



Shelly Wagner
& Associates

JPAR
— REAL ESTATE —

OFFICE INFO.

750 SOUTHFIELD RD. STE.
A, SHREVEPORT, LA 71106
318-200-0001



7.67 ACRES

2.74 ACRES

1.344 ACRES

12.8 Acres Total
C-3 ZONING
\$7,500,000

FOR SALE

9824 MANSFIELD RD.
SHREVEPORT, LA 71118

CONTACT INFO.



LISTING AGENT:
SHELLY WAGNER:
318-518-6983



LISTING AGENT:
ASHLEY DEAN:
318-564-9312



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NEARBY BUSINESSES & AMENITIES

9824 MANSFIELD RD. • SHREVEPORT, LA 71118



GREAT LOCATION

CONVENIENT ACCESS TO SHOPPING, DINING, SERVICES & LOCAL ATTRACTIONS

- | | | |
|--|----------------------------|---------------------------------------|
| 1 9824 Mansfield Rd | 7 Break-N-Run | 13 Willis Knighton South |
| 2 Hoops On Wheels LLC | 8 Firehouse Subs Mansfield | 14 Shreveport Bossier Family Medicine |
| 3 Tractor Supply Co. | 9 Johnny's Pizza House | 15 Walmart Neighborhood Market |
| 4 Zaxbys Chicken Fingers & Buffalo Wings | 10 Crawdaddy's Kitchen | 16 Walmart Supercenter |
| 5 Shreveport Dixie Baseball | 11 Brookshire's | |
| 6 Southern Classic Chicken | 12 Family Dollar | |

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LOCATION



AUTOMOTIVE



SHOPPING



RESTAURANTS



RECREATION



HEALTHCARE



GROCERY / RETAIL



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- Prime Mansfield Road frontage with excellent visibility
- Convenient access to W. Bert Kouns Industrial Loop
- Near ALDI, Brookshire's, restaurants, retail & everyday services
- Surrounded by established residential neighborhoods
- Strong mix of commercial and residential activity
- Convenient access to I-49
- Minutes from Shreveport Regional Airport
- High-traffic location with excellent signage and exposure potential
- Well-positioned for a variety of commercial uses