



**Fern Marketplace
Pad Site Available
\$15.00 / SF**

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Property Overview

This 2.065-acre pad site is situated on Fern Avenue just north of La Madeleine's. Asking price is \$15 per square foot. Adjacent to the Whole Foods/Fern Marketplace Development, this site is in the center of high end retail traffic. Zoned C-3 General Commercial Zoning, this property is suitable for almost any type of commercial use, with some use restrictions. This site has 330' of frontage on Fern Ave.

Location Overview

This pad site at Fern Marketplace, a premier regional shopping and entertainment destination, is located at the Fern Avenue and East 70th Street intersection. Less than half of a mile east is the Youree Drive & East 70th Street intersection, the most heavily populated retail and services corridor in both the Shreveport and Northwest Louisiana area. The site offers excellent access and an ideal location- both I-49 and I-20 are located within five miles.

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Property Details

Subtypes	Hospitality, Office, Retail, Retail-Pad
Land Area	2.06 Acres
Zoning	C-3
Sale Price	\$15.00 / SF
APN	171320144000100
Frontage	330'
Visibility & Access	Excellent
Utilities	Municipal



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