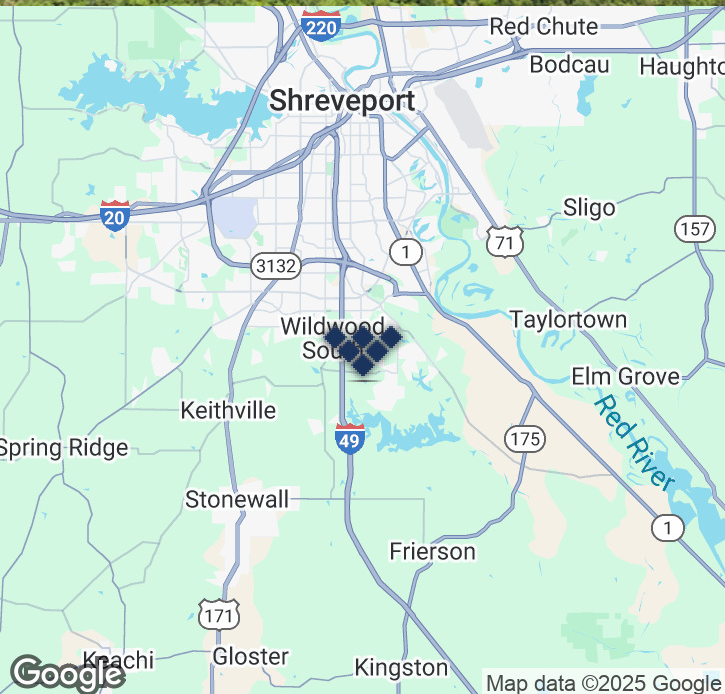




**11+/- AC Wallace Lake
Rd at Southern Loop
\$8.00 / SF**

Jackson B. Wheless
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Sealy Real Estate Services
333 Texas Street, Suite 1050
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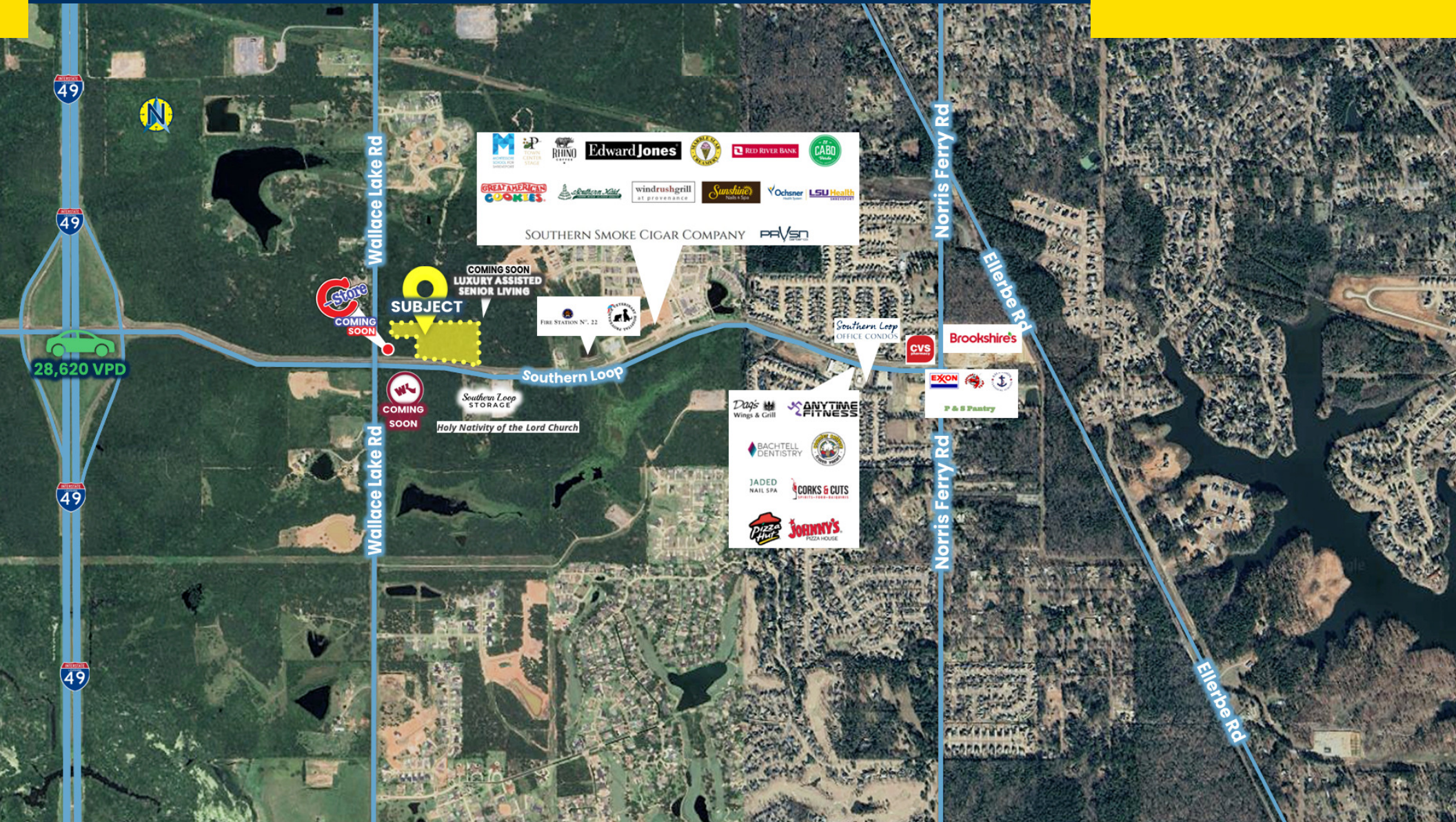


Offering Summary

Sale Price:	\$8.00 / SF
Lot Size:	11 +/- Acres
Zoning:	CU-V
Frontage:	634'

Property Highlights

- Prime Location at Hard Corner for 6+ Neighborhood's Access Point to/from I-49
- Situated in High-Growth Thriving Area
- Owner Will Subdivide
- Road Frontage on Southern Loop
- Less than One Minute Drive to I-49



Property Name	Wallace Lake Rd at Southern Loop
Property Type	Land for Development
Property Subtype	Medical/Shopping-Retail/Offices
APN	161319000005700
Lot Size	11 +/- Acres
Divisible	Yes- Contact Agent for More Details

Property Overview

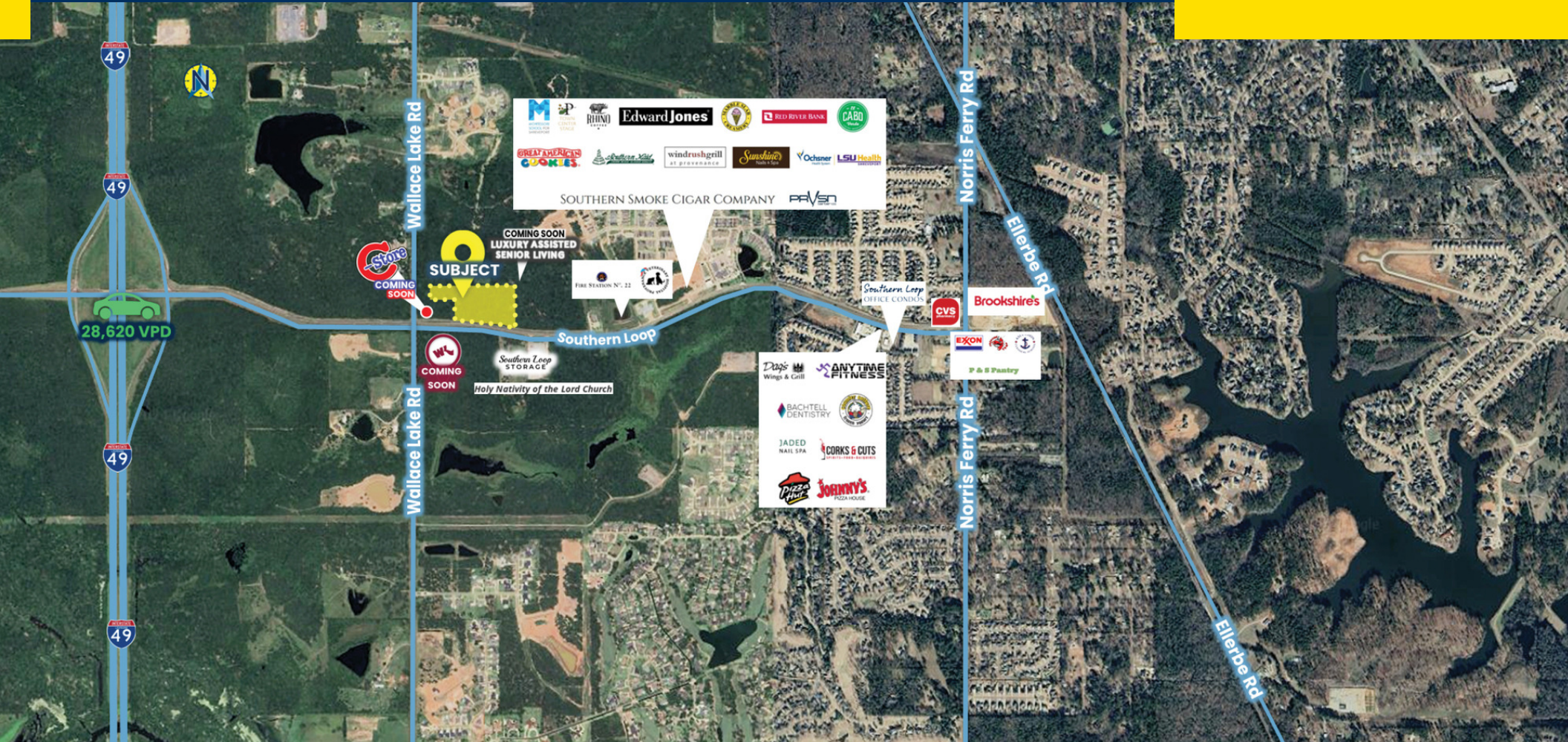
This prime piece of land comprises 11+/- acres, featuring excellent visibility and a level topography ideal for commercial development. Located at the corner of Southern Loop and Wallace Lake Road, it offers quick access to I-49 and Norris Ferry Road.

The property includes 634' feet of road frontage on the Southern Loop and is suitable for various uses such as medical facilities, retail stores, professional offices, and more. There is now a traffic signal at the intersection, increasing traffic and accessibility. The owner is open to subdividing.

Situated in the rapidly growing south Shreveport area, this location benefits from significant economic growth driven by new businesses, offices, and residential developments. Positioned between Interstate 49 and Provenance, a burgeoning residential/commercial park, the area offers a strategic and desirable setting for various enterprises.

The property is minutes from amenities like Kroger Marketplace, CVS Pharmacy, numerous restaurants, newly developed shopping centers, and neighborhoods. This dynamic environment underscores its potential for diverse commercial applications.





14.2% INCREASE
Median Household Value
Within Five Miles (2021 to 2024)



\$976,927
Median Net Worth
Within Three Mile Radius



189,000
Median Household Income
Within One Mile Radius

Data Sourced From Esri 2024

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