

FOR SALE
LAND

0 ELLERBE ROAD - 14.77 ACRES

0 Ellerbe Road
Shreveport, LA 71106



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ELLERBE ROAD FRONTAGE AND FIVE MINUTES FROM I-49



OFFERING SUMMARY

Sale Price:	\$1,200,000
Lot Size:	14.77 Acres
Zoning:	R-A
Topography:	Gently Sloping
Frontage:	400'
Price / Acre:	\$81,246
Tax ID/APN:	161322000013600
Available Utilities	Electric, Water, Gas, Sewer, Cable, Internet Access

PROPERTY OVERVIEW

This 14.77-acre property consist of two beautiful tracts (0.53 AC + 14.24 AC) offering 400 feet of highly desirable Ellerbe Road frontage. It includes two small ponds and is gently sloping. The property also includes access to city utilities. Ideal development opportunities include Hospitality, Residential (Single Family), or Other.



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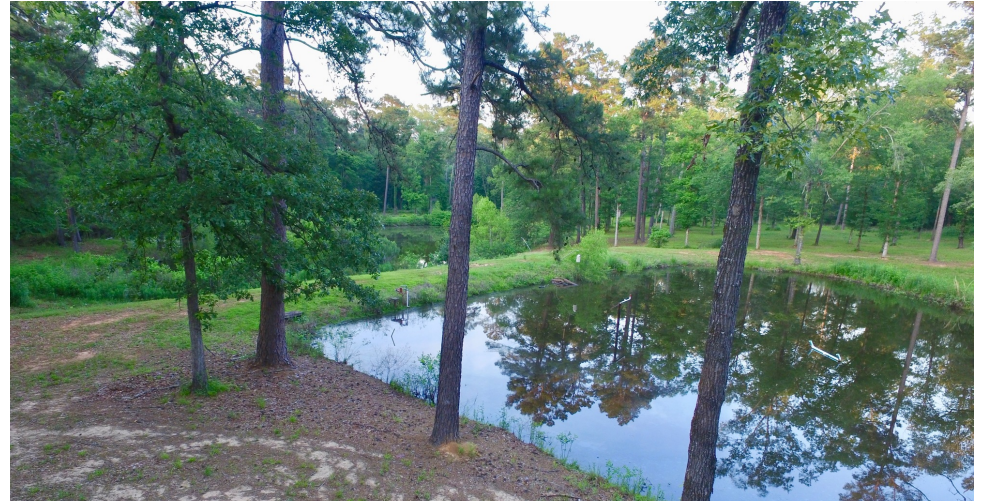
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LOCATION OVERVIEW

The subject property is ideally located on the east side of Ellerbe Road near Overton Brooks Road. It sits just half a mile south of Holy Angels and is a five-minute drive east of the newly developed Southern Loop at I-49 area via Norris Ferry Rd/Par Rd 155 and Overton Brooks Rd.

HIGHLIGHTS

- Beautiful Tract With 2 Ponds
- 400 ' Frontage - Ellerbe Road
- Five Minute Drive from New Developments at Southern Loop
- Less than Four Miles from I-49

[Click Here for Additional Information](#)

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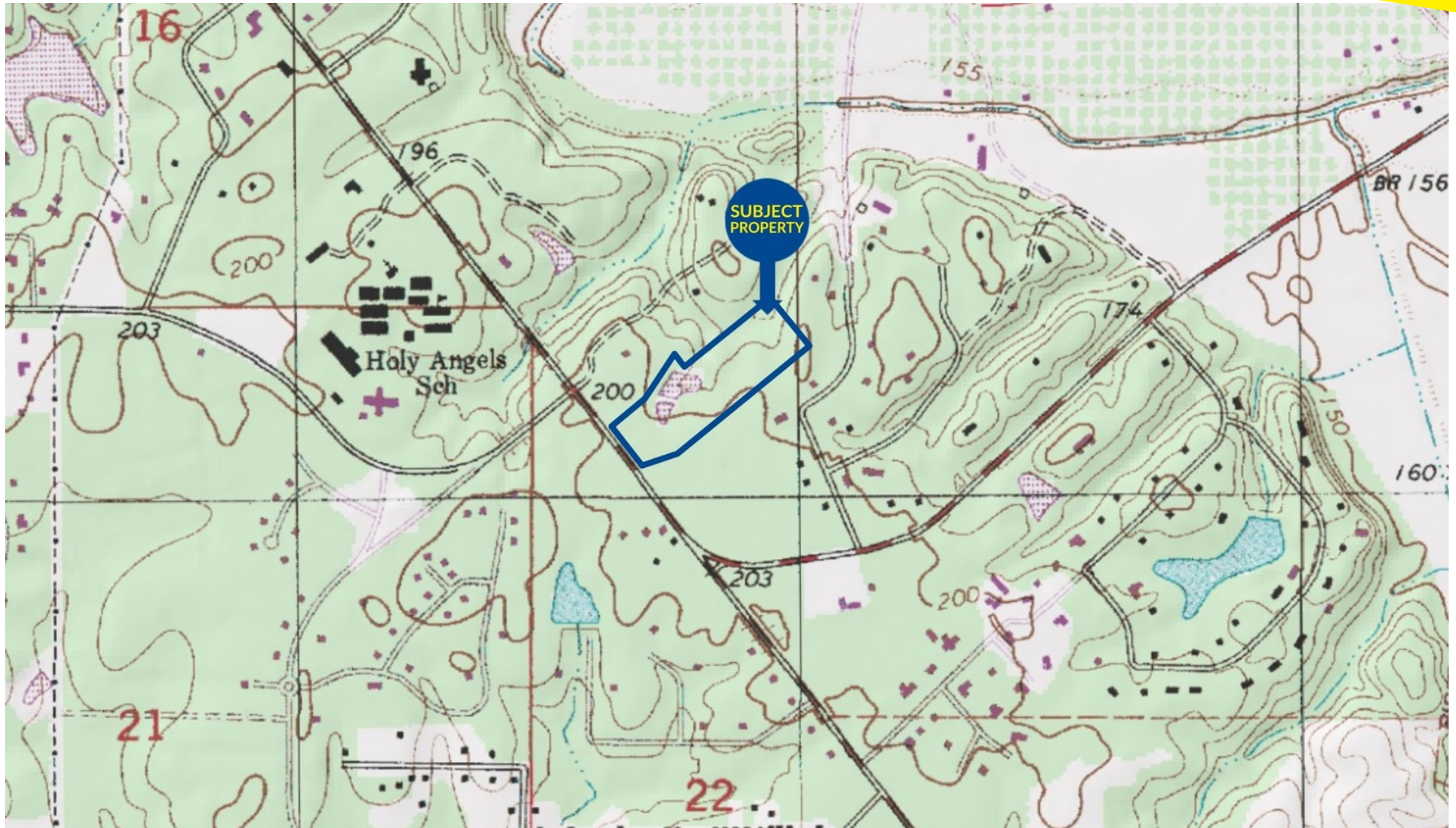
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