



Interstate 20 @ Exit 38

Truckstop Site I-20 @ Exit 38
Minden, Louisiana 71055

Property Highlights

- Expansive rural acreage
- Ideal for industrial and logistical operations
- Strategic location for distribution and transportation
- Ample space for future development
- Serene and tranquil setting
- Proximity to key transportation routes
- Prime investment opportunity in rural Louisiana

Property Overview

Offering Summary

Sale Price:	\$3.44 / SF
Available SF:	
Lot Size:	100 Acres

Demographics	5 Miles	10 Miles	15 Miles
Total Households	6,664	9,491	14,380
Total Population	15,699	22,373	34,563
Average HH Income	\$52,624	\$55,835	\$58,409

For More Information

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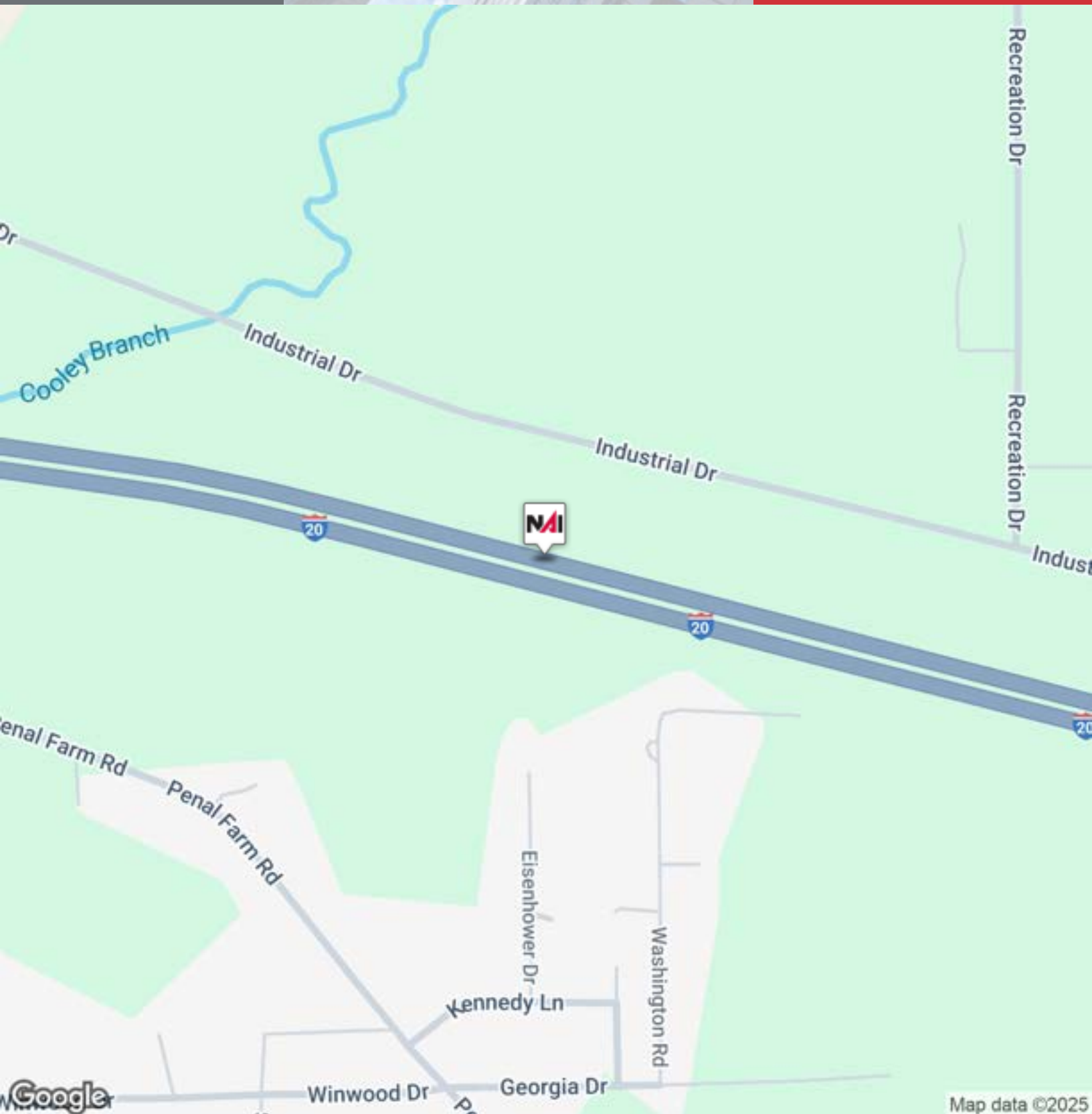
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I-20 @ Goodwill Road

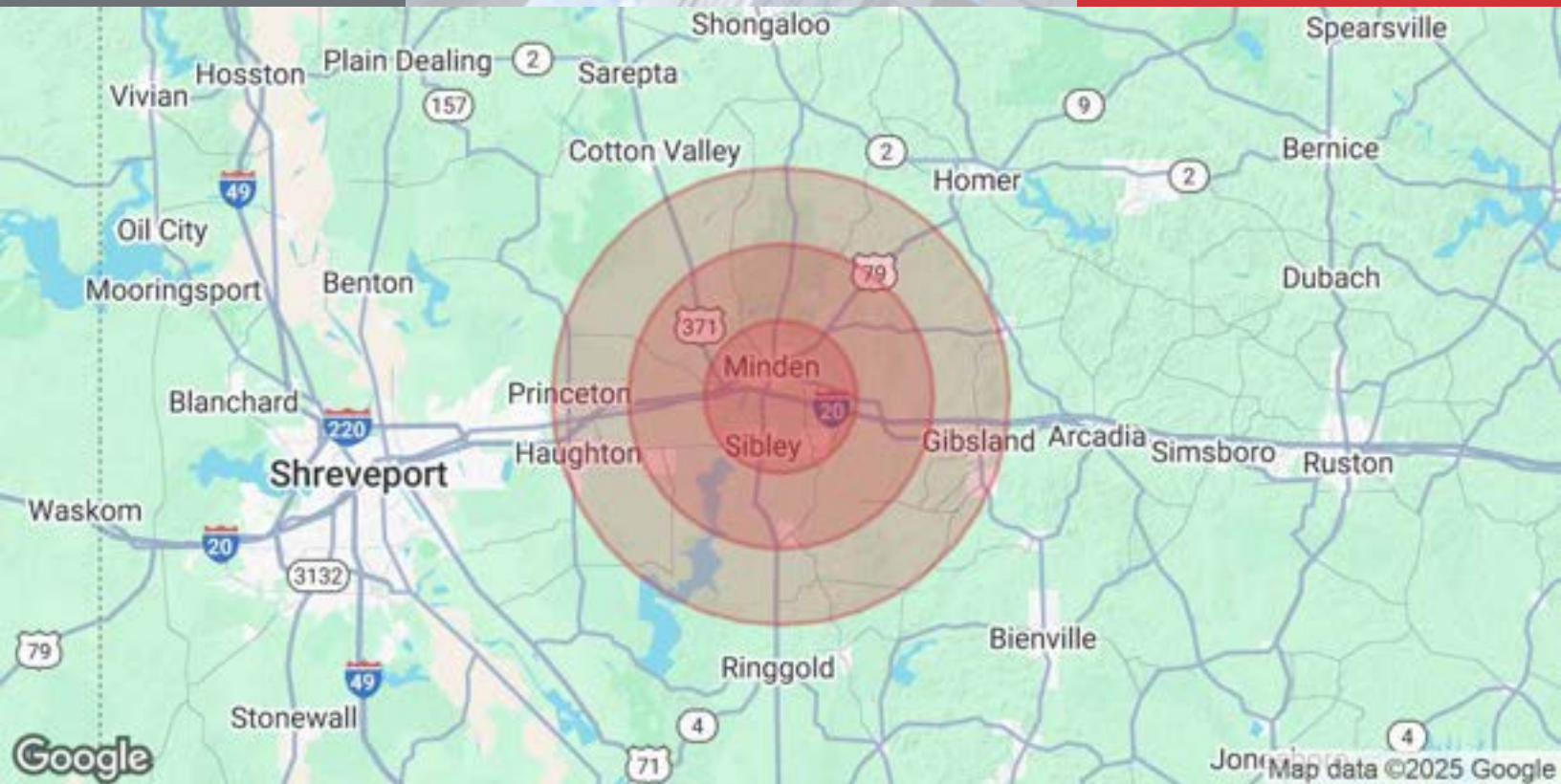




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Truckstop Site I-20 @ Exit 38, Minden, LA 71055

Information subject to verification and no liability for errors and omission assumed. Price subject to change. Licensed in Louisiana.



Population

5 Miles

10 Miles

15 Miles

Total Population	15,699	22,373	34,563
Average Age	42	42	42
Average Age (Male)	40	41	40
Average Age (Female)	44	44	43

Households & Income

5 Miles

10 Miles

15 Miles

Total Households	6,664	9,491	14,380
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$52,624	\$55,835	\$58,409
Average House Value	\$148,222	\$155,646	\$156,360

Demographics data derived from AlphaMap



Property Description

Positioned in the rural landscape of Minden, LA, and across Hwy. 80 from Camp Minden Louisiana National Guard Base, this premier property on Goodwill Road offers a coveted opportunity for land and industrial investors. Embrace the vast potential of this tranquil setting, where expansive space meets strategic placement. Ideal for cultivating industrial and logistical operations, this location provides a backdrop for growth and development. With ample room for expansion and seamless access to key transportation routes, this property stands as a premier investment in the heart of rural Louisiana.

Location Description

100 acre site with 2,800 feet of I-20 frontage, frontage on Goodwill Road and US Hwy 80.

Discover the potential of the Goodwill Road @ I-20 location in Minden, LA, where rural security meets strategic connectivity. This area offers a unique blend of tranquility and convenience, with easy access to Interstates 20 and 49, positioning it as a prime hub for distribution and logistics. Embrace the close-knit community and enjoy proximity to outdoor recreational opportunities, including Lake Bistineau State Park and the scenic beauty of the Kisatchie National Forest. Nearby amenities such as restaurants, hotels, and services ensure that the area provides essential support for businesses seeking to thrive in a rural setting.