

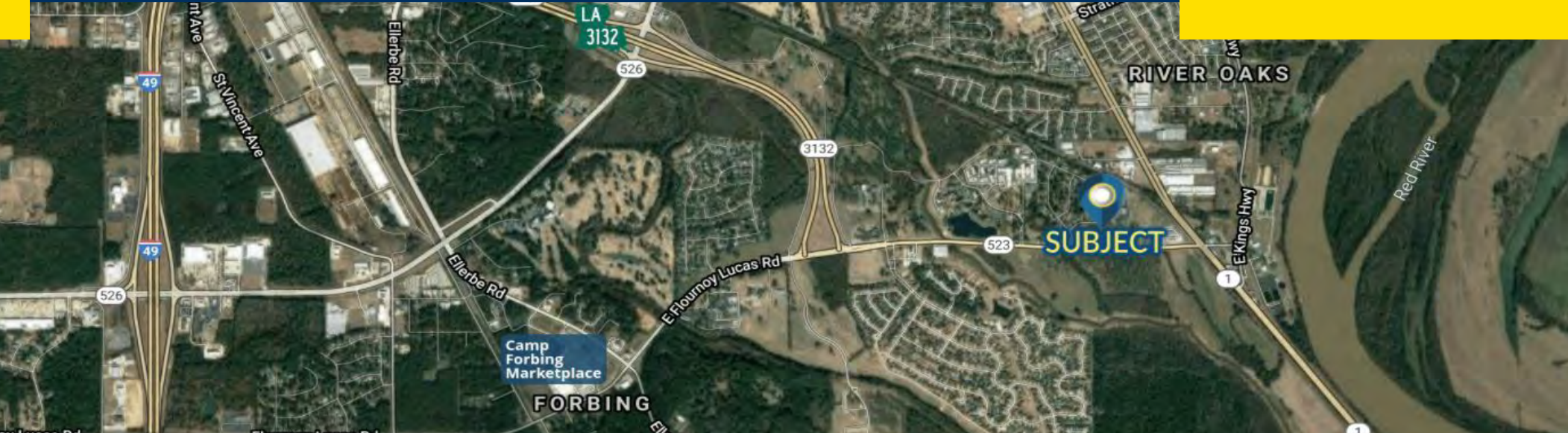


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PROPERTY DETAILS

Land Area	4.227 Ac (184,128 SF)
Price/SF	\$3.50 / SF
Zoning	AV
Lot Frontage	150 ft.
Lot Depth	1,290 ft.
Land Splits Available	Yes
Sale Price	\$645,000

PROPERTY OVERVIEW

The subject is 4.227 acres of land and is a perfect opportunity for commercial development. This parcel can be sub-divided with the possibility of a commercial/retail development in the front of the property, and a residential development in the rear of the property. On the west side of the property a city street dead ends into the parcel. This street could be extended and that would gain access to the rear portion of the property.

Located just west of the E Flournoy Lucas Rd and Youree Drive intersection, the subject property is ideally located in the high-growth upscale area of South Shreveport. It sits less than two miles from Forbing Marketplace (Ellerbe Rd/Flournoy Lucas). The property is centrally located 0.84 miles from LA Innerloop 3132, less than six miles from Interstate 49, and is only a five-minute drive from the Youree Drive/E Bert Kouns Industrial Loop (Hwy 526) intersection.