

FOR SALE  
LAND

# METROPLEX BUSINESS PARK

E Bert Kouns Industrial Loop at I-49  
Shreveport, LA 71106



[WWW.SEALYNET.COM](http://WWW.SEALYNET.COM)

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## PROPERTY OVERVIEW

An excellent land opportunity in the growing, highly-trafficked Bert Kouns Industrial Loop/I-49 corridor. The property may be purchased whole or in part and is an excellent location for retail or mixed-use development. Academy Outparcels are also available.

## LOCATION OVERVIEW

This site is located off the northeast and southeast corners of I-49 and Bert Kouns Industrial Loop Expressway directly across from and adjacent to Home Depot, Ivan Smith Furniture, and Academy Sports. The site is 1.4 miles from Innerloop 3132, 3.7 miles from Youree Drive (State Hwy 1) and 7 miles from I-20. Nearby retailers include Walmart Neighborhood Market, Brookshire's, Home Depot, the new Academy Sports + Outdoors, the new Ivan Smith Furniture, the new Taco Bueno, KFC, Wendy's, Burger King, and Taco Bell. In addition, there are medical offices (Regional Urology, The Plastic Surgery Center), hotels (Comfort Inn, Fairfield Inn & Suites by Marriot), as well as the new Moffitt Porsche Audi car dealership.

## PROPERTY DETAILS

Site Size: 89.01 Acres Total  
 Northern Site: 37.36 Acres  
 Southern Site: 43.96 Acres  
 May Be Subdivided  
 Zoning: C-3 (North) & R-E (South)  
 Property Sub-Type: Commercial Development/ Residential/Multi-Family  
 Intersection Traffic Count: 41,928 Vehicles Per Day

## HIGHLIGHTS

- 246,000 People Reside Within 10 Miles of Site
- Highly-Trafficked Bert Kouns Industrial Loop/I-49 Corridor
- Excellent Visibility from I-49 and Bert Kouns
- High-Growth Area with \$5.43 Billion in Annual Consumer Expenditure (2017)
- Ideal Access to Bert Kouns Industrial Loop

| LOCATION   | SIZE (AC)         | PRICE     |
|------------|-------------------|-----------|
| North Side | 37.36 (Divisible) | See Agent |
| South Side | 43.96 (Divisible) | See Agent |



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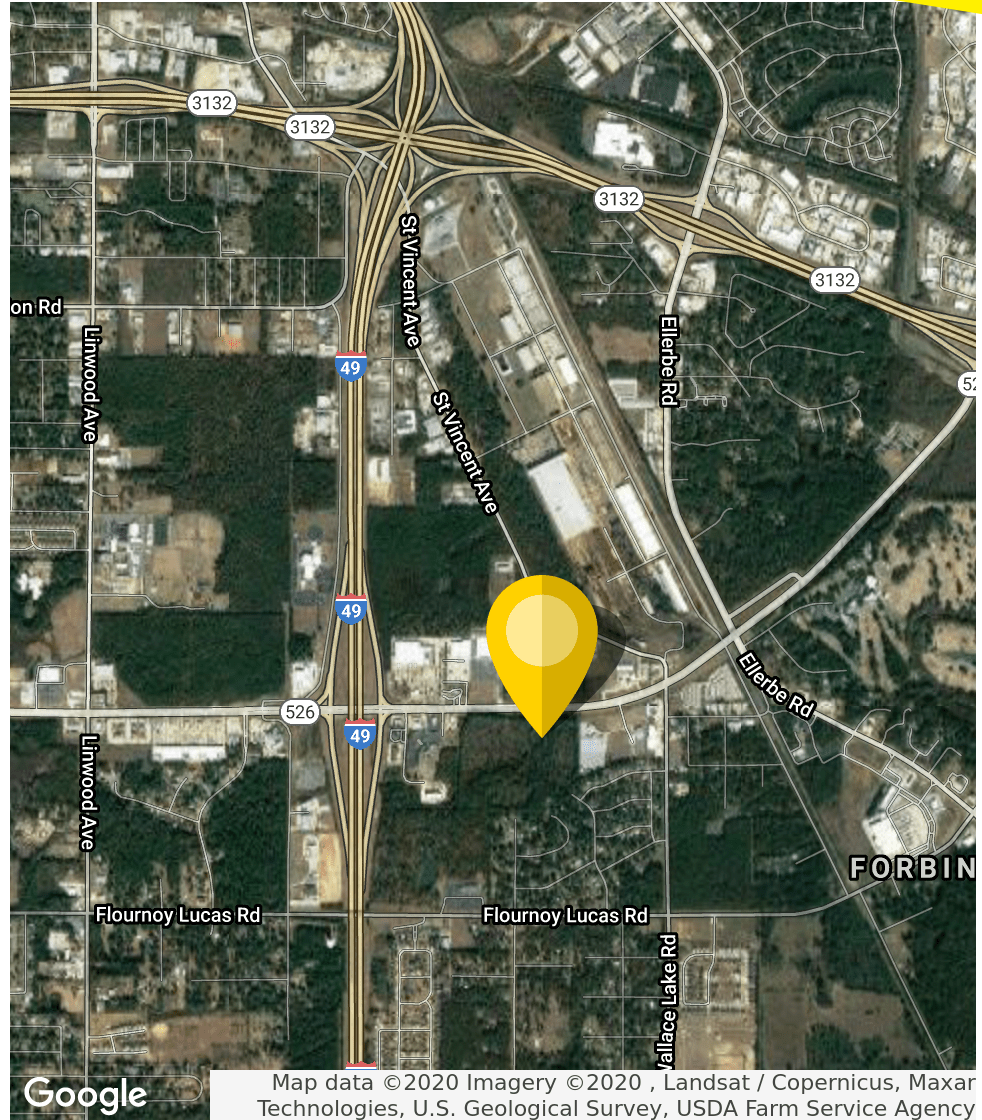
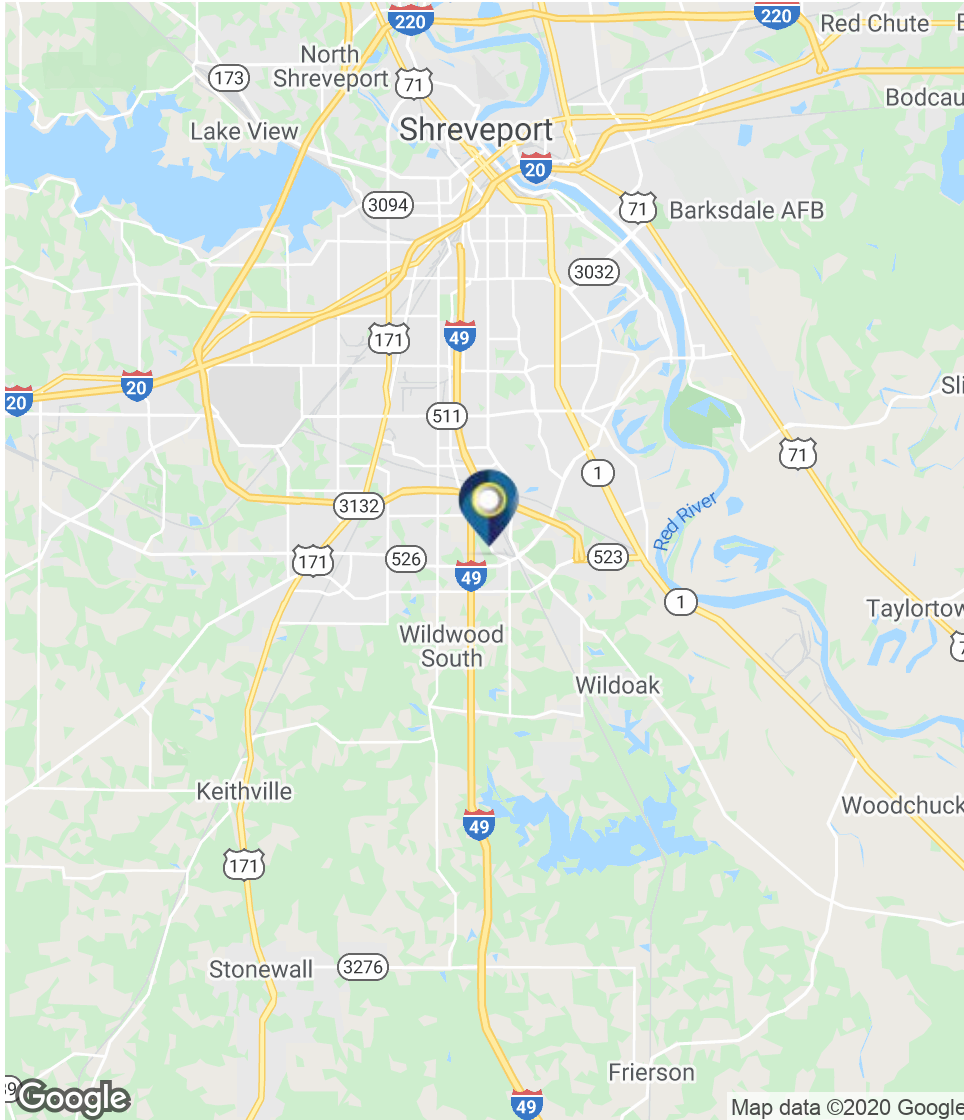
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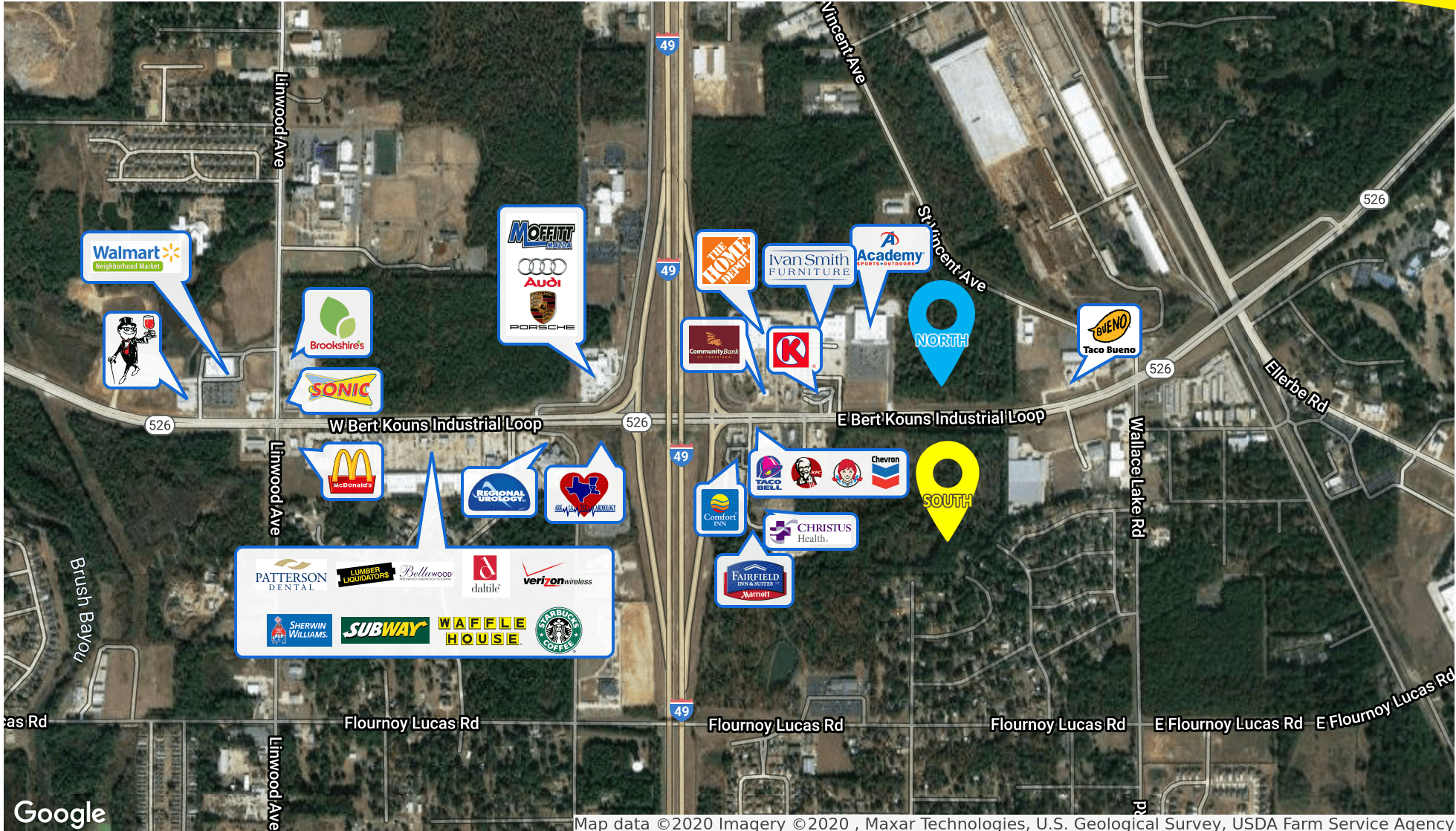
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Google

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## JO ANN S. WHELESS

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Jo Ann Wheless has 40+ years of experience and has been with Sealy for the last 30 years. She lists, sells and leases retail and commercial properties in the Shreveport and Bossier City markets. As a specialist in the retail market, Jo Ann provides her clients with a wide array of valuable services. Prior to joining the Sealy Companies, Jo Ann was the principal broker and partner of Burt-Langston Better Homes and Gardens Real Estate Services in Shreveport, in which she managed three branch offices and thirty residential agents. Jo Ann holds a Bachelor of Science in Business Administration from McNeese State University. A three-time presenter for the Retail Portion of the Biannual Real Estate Trends Conference, Jo Ann's market knowledge and experience with both her regional, and national clientele has allowed her to broker many significant deals throughout the NWLA market. These include but are not limited to a regional mall and several shopping centers.



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Jackson Wheless joined Sealy Real Estate Services, LLC in 2014. The following year, January 2015 he earned his salesperson's license for the State of Louisiana. While at Sealy Real Estate Services, Jackson has collaboratively brokered the sale and lease of many exclusive retail and office spaces in the Northwest Louisiana area. In addition, he has brokered the sale of raw land in the continued development of projects, such as "Alexandrine Place" in Shreveport. Jackson is a Shreveport native. He graduated from Loyola College Prep in 2010 before moving on to obtain his Bachelor of Science in Business Management from Louisiana State University in Baton Rouge in 2014.



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Sealy Real Estate Services (SRES), the brokerage division of Sealy & Company, is a real estate brokerage firm serving commercial, industrial, and investment clients exclusively. Since 1946 Sealy has been committed to providing exemplary professional property brokerage and management services.

The brokerage division has over 270+ years of combined experience and is actively involved in community and professional industry organizations. Sealy does more than simply facilitate your property transaction; we leverage our experience and relationships to bring maximum benefit to your real estate investments. SRES has many in-house resources and capabilities. Our services include: selling or leasing property, site selection services for purchasing property, leasing services, property development services, and property management/accounting services for investment properties. To learn more please visit [www.Sealynet.com](http://www.Sealynet.com).

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