



Offering Summary

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|-------------|---------------------------------|
| Sale Price: | \$18.00 / SF |
| Lot Size: | 0.98 Acres |
| Zoning: | C-3 (General Commercial Zoning) |
| Market: | LA-Shreveport |

Property Highlights

- 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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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.



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