

2.99+/- AC LOTS

\$1.3MM

3 PROPERTIES | BOSSIER CITY & SHREVEPORT, LA



Sealy Real Estate Services



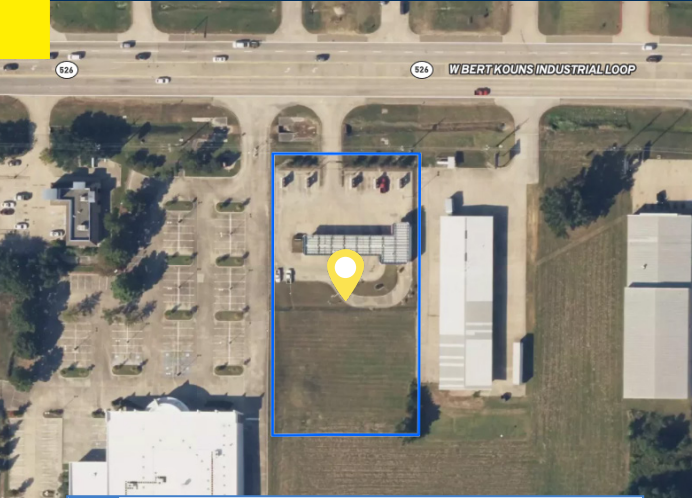
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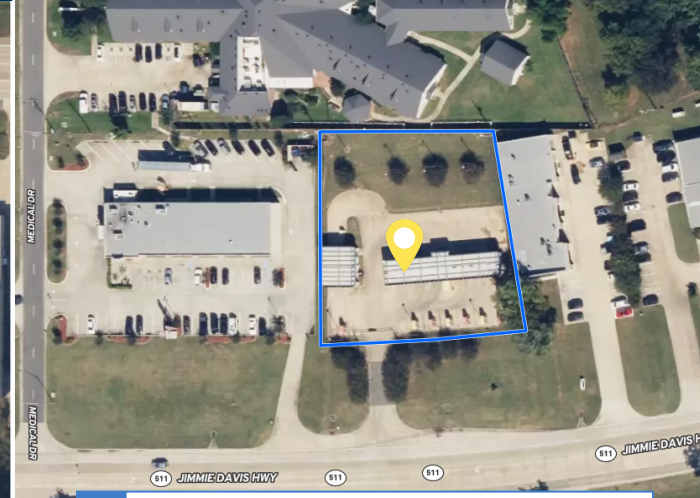
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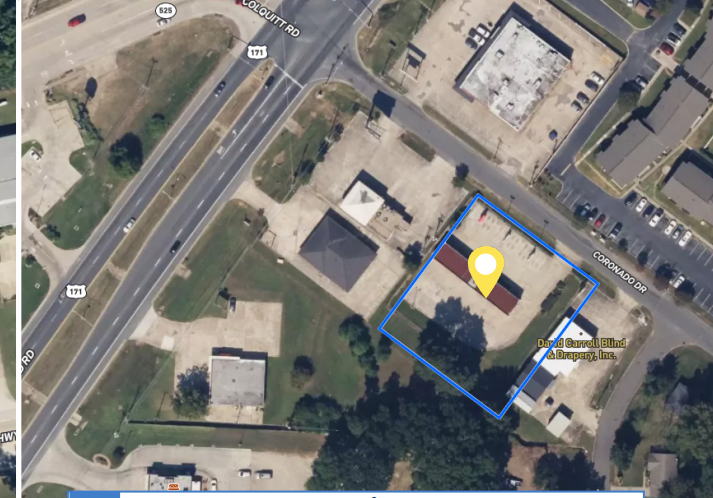
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1 **879 West Bert Kouns Industrial Loop**
Shreveport, LA



2 **1751 Jimmie Davis Highway**
Bossier City, LA



3 **2828 Coronado Drive**
Shreveport, LA

Investment Summary

This offering features an exceptional investment opportunity comprising three fully operational car wash locations in the Shreveport-Bossier City metropolitan area.

These properties are strategically situated in high-traffic, high-visibility areas, offering significant potential for redevelopment while maintaining an existing income stream from self-serve car washing operations.

Total Available: 2.99+/- AC

Sales Price: \$1,300,000

No. of Lots: 3

Best Use: Development

Strategic Locations: All three properties are located in areas with substantial traffic flow, enhancing visibility and accessibility.

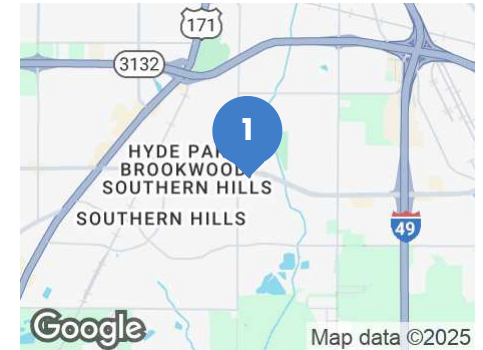
Redevelopment Potential: The properties are being sold as land with improvements, providing a solid foundation for various redevelopment projects.

Income Generation: Currently operating as self-serve car washes, these properties offer an immediate revenue stream.

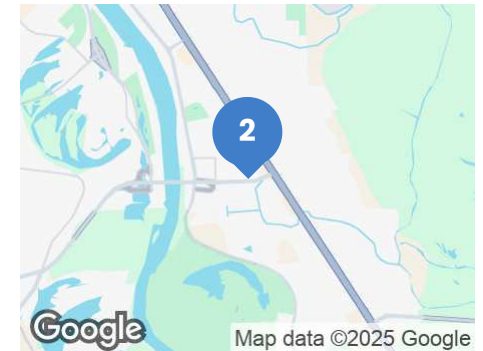
Established Presence: Each location has an established presence in its respective community, contributing to consistent customer traffic.



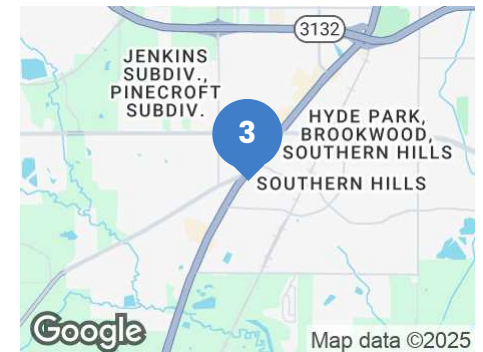
879 West Bert Kouns Industrial Loop
Shreveport, LA 71118
0.68 AC

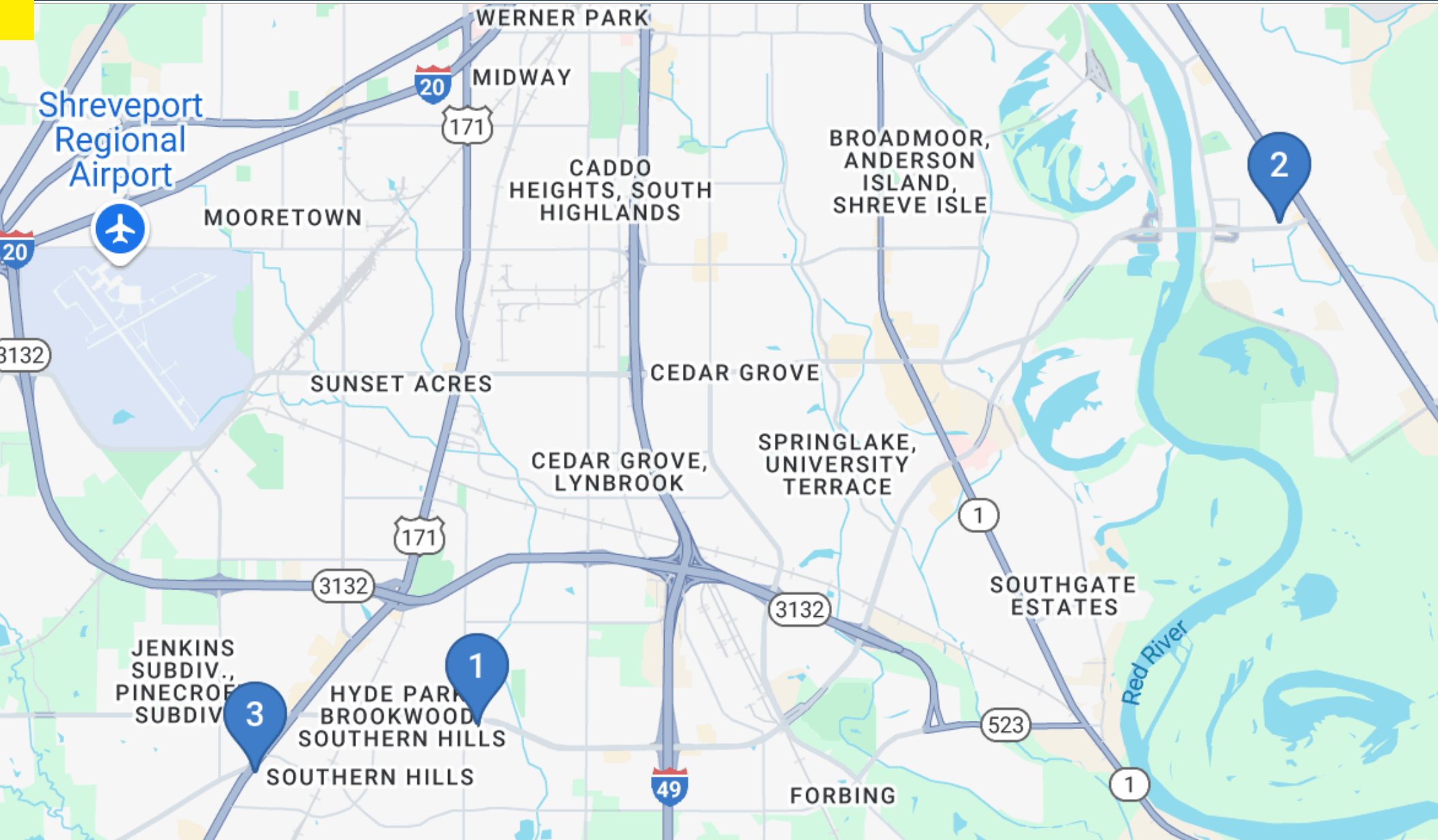


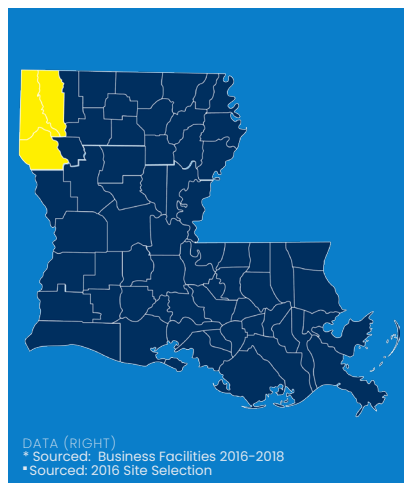
1751 Jimmie Davis Highway
Bossier City, LA 71112
1.49 AC



2828 Coronado Drive
Shreveport, LA 71118
0.82 AC







Shreveport-Bossier MSA

**#4
Economic Growth
Potential***

(Population <300k)

**#10
Lowest Cost of Living***

Louisiana Region

**#1
Workforce Training***

**#3
Best Infrastructure***

**#9
Export Leader***

**#6
In The U.S. for
Economic Development***

Louisiana's highly competitive incentives are offering both new and existing businesses in the state significant advantages. Visit Louisiana Economic Development's (LED) [incentives page](#) for the full list of incentives offered. Visit North Louisiana Economic Partnership's (NLEP) [Competitive Advantages for an overview of Incentives and Financing](#) offered.



Drive-Time Distances

Miles From Shreveport, LA to Metro Hubs

Dallas, TX	Little Rock, AR	Jackson, MS
190 mi	215 mi	215 mi
Houston, TX	Memphis, TN	Tulsa, OK
245 mi	280 mi	282 mi
Austin, TX	New Orleans, LA	
282 mi	322 mi	

Multimodal Transportation

Connected nationally and globally by a multimodal transportation infrastructure, companies looking for transportation and logistical advantages will find real savings and accessibility in North Louisiana. North LA's central location in southeastern U.S, system of interstates and federal highways, Class 1 rail, airports and four ports make the region a leader in logistics.



Roads

I-20
I-49
I-220



Ports

Port of Caddo-Bossier
Red River Port



Airports

Shreveport Regional Airport
Downtown Shreveport Airport



Motor Freight Service

1-2-day motor freight delivery encompasses most of the Sunbelt and Midwest U.S. with overnight delivery service reaching + 43M people.



Railroads

Canadian Pacific Kansas City (CPKC)
Union Pacific