



3949 W. 70th Street at Jewella Avenue  
Shreveport, LA 71108

Land  
For Lease  
CAN BE SUBDIVIDED



3949 W. 70th Street at  
Jewella Avenue (SW Corner)

**2.0 - 32.35 +/- Acres**

**Roland Ricou**  
Direct 318.698.1109  
Mobile 318.773.3357  
RolandR@Sealynet.com

**Melissa Riddick, SIOR**  
Direct 318.698.1110  
Mobile 318.218.4987  
MelissaR@Sealynet.com

**Brandon Creel**  
Direct 318.698.3120  
Mobile 318.402.5054  
BrandonC@sealynet.com

**Sealy Real Estate Services**  
333 Texas Street, Suite 1050  
Shreveport, LA 71101  
318.222.8700  
www.sealynet.com



### Property Details

Land Area	2.00 - 32.35 Acres
Monthly Lease Rate	\$1,000 - 1,500
Lease Rate Annual	\$0.28 - \$0.41/ SF
Lease Type	Gross
Zoning	I-2
Land Splits Available	Yes
Adjacent Parcels	Yes
Lot Depth and Frontage	(D) 1,042' / (F) 1,053 '

### Property Overview

Vacant gravel rocked yard land lots available for lease. Great potential use for truck parking and/or equipment and miscellaneous industrial storage. Excellent location with easy access to major thoroughfares. It can be subdivided and there are adjacent lots available.

The property is logistically situated within an ideal location. It's located just off the west side of Jewella Avenue and sits less than two miles from both I-20 and LA 3132 Innerloop. I-49 is located less than 3 miles east. It sits within an opportunity zone.

