

## LAND FOR SALE

### PARCEL SIZE

- 0.4029 Acres

### SALE PRICE

- \$350,000

### PROPERTY SUMMARY

Located at the traffic signal SE corner of N. Market Street and Ravendale Drive in Shreveport, LA. This outparcel, in front of a Brookshire's Grocery-anchored shopping center, has great visibility from N. Market Street's high traffic corridor, as well as having three points of ingress/egress: two curb cuts on N. Market Street and one curb cut on Ravendale Drive.

In close proximity to Amazon's \$200 million robotics fulfillment center as well as Interstate 220 which connects Shreveport to Bossier City.

### NEARBY LANDMARKS

- Retailers: Amazon Fullfillment Center, Brookshire Grocery, Walgreens, Valvoline, Aaron's, Cricket Wireless, Metro by T-Mobile, and Republic Finance.
- Restaurants: Waffle House, Pizza Hut, What-A-Burger, and Checkers
- Major Roadways: I-220 and I-49

### TRAFFIC COUNT (ADT 2024)

North Market Street: 25,940

### 2024 DEMOGRAPHICS

Population	3 MI 12,719
Avg. HH Income	\$86,920





# stirling

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## BROOKSHIRE'S GROCERY OUTPARCEL

3000 N. Market St., Shreveport, LA 71107

