



Property Highlights

- Ready for Development
- Quick & Easy Access to Major Roads/Hwys
- Great Visibility
- Ideally Located from I-20/I-220 Interchange and I-49 Interchange
- 4.8 Miles from Shreveport Regional Airport
- Closely Situated Near Texas State Line

Location Overview

The property is located just two miles from I-20 in West Shreveport. Quick and easy access to I-220 and I-49. The property is located near many large industrial companies such as Calumet Manufacturing, FedEx Freight, City of Shreveport Public Works, Deep South Equipment, and MetalCraft Manufacturing.

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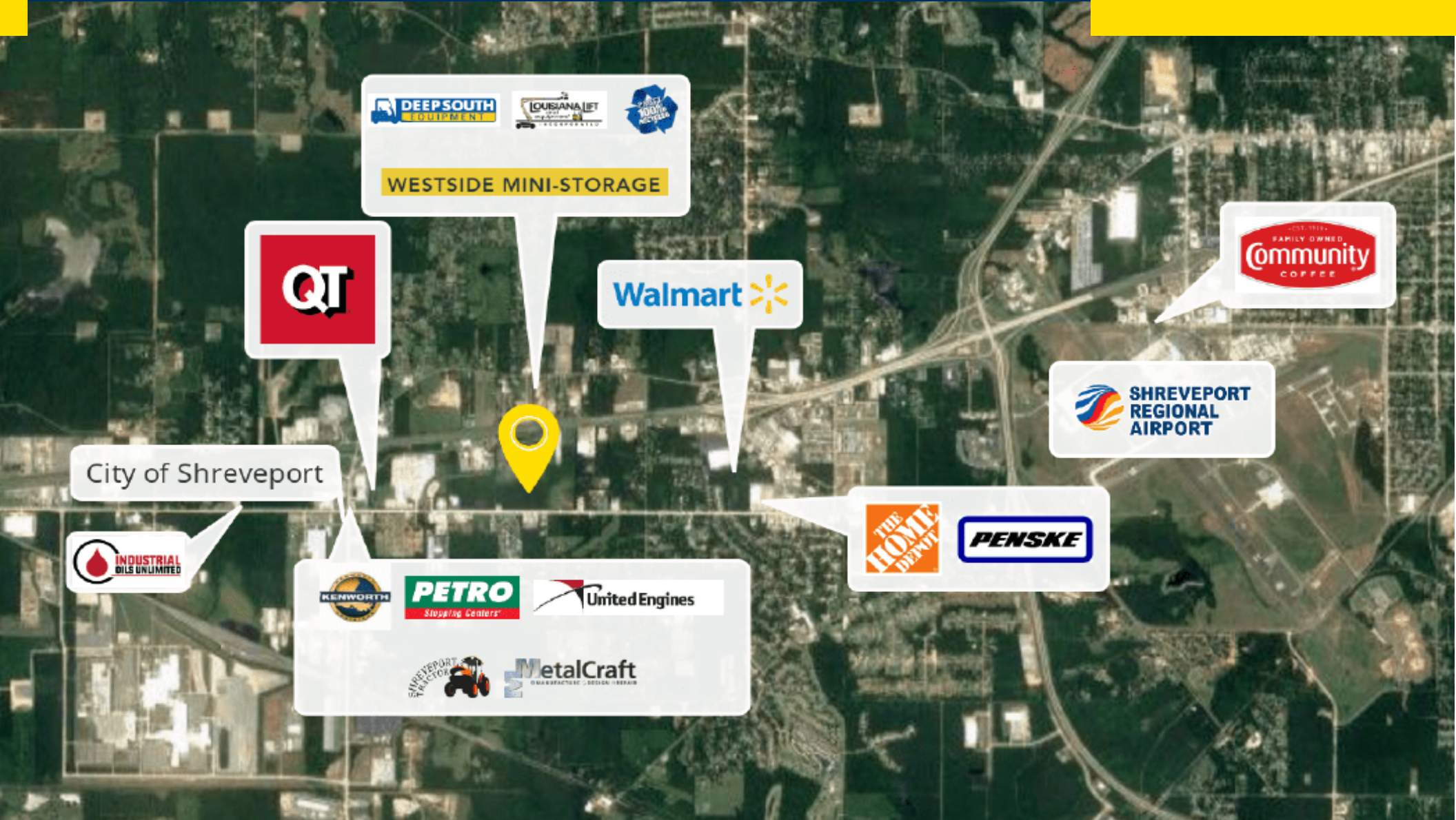
Property Type	Land
APN	171523006001700
In Opportunity Zone	Yes
Lot Size	17.91 Acres
Lot Frontage	350'+/- ft
Lot Depth	1,275 ft
Zoned	I-2
Available Land	3.50 - 17.91 Acres
Price/SF	\$1.25 - \$2.00
Tract A Available Land	3.5-4 Acres
Tract A Sale Price/SF	\$2.00/SF
Tract B Available Land	13.91 - 14.41 Acres
Tract B Sale Price/SF	\$1.25/SF

17.91 acres of industrial land in West Shreveport, ready for development. Property is generally level and clear. It is zoned I-2.

The site has approximately 350 feet fronting W. 70th Street. (Note: The current tract of which this property is a part of is 23+/- acres with 795' fronting W. 70th however the owner is going to develop the southeast corner for its use leaving 350 feet of frontage and approximately 17.91 acres.)

Quick and easy access to all major highways and interstates. Great visibility.





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