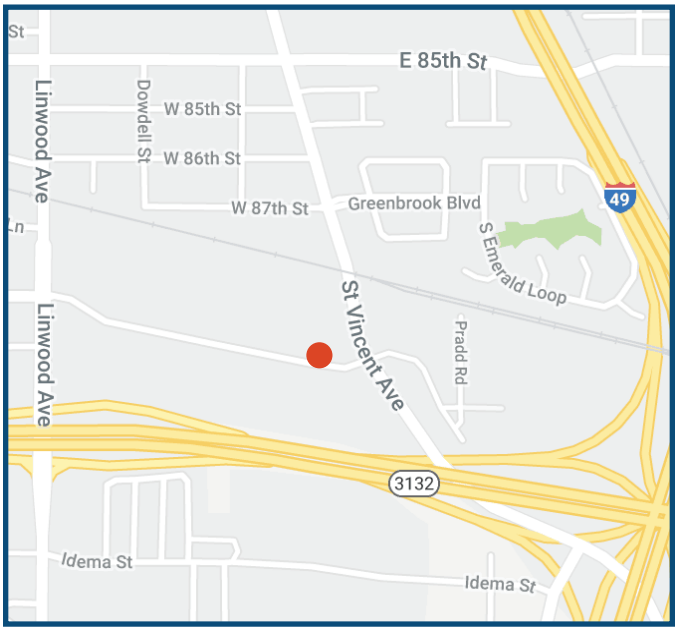


LAND FOR SALE

ST. VINCENT AVE. AT LYNBROOK BLVD. SHREVEPORT, LA 71106

2 ACRES FOR SALE – ZONED I-2



SUMMARY

Sale Price:	$197,642.00
Lot Size:	2.0 Acres
Zoning:	I-2
Market:	LA-Shreveport
Submarket:	West
Price/SF:	$2.25

LOCATION OVERVIEW

This property is located on the corner of St. Vincent Ave. and Lynbrook Blvd. just West of I-49 and east of Linwood Ave. The location gives very quick and easy access to both I-49 and Highway 3132 (Inner Loop Expy).

For Additional Information, Contact:

Beth King | 318-453-6066 | beth@bethkingrealestate.com

333 Texas Street, Suite 2280, Shreveport, Louisiana 71101

ALL INFORMATION CONTAINED HEREIN IS BELIEVED TO BE ACCURATE, BUT IS NOT WARRANTED AND NO LIABILITY OF ERRORS OR OMISSIONS IS ASSURED BY EITHER THE PROPERTY OWNER OR BETH KING REAL ESTATE, LLC OR ITS AGENTS AND EMPLOYEES. PRICES AS STATED HEREIN AND PRODUCT AVAILABILITY IS SUBJECT TO CHANGE AND/OR SALE OR LEASE WITHOUT PRIOR NOTICE, AND ALL SIZES AND DIMENSIONS ARE SUBJECT TO CORRECTION. 08/2021

BETHKING
REAL ESTATE, LLC

LAND FOR SALE

ST. VINCENT AVE. AT LYNBROOK BLVD. SHREVEPORT, LA 71106

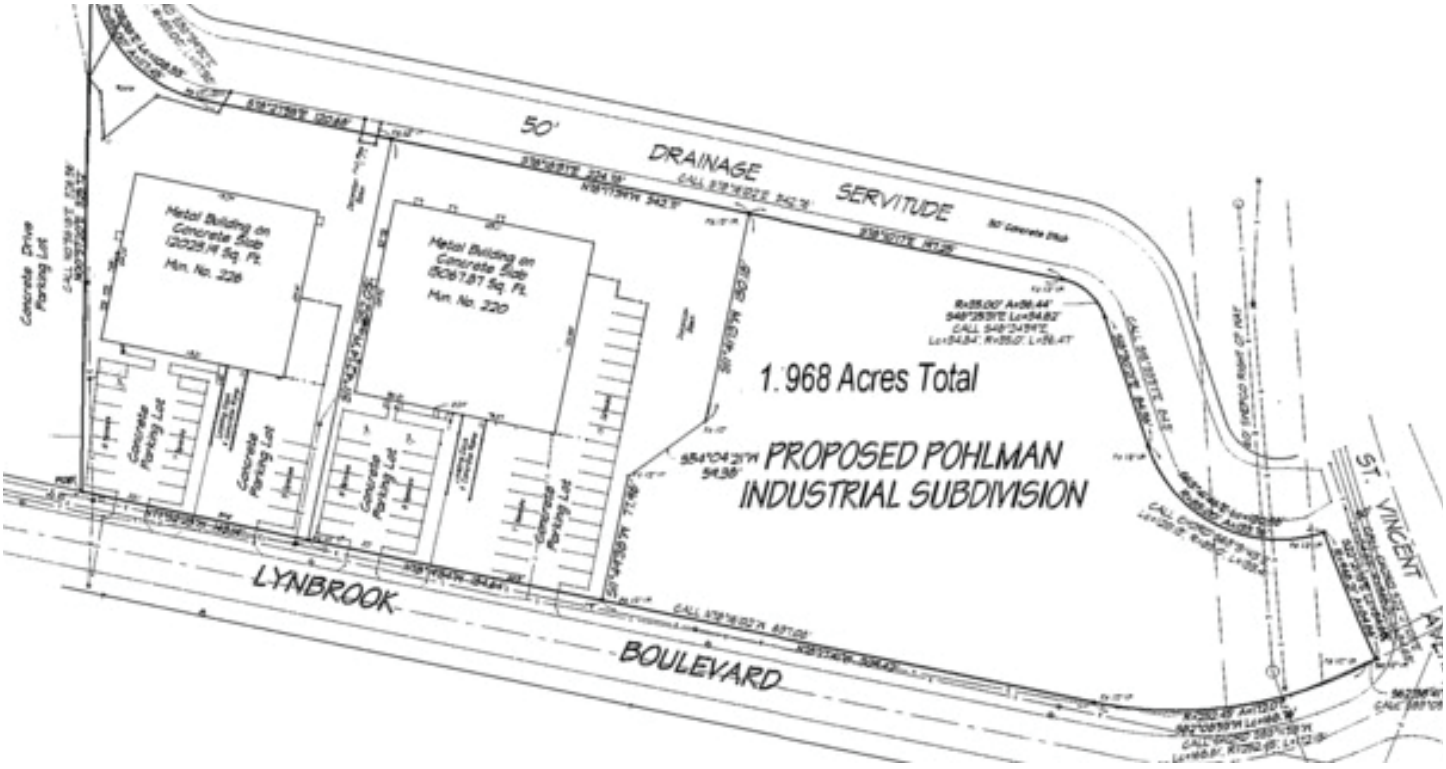
2 ACRES FOR SALE – ZONED I-2

PROPERTY OVERVIEW

2 acres of land for sale at the corner of Lynbrook Blvd. and St. Vincent Ave. This property is zoned I-2. It is located north of InnerLoop Expy (Highway 3132) and west of I-49. It gives way for quick and easy access to both I-49 and Highway 3132.

HIGHLIGHTS

- 2 Acre Corner Lot For Sale
- $2.75 PSF
- Zoned I-2
- Quick and Easy Access to I-49 and Highway 3132



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BETHKING
REAL ESTATE, LLC

Customer Information Form

What Customers Need to Know When Working With Real Estate Brokers or Licensees

This document describes the various types of agency relationships that can exist in real estate transactions.

AGENCY means a relationship in which a real estate broker or licensee represents a client by the client's consent, whether expressed or implied, in an immovable property transaction. An agency relationship is formed when a real estate licensee works for you in your best interest and represents you. Agency relationships can be formed with buyers/sellers and lessors/lessees.

DESIGNATED AGENCY means the agency relationship that shall be presumed to exist when a licensee engaged in any real estate transaction, except as otherwise provided in LA R.S. 9:3891, is working with a client, unless there is a written agreement providing for a different relationship.

- The law presumes that the real estate licensee you work with is your designated agent, unless you have a written agreement otherwise.
- No other licensees in the office work for you, unless disclosed and approved by you.
- You should confine your discussions of buying/selling to your designated agent or agents only.

DUAL AGENCY means an agency relationship in which a licensee is working with both buyer and seller or both landlord and tenant in the same transaction. Such a relationship shall not constitute dual agency if the licensee is the seller of property that he/she owns or if the property is owned by a real estate business of which the licensee is the sole proprietor and agent. A dual agency relationship shall not be construed to exist in a circumstance in which the licensee is working with both landlord and tenant as to a lease that does not exceed a term of three years and the licensee is the landlord. Dual agency is allowed only when informed consent is presumed to have been given by any client who signed the dual agency disclosure form prescribed by the Louisiana Real Estate Commission. Specific duties owed to both buyer/seller and lessor/lessee are:

- To treat all clients honestly.
- To provide factual information about the property.
- To disclose all latent material defects in the property that are known to them.
- To help the buyer compare financing options.
- To provide information about comparable properties that have sold, so that both clients may make educated buying/selling decisions.
- To disclose financial qualifications to the buyer/lessee to the seller/lessor.
- To explain real estate terms.
- To help buyers/lessees arrange for property inspections
- To explain closing costs and procedures.

CONFIDENTIAL INFORMATION means information obtained by a licensee from a client during the term of a brokerage agreement that was made confidential by the written request or written instruction of the client or is information the disclosure of which could materially harm the position of the client, unless at any time any of the following occur:

- The client permits the disclosure by word or conduct.
- The disclosure is required by law or would reveal serious defect.
- The information became public from a source other than the licensee.

By signing below you acknowledge that you have read and understand this form and that you are authorized to sign this form in the capacity in which you have signed.

Buyer/Lessee:		Seller/Lessor:	
By:	_____	By:	_____
Title:	_____	Title:	_____
Date:	_____	Date:	_____
Licensee:	_____	Licensee:	_____
Date:	_____	Date:	_____