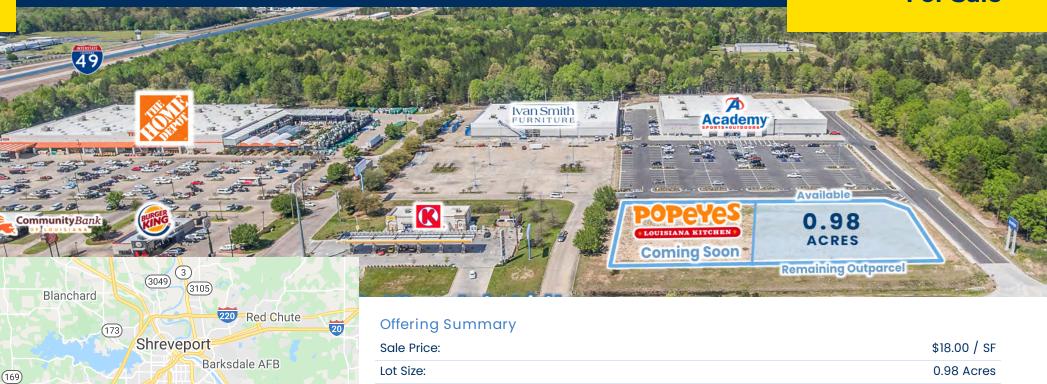


O E. Bert Kouns Industrial Loop Shreveport, LA 71106

0.98 AC Outparcel For Sale

C-3 (General Commercial Zoning)

LA-Shreveport



Property Highlights

Zoning:

Market:

- Est. 250,000+ People Reside Within 10 Miles of Outparcel Location
- Heavily-Populated Bert Kouns Industrial Loop/I-49 Corridor (Traffic Count 41,928 Vehicles per Day)
- Excellent Visibility from I-49 and Bert Kouns Industrial Loop
- High-Growth Area with \$5.43 Billion in Annual Consumer Expenditure

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(171)

Keithville

Stonewall

eenwood 20

Spring Ridge

Jo Ann S. Wheless Direct 318.698.1111 Mobile 318.458.2667 JoAnnW@ Sealynet.com

Map data ©2021 Google

Taylortown

(175)

49 Frierson

Elm Grove

Caspiana

(1)

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O E. Bert Kouns Industrial Loop Shreveport, LA 71106

0.98 AC Outparcel For Sale



Property Description

This subject property is located in front of the new Academy Sports + Outdoors with approx. 205' frontage on E. Bert Kouns Industrial Loop, as well as quick access and excellent visibility from I-49. The site is cleared, level and located in an area of high growth with ideal property use for full-service restaurants. There are nearby existing retailers such as Home Depot, Academy Sports + Outdoors, Ivan Smith Furniture, Dilla's Quesadillas, KFC, Wendy's, Burger King, and Taco Bell. Coming soon, adjacent to the subject property, is a new Popeye's. There are also medical offices, hotels, and a high-end luxury car dealership in the immediate area.



O E. Bert Kouns Industrial Loop Shreveport, LA 71106 0.98 AC Outparcel For Sale



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