

Giddens Tract @ Ellerbe & Bert Kouns Ind. Loop

53.463 Acres in the Heart of Southeast Shreveport

9281 Ellerbe Road, Shreveport, La.



- 1,008' Fronting Ellerbe Road
- 1,149' Fronting Access Road
- 1,318' Fronting Bert Kouns Industrial Loop
- A portion of the Northern Border is on Lake Forbing
- Approximately 30% of Land is Located Within City Limits

PROPERTY OVERVIEW

The Giddens tract at Ellerbe & Bert Kouns is a 53.463 acre jewel in the heart of Southeast Shreveport. Available for purchase for the first time in decades, the property offers an unlimited opportunity for a beautiful mixed use development in a beautiful setting for residential and commercial development off Ellerbe as well as commercial development on Bert Kouns Industrial Loop.

Approximately one-third of the property is currently in the city limits. East Ridge Country Club is located just south of the property across B. Kouns. Shreveport's 2030 Master Plan recommends the property's highest and best use as commercial development.

For Pricing or additional information, contact Beth King, SIOR, Realtor

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333 Texas Street, Suite 2280, Shreveport, Louisiana 71101**

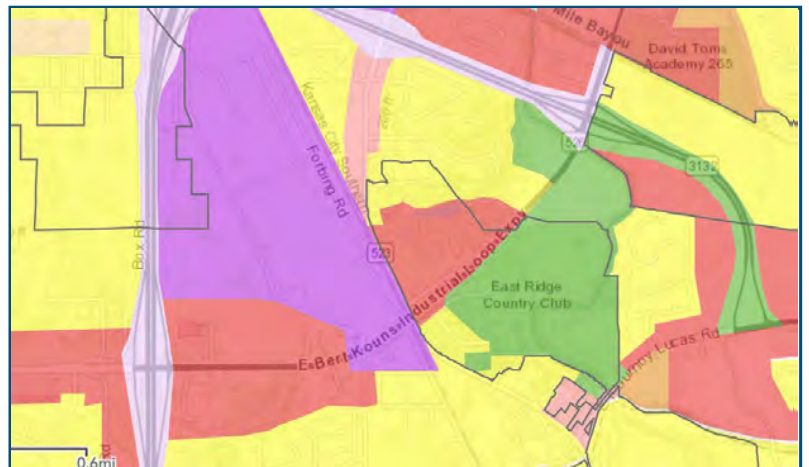
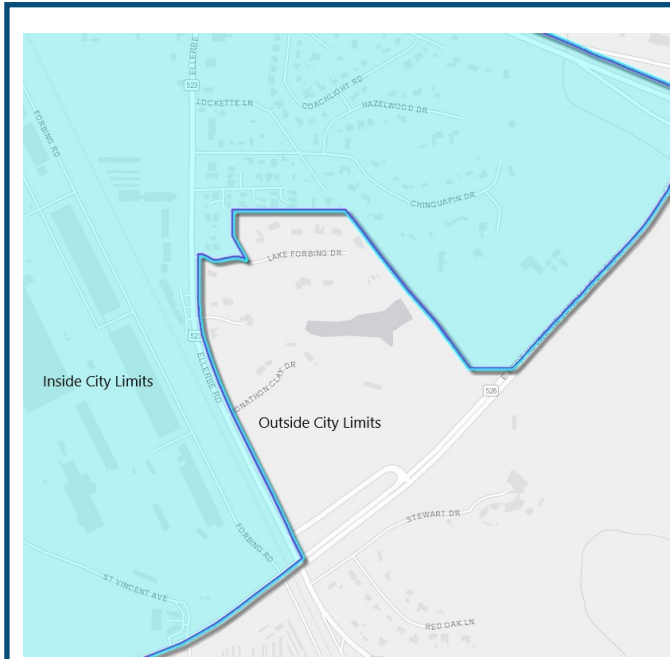
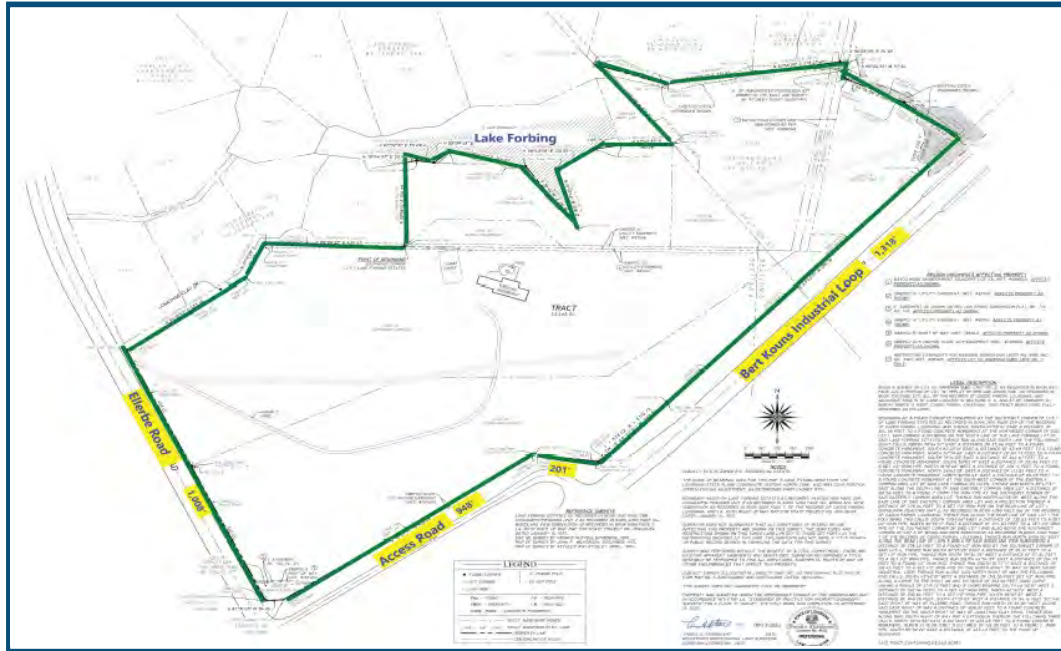
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Above Map is from Shreveport Caddo Master Plan 2030 Recommending Commercial Development of the Tract

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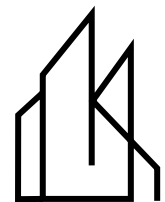
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View Looking Southeast



View Looking Southwest

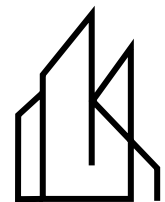
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