

VACANT LAND AVAILABLE

PRICE

- **New Price: \$80,000 (\$4.55± SF)**
- Reduced from \$100,000 (\$5.70± SF)
- Mineral rights not included

LAND SIZE

- ±0.404 Acres
- 100' wide x 176' deep
- Subject to Survey

PROPERTY HIGHLIGHTS

- Excellent building site for commercial/retail use
- Generally level, cleared of all trees and brush
- Appears to be well drained
- A corner location, excellent visibility and accessibility to all traffic on the 4-lane Polk St. (US Hwy 84) and 2-lane Myra St.
- Zoned B-3 Commercial

LOCATION HIGHLIGHTS

- One of Mansfield's best located commercial/retail sites
- At the northwest corner of the intersection of Polk St. and Myra St.
- 8 blocks east of DeSoto Parish Courthouse & US Hwy 171
- 3 blocks west of Brookshire's Grocery Store
- Fronts directly on heavily traveled Polk St. (US Hwy 84), which is Mansfield's main east-west artery
- Mansfield (population: 4,700±) is the parish seat of DeSoto Parish (population: 27,136) and is 27 miles south of Shreveport, LA

2022 DEMOGRAPHICS

	1 MI	3 MI	5 MI
Population	4,012	6,894	7,820
Avg. HH Income	\$41,614	\$41,323	\$42,226



