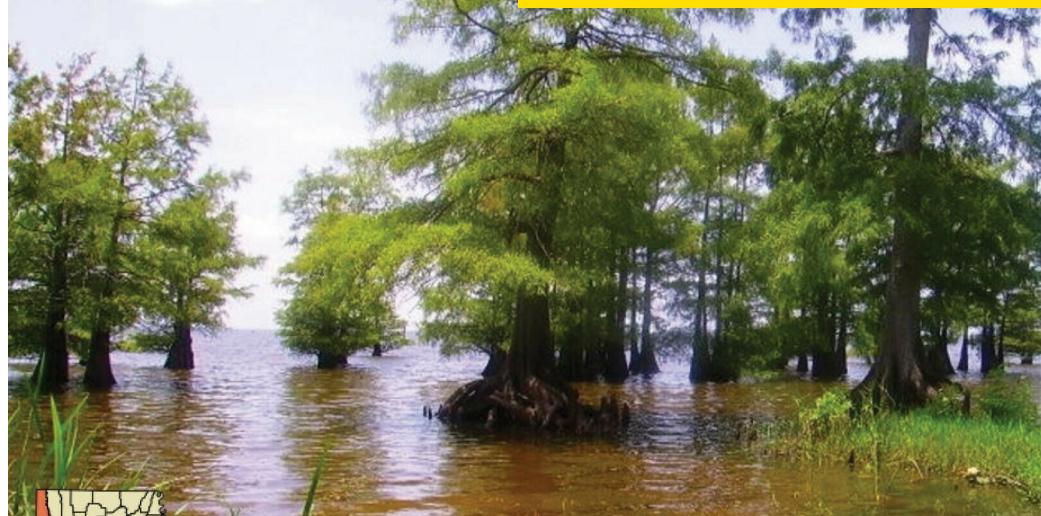
Brandon Creel
Direct 318.698.3120
Mobile 318.402.5054
BrandonC@sealy.net.com

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



Property Name	2.9 Acres for Sale in Oil City
Property Type	Land
Property Subtype	Agricultural, Mobile Home Park, Multi-Family, Office, Residential (Single Family), Retail, Self Storage
Lot Size	2.9 Acres
Number of Lots	3
Sale Price	\$202,500
Price/Acre	\$69,827
In Opportunity Zone	Yes
Mineral Rights	Yes, Included

This 2.9 acres of land includes 402' of lake frontage and would be ideal for agricultural or recreational use. Other potential property uses include Mobile Home Park, Multi-Family, Office, Residential (Single Family), Retail, and Self-Storage. The subject property fronts Caddo Lake and is located in Oil City, LA – known for its roots in the oil and petroleum industries. The available land sits at Mathieu Drive and Ferry Lake Road, just east of Oil City's busy streets (Hwy 1 and S Land Ave).



Oil City, Louisiana



Oil City is a town in Caddo Parish, Louisiana. The estimated population is 1,008. Oil City is located on Louisiana Highway 1, north of Caddo Lake. It is part of the Shreveport–Bossier City Metropolitan Statistical Area. A small town with a vibrant history lies in the Northwestern corner of the State of Louisiana on the shores of Caddo Lake.

