



Goodwill Road @ I-20

Vacant Land, Goodwill Road At Hwy 80
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

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.

Offering Summary

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

Demographics	5 Miles	10 Miles	15 Miles
Total Households	1,917	11,768	35,103
Total Population	4,812	29,959	88,731
Average HH Income	\$67,283	\$67,109	\$80,901

For More Information

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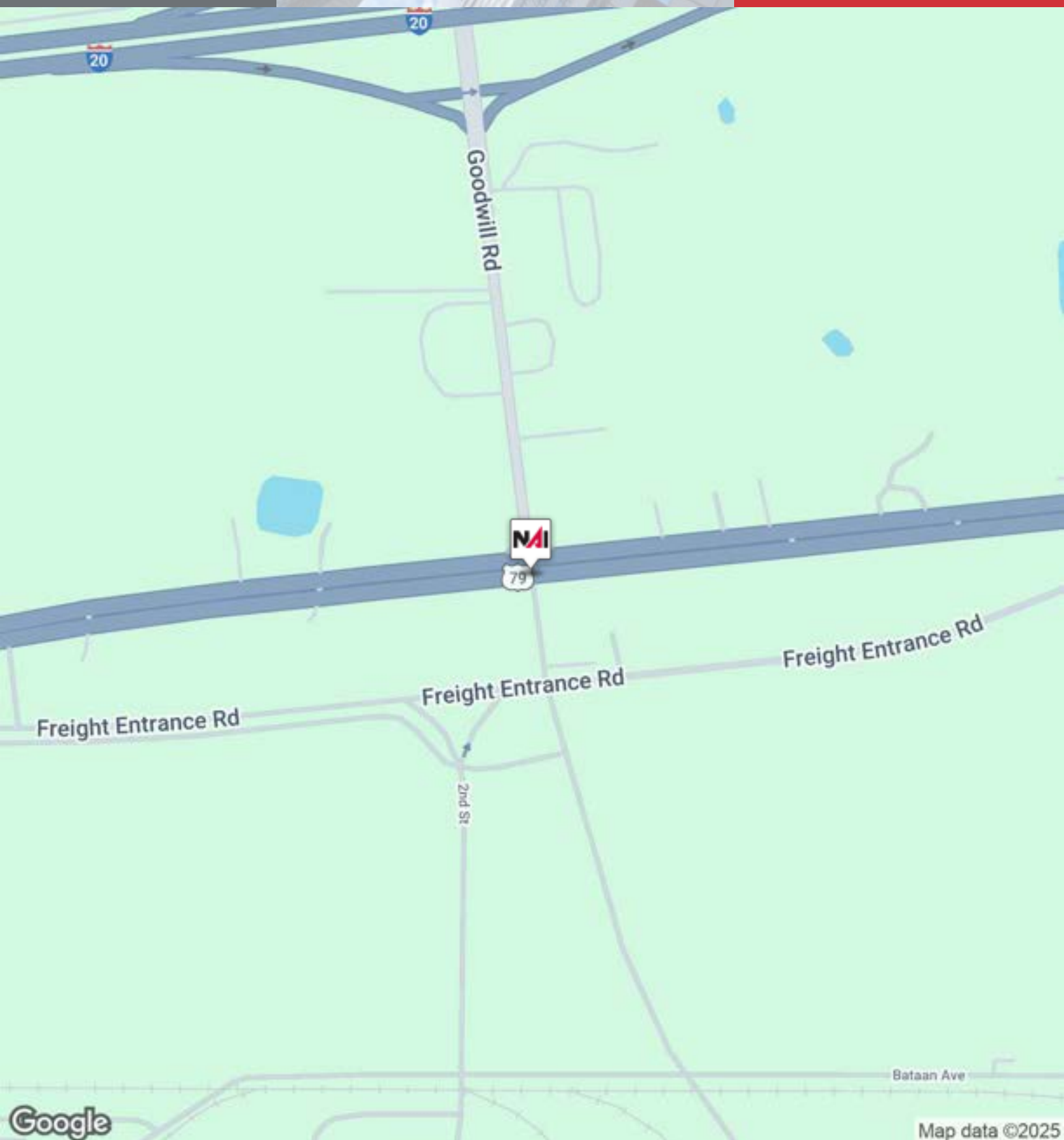
Jeff Wyatt

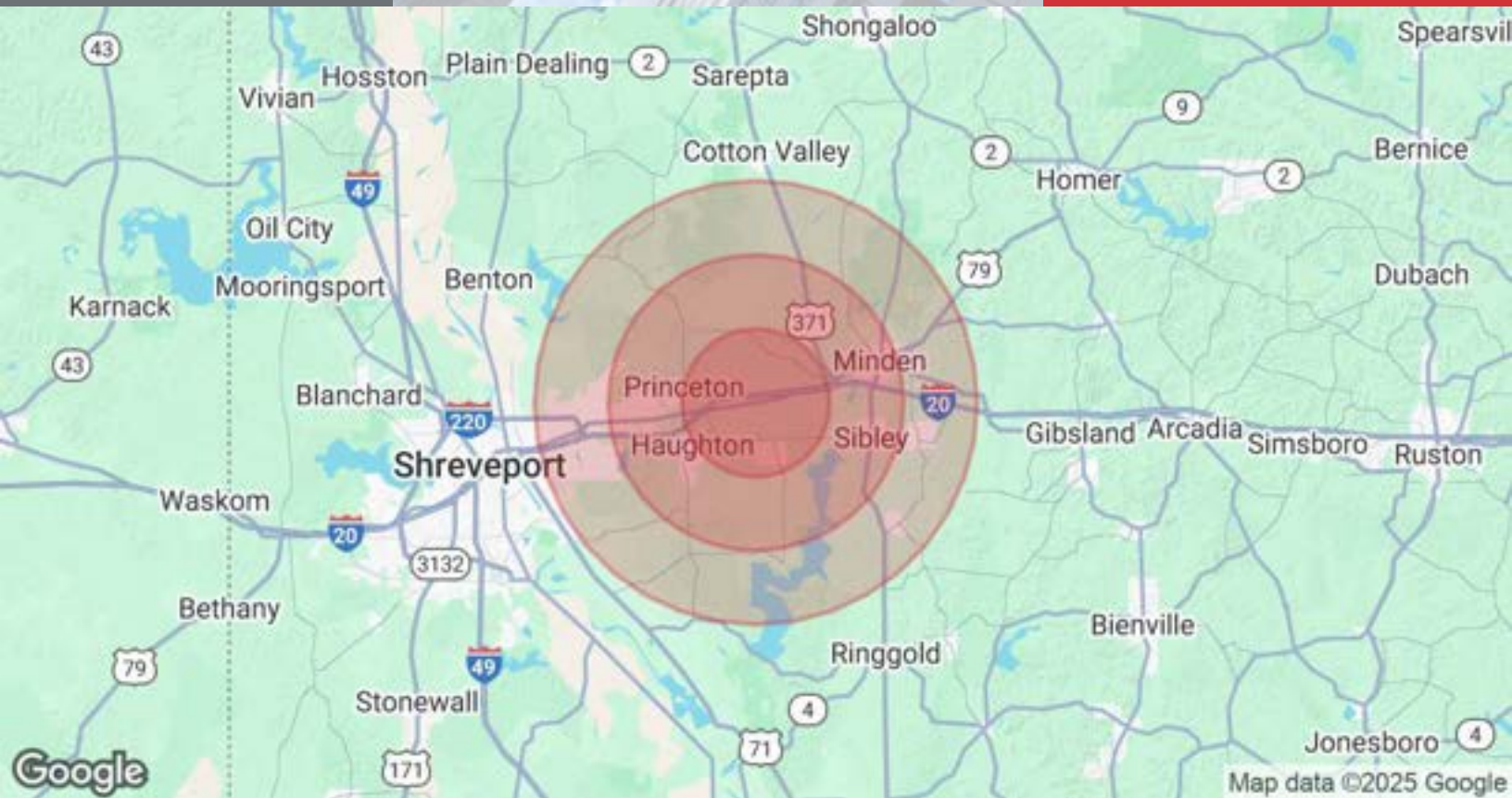
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I-20 @ Goodwill Road







Population	5 Miles	10 Miles	15 Miles
Total Population	4,812	29,959	88,731
Average Age	40	40	40
Average Age (Male)	39	39	39
Average Age (Female)	41	41	41

Households & Income	5 Miles	10 Miles	15 Miles
Total Households	1,917	11,768	35,103
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$67,283	\$67,109	\$80,901
Average House Value	\$161,329	\$185,579	\$215,599

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

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.