

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





# stirling

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## REDEVELOPMENT POTENTIAL

### C-STORE ADJACENT TO QUIKTRIP

6969 W. Bert Kouns Industrial Loop, Shreveport, LA

