

±52 AC FOR SALE
Ideally Located in Busy, Upscale Area
3 Total Tracts with Land Splits Available

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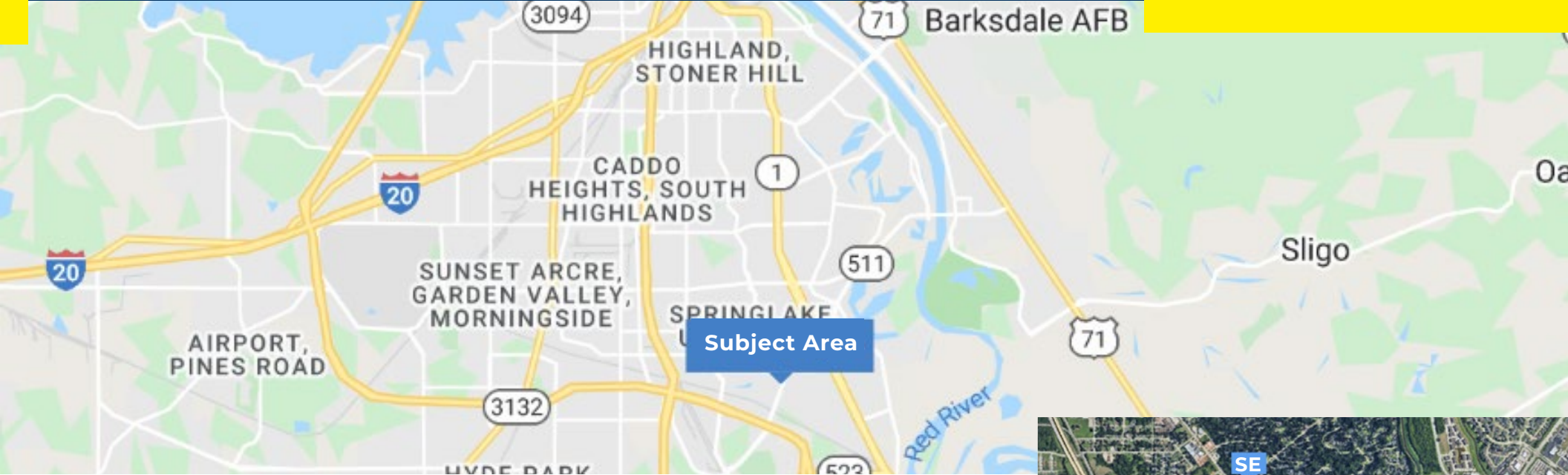
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Sealy Real Estate Services

333 Texas St. | Ste. 1050
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Offering Summary

The subject property consists of various tracts totaling ±52 acres all located throughout one of the fastest growing commercial corridors in Shreveport. The tracts offer excellent access and visibility, as well as ideal proximity to LA Inner Loop 3132, I-49, E. Bert Kouns Industrial Loop, Ellerbe Rd., Line Ave., and more. There are three (3) tracts available for sale, all zoned C-2, land splits available, and within Opportunity Zones.

0.503 AC

SE TRACT

SE Corner of Live Ave and Millicent Way

17.26

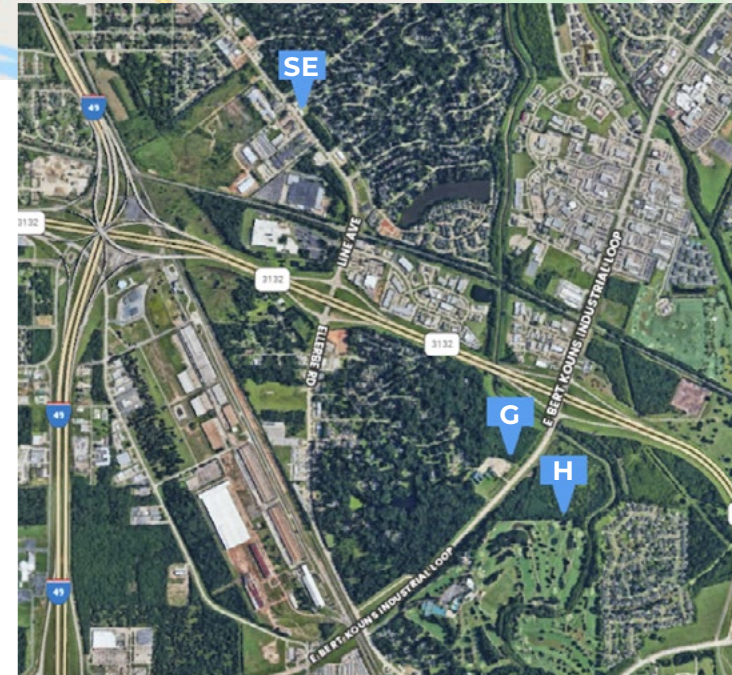
G TRACT

SW Corner of LA-3132 and W Bert Kouns Ind Loop

34.45 AC

H TRACT

SE Corner of LA-3132 and W Bert Kouns Ind Loop



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TRACTS G & H

17.26 - 34.45 AC
Gross Land Area

Opportunity Zone
Yes

\$8.00
PSF

C-2
Zoning

TRACTS G & H: \$8 PSF

Centrally located, the tracts are on either side of the highly trafficked 3132/Bert Kouns Industrial Loop corridor and sit less than half a mile from Ellerbe Road.

TRACT G

Sits on the northwest corner of E. Bert Kouns Industrial Loop and contains 17.26 acres.

TRACT H

Comprised of 34.45 acres and sits adjacent on the east side of the road.

Both tracts are divisible, and all mineral rights reserved.

Seller's Purchase Agreement is required to be used for all purchases. Seller had final approval rights for site plan and architectural design. Tracts must share curb cuts and access per DOTD and City of Shreveport requirements. Purchasers must participate in Mutual Reciprocal Servitude of Passage and Access and Restrictive Covenants agreement with seller and adjacent owners. Purchasers also share in the cost of common curb cuts.

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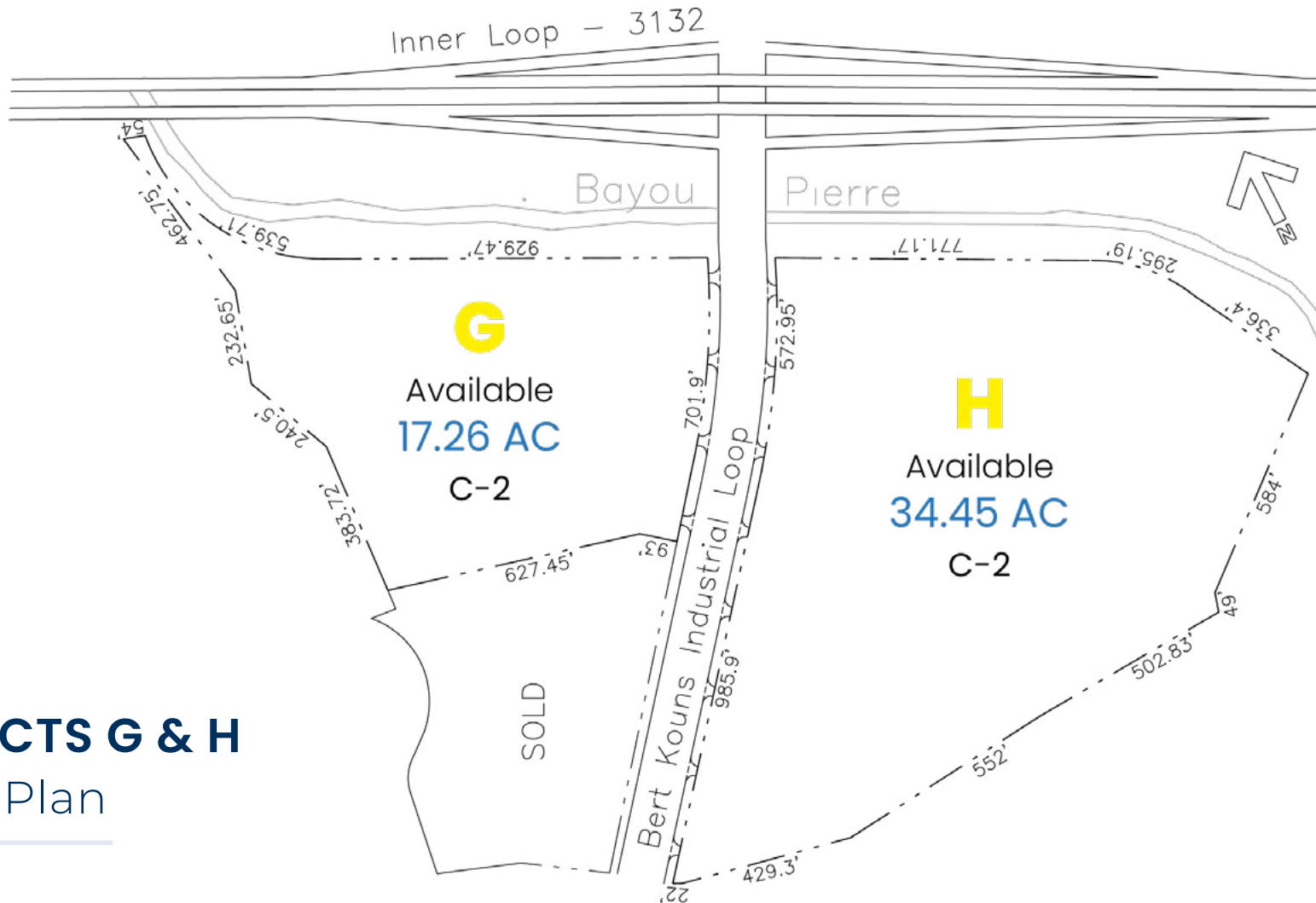
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TRACTS G & H
Site Plan

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SE TRACT

0.5 AC
Gross Land Area

Opportunity Zone
Yes

\$200,000
Sale Price

C-2
Zoning

SE CORNER OF LINE/MILLICENT TRACT: \$9.13 PSF

Situated in a high growth developing area, the tract includes a land area of 0.503 acres (21,914 SF) and offers excellent access and visibility. The surrounding areas include specialization in medical office, general office, and some retail. Access to the site is on Millicent Way with head in parking. The property is situated at the southeast corner of Line Ave. and Millicent Way, and backs up to Spring Lake Subdivision, a mature upscale residential development.

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Tract	Zoning	Total SF	Total AC	Usable SF	Usable AC	\$/Usable SF	Availability	Est. Price*
G	C-2	751,846	17.26	751,846	17.26	\$8.00	Available	\$6,014,768
H	C-2	1,500,642	34.45	1,500,642	34.45	\$8.00	Available	\$12,005,136
SE Corner	C-2	21,914	0.503	21,914	0.503	\$9.13	Available	\$200,000

*Prices are approximate estimations based upon internal analysis and subject to change without notice. Projections of "usable" SF and acreage are for discussion purposes only. Final purchase price to be based upon an official survey which Buyer is required to obtain per the sales contract. All zoning classifications and proposed uses indicated are for discussion purposes only and are subject to application and final approval of city and parish zoning boards. All information set forth herein has been obtained from the owner, personal observation, or other reliable data sources. Sealy Real Estate Services, LLC does not guarantee the accuracy of this information and makes no representations or warranties, expressed or implied, herein. Information contained herein is subject to change without notice.

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