

## FOR SALE

### PROPERTY SUMMARY

The property located at the signalized intersection of W. Bert Kouns Industrial Loop and W. 70th Street has redevelopment potential. Located adjacent to QuikTrip and access to Interstate 20, the site provides an opportunity for a QSR, retail, or office use. With I-20 traffic exceeding 56,000 ADT, the market area continues to expand with industrial and manufacturing growth.

### PROPERTY INFO

- Sales Price: \$500,000
- Closed C-store: 1,300 SF, 8 fuel pumps
- Lot Size: 0.64727
- Zoning: C-3 commercial

### NEARBY RETAILERS & BUSINESSES

• QuikTrip	• Gen Pumps & Systems
• Kenworth of LA trucking	• FedEx Freight Hub
• Prolec GE Manufacturing	• Wendy's
• Shreveport Business Park (SLB manufacturing)	• Lucky Jack's Casino & Petro Center
• Cameron Business Manufacturing	• United Engines

### TRAFFIC COUNTS (ADT 2024)

- I-20: 56,371
- W. Bert Kouns Ind. Loop & W. 70th Street Combined: 21,340

### 2024 DEMOGRAPHICS

	3 MI
Population	13,184
Avg. HH Income	\$72,692



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## REDEVELOPMENT POTENTIAL

C-STORE ADJACENT TO QUIKTRIP

6969 W. Bert Kouns Industrial Loop, Shreveport, LA



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