



CORPORATE REALTY

201 St. Charles Ave., Suite 4411, New Orleans, LA 70170
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VACANT LAND | FOR SALE

Mansfield Road Retail Pad Site

NEQ Mansfield Road at Williamson Way

SHREVEPORT, LA 71118

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DEVELOPMENT OPPORTUNITY

NEQ Mansfield Road at Williamson Way, Shreveport, LA 71118

DESCRIPTION

A 38,965-sf parcel adjacent to the new McAlister's Deli along Mansfield Road is now available for sale. It is located directly across from the Walmart Supercenter in a rapidly developing area of Shreveport that now includes an ALDI, Take 5 Oil Change, Pizza Hut, Zaxby's, Dairy Queen, Aneca Credit Union, and more. Zoned C-2 Commercial, the property permits a variety of commercial uses.

OVERVIEW

SIZE	38,965 sf
SALE PRICE	\$700,000
ZONING	C-2

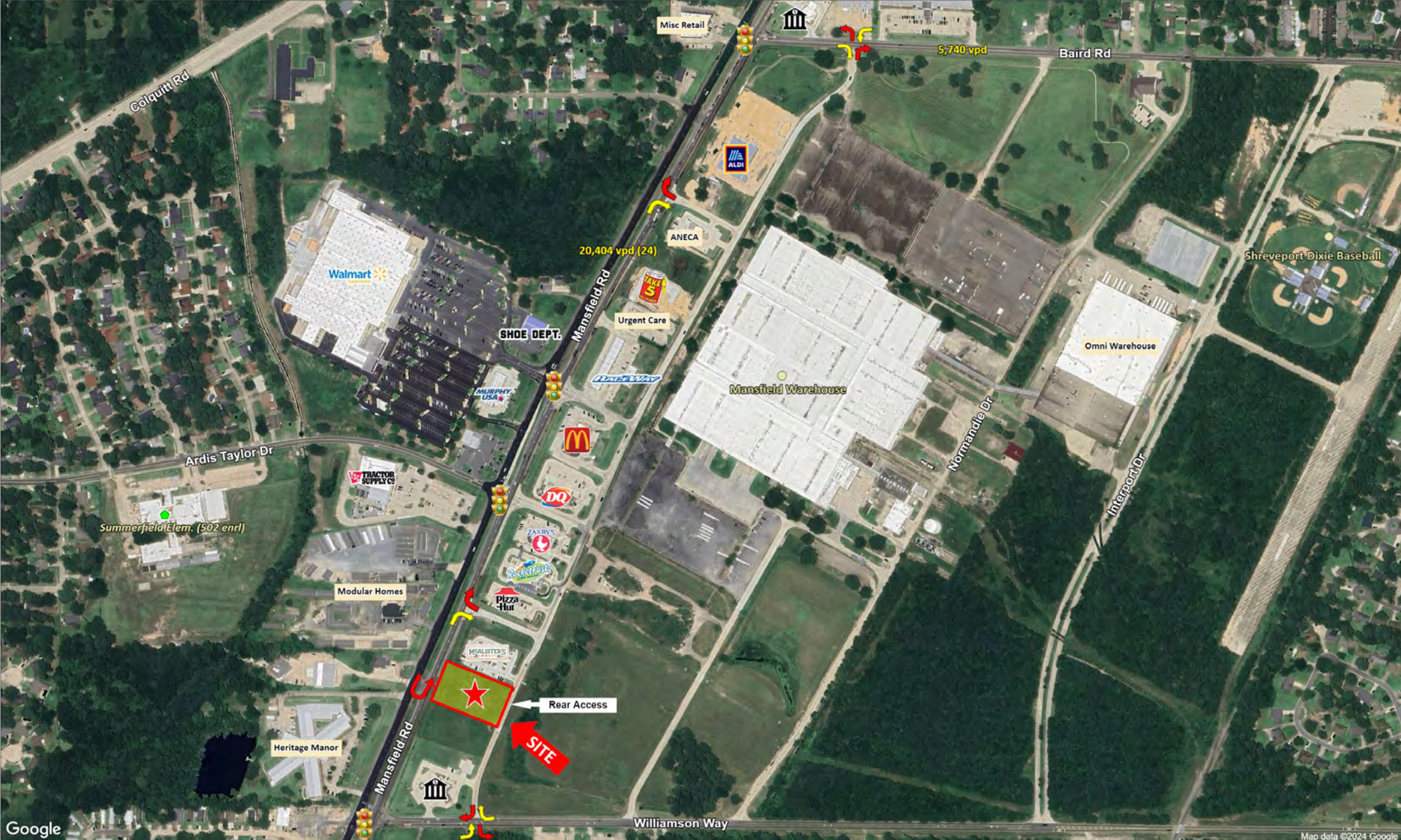


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NEQ MANSFIELD ROAD AT WILLIAMSON WAY



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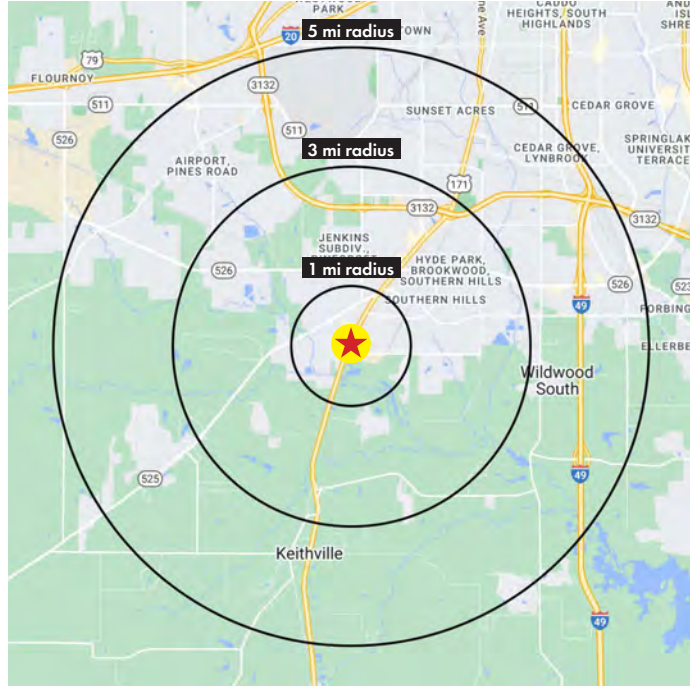
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DEMOGRAPHICS AND ZONING



ZONING

C-2 Corridor Commercial Zoning District

The C-2 Corridor Commercial Zoning District is intended to accommodate the commercial corridors of Caddo Parish. The C-2 District addresses primarily auto-oriented retail, both individual businesses and retail centers, with the intent of improving the pedestrian environment along the corridor. Mixed-use development is encouraged with residential dwelling units allowed above the ground floor.

DEMOGRAPHICS (EST. 2024)

<i>radius</i>	<u>1 mile</u>	<u>3 mile</u>	<u>5 mile</u>
Population:	2,810	27,872	58,489
No. Households:	1,150	11,484	23,796
Median HH Income:	\$67,226	\$56,914	\$52,150
Daytime Population:	1,817	8,495	18,856

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