

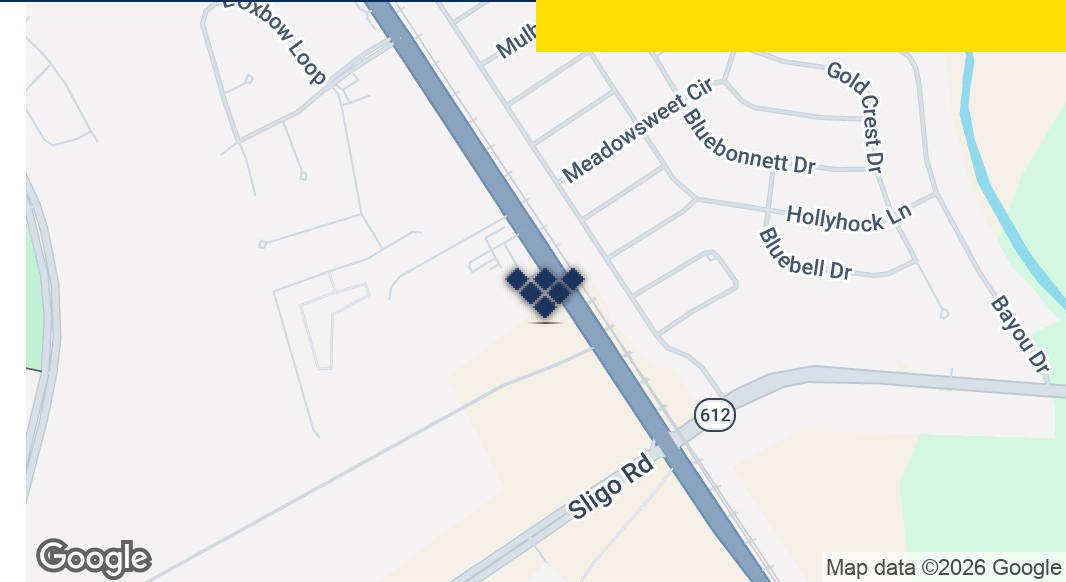


### Offering Summary

Sale Price:	\$550,000
Lot Size:	3 Acres
Price / Acre:	\$183,333

### Location Overview

Positioned along Barksdale Blvd in South Bossier's primary commercial corridor, the site offers strong frontage and visibility. Convenient access to Arthur Ray Teague Pkwy ( $\pm 0.5$  miles) and LA-3 ( $\pm 1.5$  miles), with connectivity to I-20 ( $\pm 6$  miles) and the broader Shreveport-Bossier market.



This flat, well-draining site offers efficient development potential. While minimal visible from the main road, the property is priced accordingly, presenting a strong value opportunity.

Ideal uses include low-traffic retail, medical office, or a private office complex seeking a quiet, accessible setting with proximity to established healthcare and commercial activity.

- 3-acre site off Barksdale Blvd
- Strong value opportunity
- Flexible commercial use potential
- Easy access to major routes
- Near Shreveport–Bossier market