



**NEW PRICE!**

**\$2,490,000**

**23.1 ACRES**

**2 WAREHOUSES**

**UNDEVELOPED LAND**

**325 LIBERTY LANE**



**GRAND CANE,  
LOUISIANA**

**INDIA AMBEAU  
COMMERCIAL AGENT**

**(225)284-4791**

**INDIASSELLSCRE@GMAIL.COM**



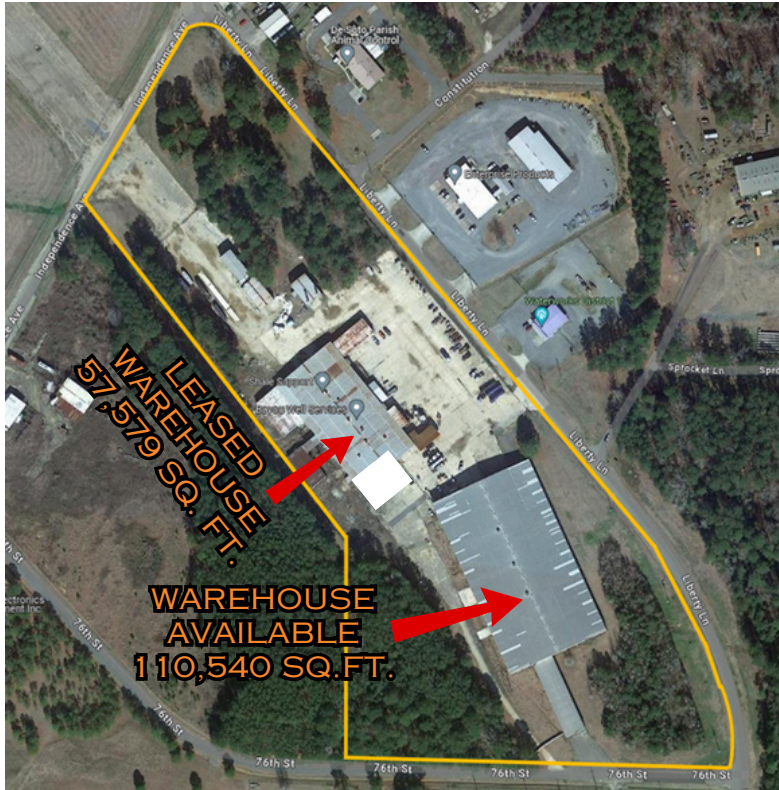
**(225) 341-2108**

**9522 BROOKLINE AVENUE #205  
BATON ROUGE, LA 70809**

**11/2024**



# 01 PROPERTY SUMMARY



## LOCATION

325 LIBERTY LANE  
MANSFIELD, LA 71032  
DE SOTO PARISH

## GROSS BUILDING AREA

+/- 100,000 SQUARE FEET  
+/- 90,000 SQUARE FEET

## ACREAGE

23.1 ACRES

## PROPERTY TYPE

COMMERCIAL

## LAND USE

COMMERCIAL GENERAL

## SALE PRICE

\$2,499,999

## ROOF

SLOPED METAL

## EXTERIOR

METAL PANELS

## ACCESSIBILITY

The property is 12 miles from Interstate 49, less than 5 miles from Mansfield City Center.

## PROPERTY HIGHLIGHTS

- Property is gated and secured
- 3 entrances marked with red arrows
- Easy access for 18-wheelers and large vehicles
- 3 loading docks as well as a
- Covered drive in area for 18-wheelers.
- Metal Roof
- Well-lit property
- Warehouse has 60 Sylvania Ultra LED High Bay lamps. These are equivalent to 400W lamps yet, consume 74% less energy.



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# 02 LOCATION HIGHLIGHTS

**SHREVEPORT REGIONAL AIRPORT** 31 MILES

**PORT OF SHREVEPORT** 29 MILES

**MANSFIELD CITY CENTER** 5 MILES

**TEXAS STATE LINE** 25 MILES



## HAYNESVILLE SHALE

The Haynesville formation is a layer of sedimentary rock more than 10,000 feet below the surface of the Earth in the area of northwestern Louisiana, southwestern Arkansas and eastern Texas, with some of the formation stretching well across the northern central portion of the Louisiana. The most active areas have been Caddo, Bienville, Bossier, DeSoto, Red River and Webster Parishes of Louisiana plus adjacent areas in southwest Arkansas and east Texas.

In the area encompassing southern Caddo Parish as well as DeSoto and other adjoining Parishes, the Haynesville Formation dominantly consists of shale and is referred to as Haynesville Shale (Haynesville Zone). This is part of the speculated (potentially productive) area of the Haynesville Shale Play, which is currently experiencing a significant increase in natural gas exploration activities.

Several energy companies have begun work in the area to explore the shale formation and drill for natural gas based on findings indicating a potentially large supply of gas trapped within some portions of the shale.

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# 03 PHOTOS



Front to back view



Loading Docks





**Side View**



**Side View**



**Covered driveway entrance not included in square footage**

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**Back to Front View**



**Fracking Equipment**



**Fracking Equipment**



# **04** NOTEWORTHY COMPANIES IN THE AREA

**INTERNATIONAL PAPER CO.**

**TANMAR COMPANIES, LLC**

**ENTERPRISE PRODUCTS**

**TENNESSEE GAS - KINDER MORGAN**

**EXXON PIPELINE COMPANY - EXXON MOBIL**

**GULF SOUTH PIPELINE COMPANY -  
BOARDWALK PIPELINES**

**MID-VALLEY PIPELINES - ENERGY TRANSFER**

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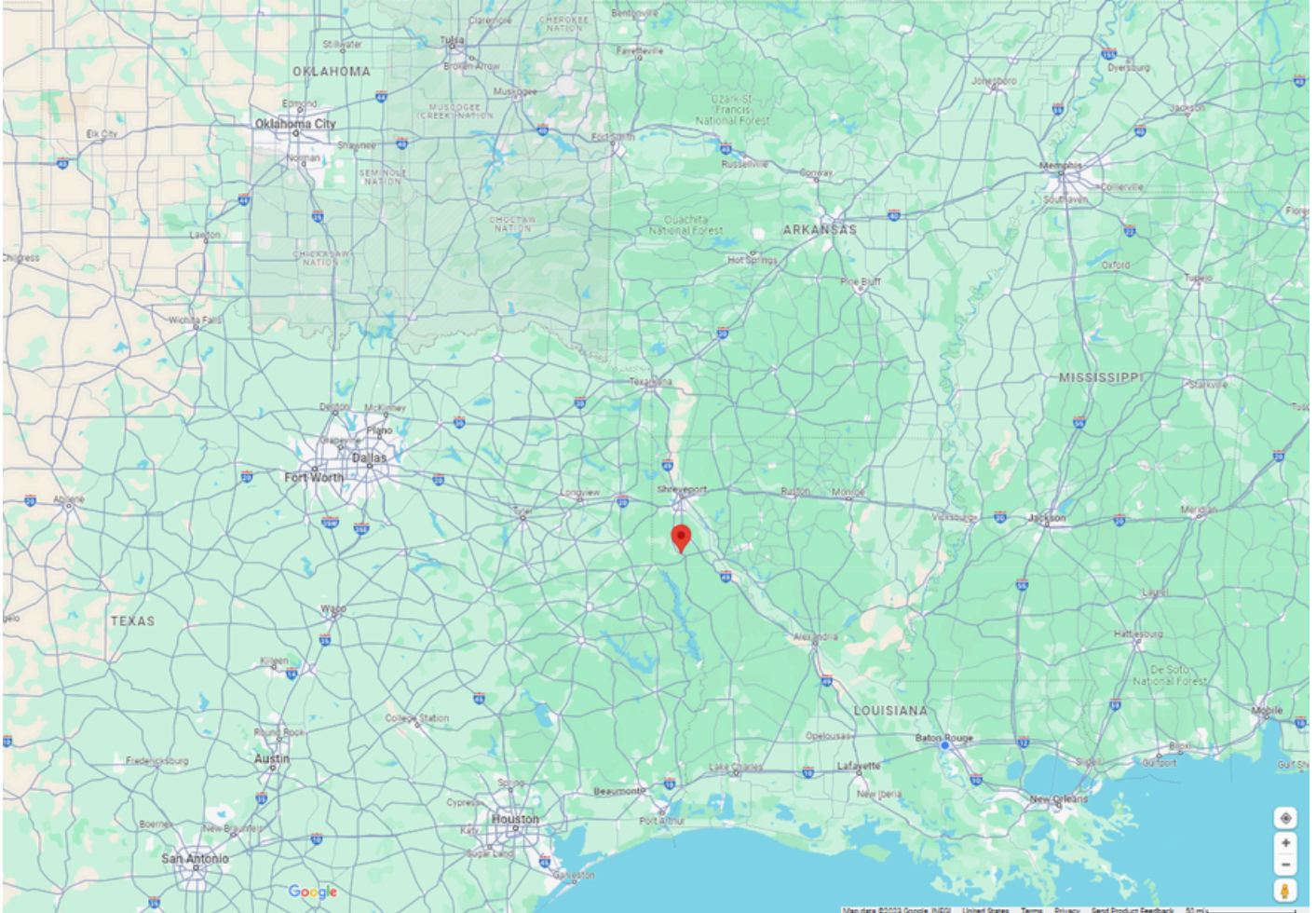
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