



LAND FOR SALE & LEASE

3.86 Acres

Mansfield Road
Keithville, LA 71047

Presented By:

Justin Long

Commercial Sales & Leasing

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PROPERTY DESCRIPTION

3.86 Ac. Rocked yard with fenced perimeter. Located only 2.5 miles from the DeSoto parish line and centrally located outside of the city limits, only 2.5 miles from Desoto Parish and close to all LNG plays. Currently purposed for a trucking company, this stabilized 3.86-acre tract has existing 50x60 slab was recently poured to accommodate the 3,000 SF metal frame building. Bldg has not been constructed, but the owner will consider including the prefab shop with the purchase.

PROPERTY HIGHLIGHTS

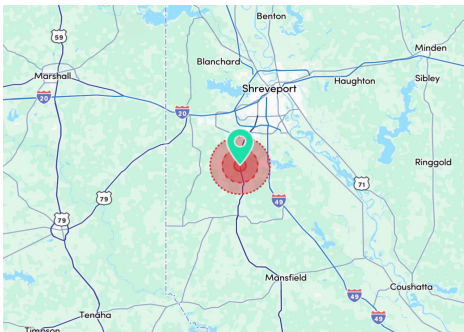
- \$3.88 Per SF annual
- \$3,500 Monthly
- Located on southbound Hwy 171
- Fenced Perimeter
- Rocked Yard
- 50X60 concrete pad

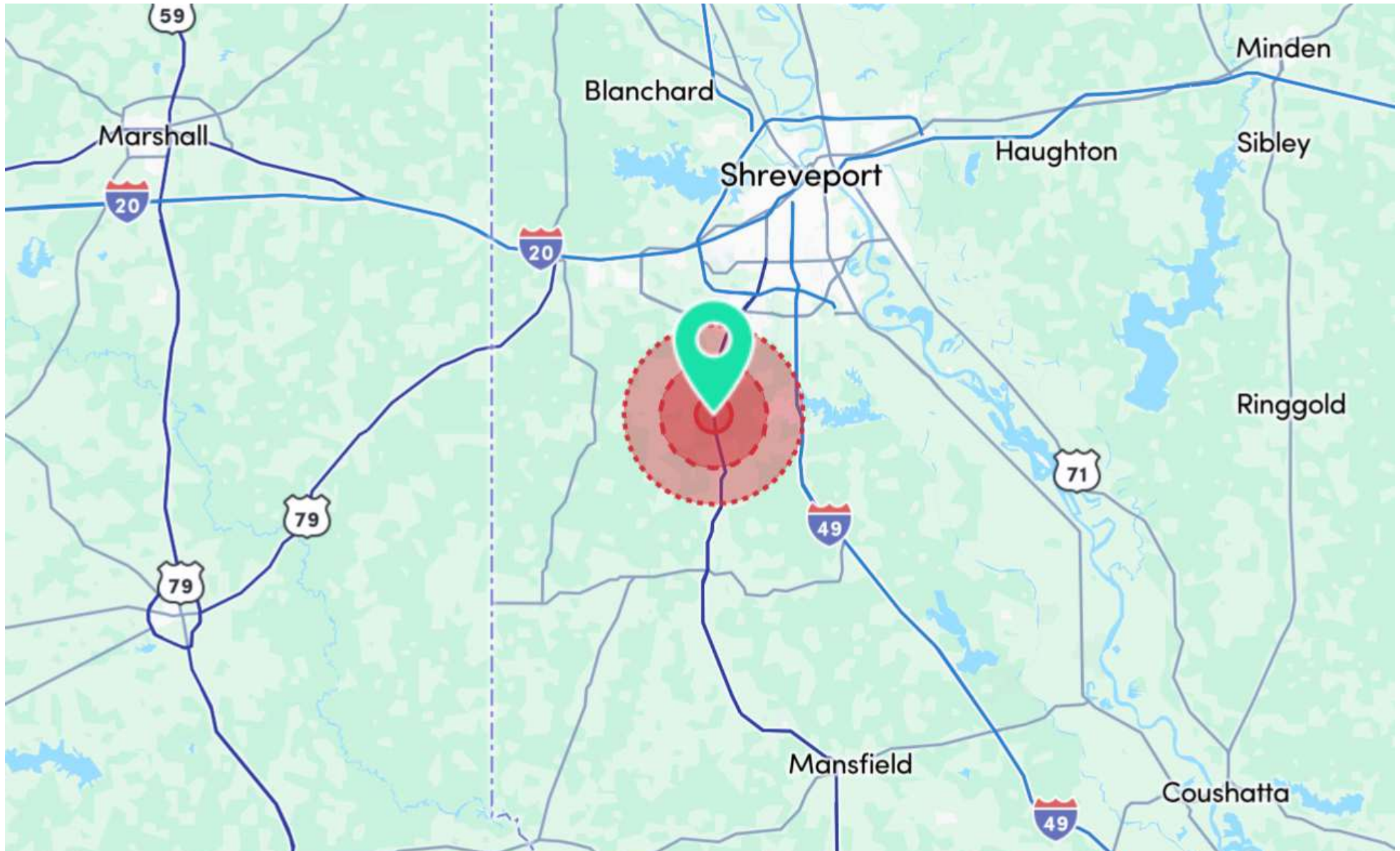
OFFERING SUMMARY

Sale Price:	\$300,000
Lease Rate:	\$3.88 SF/yr (NNN)
Available SF:	3.75 Acres
Lot Size:	3.86 Acres

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	6	29	110
Total Population	13	69	267
Average HH Income	\$69,421	\$67,492	\$68,609

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For More Information:

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