SEALY & COMPANY

Millicent at Line Ave
Shreveport, LA 71106

Land
For Sale



Motor Finance Properties - SE Corner of Line/Millicent Tract
$200,000

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Sealy Real Estate Services
333 Texas Street, Suite 1050
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SE TRACT

0.5 AC **Gross Land Area**	Opportunity Zone **Yes**
$200,000 **Sale Price**	C-2 **Zoning**

SE CORNER OF LINE/MILLICENT TRACT: $9.13 PSF

Situated in a high growth developing area, the tract includes a land area of 0.503 acres (21,914 SF) and offers excellent access and visibility. The surrounding areas include specialization in medical office, general office, and some retail. Access to the site is on Millicent Way with head in parking. The property is situated at the southeast corner of Line Ave. and Millicent Way, and backs up to Spring Lake Subdivision, a mature upscale residential development.

Seller's Purchase Agreement is required to be used for all purchases. Seller has final approval rights for site plan and architectural design. Tracts must share curb cuts and access per DOTD and City of Shreveport requirements. Purchasers must participate in Mutual Reciprocal Servitude of Passage and Access and Restrictive Covenants agreement with seller and adjacent owners. Purchasers also share in the cost of common curb cuts.

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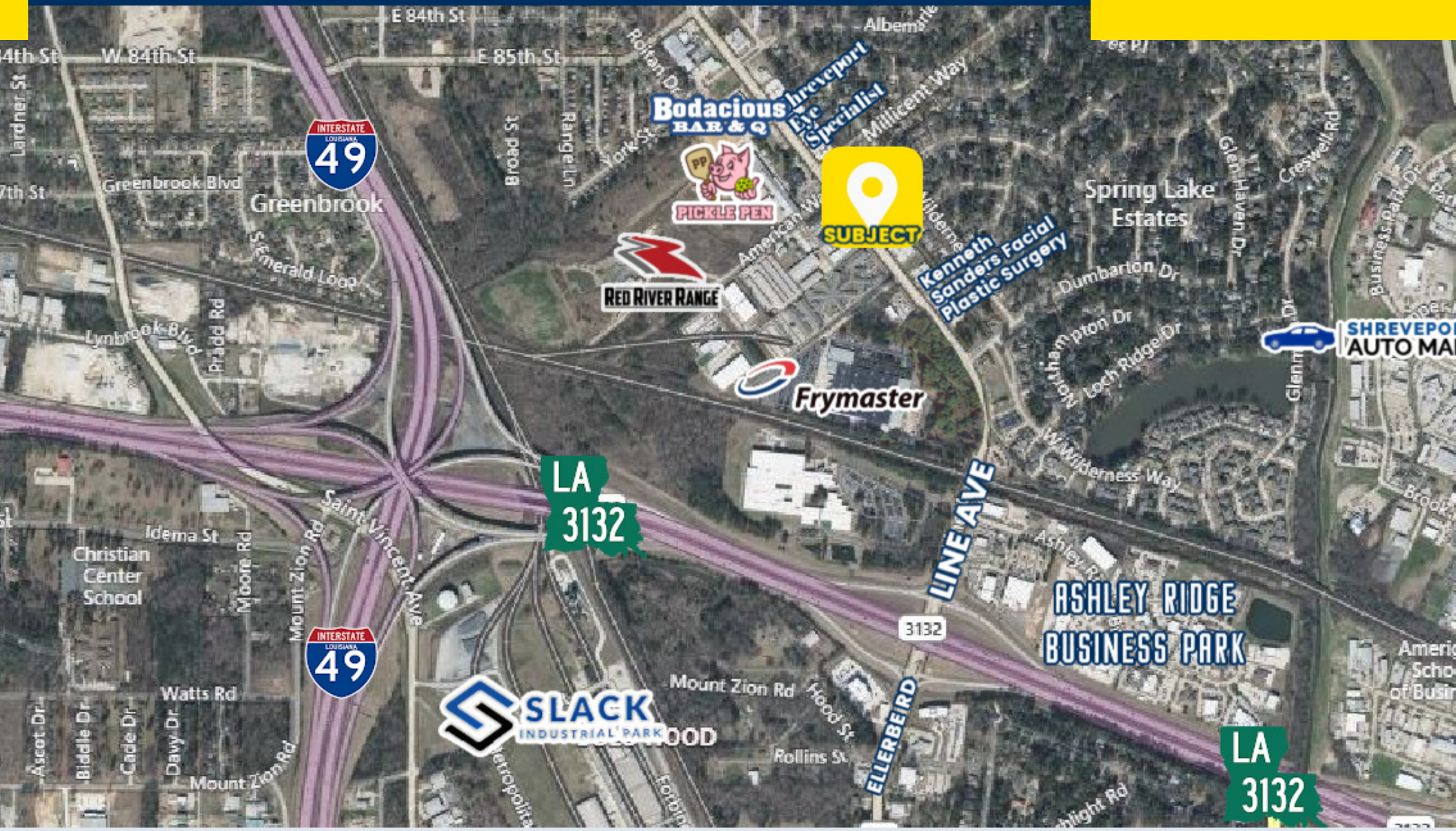
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