SEALY & COMPANY

434- 476 N. Elm St.
Haughton, LA 71037

Retail/Commercial
Land Tracts

For Sale



Prime Retail/Commercial Land Tracts Available

West of LA Hwy 157 / South of LA Hwy 3227 Near I-20/Haughton-Fillmore Exit

Melissa Riddick, SIOR
Direct 318.698.1110
Mobile 318.218.4987
MelissaR@Sealynet.com

Roland Ricou
Direct 318.698.1109
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Sealy Real Estate Services
333 Texas Street, Suite 1050
Shreveport, LA 71101

318.222.8700
www.sealynet.com

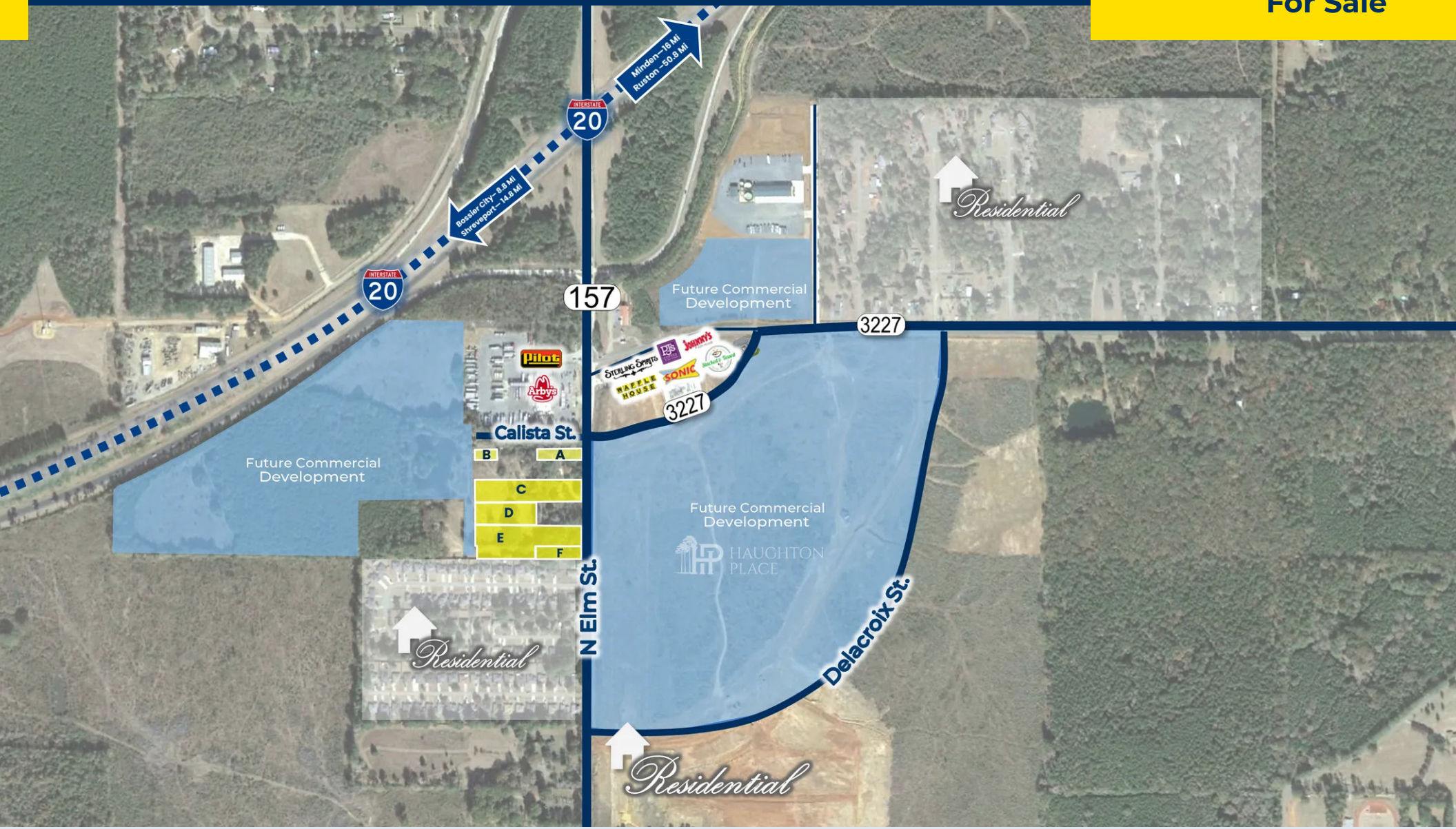
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 # Of Lots 6 | Total Lot Size 0.303 - 2.59 Acres | Total Lot Price $9.5 - $30.0 / SF | Best Use Land- Development

Lot #	Address	Size	Price	Description
A - 468 N Elm St.	468 N Elm St.	0.494 Acres	$30.00 / SF	55'+/- fronting Hwy. 157 and 265' +/- fronting Calista Street.
B - 476 N Elm St.	476 N Elm St.	0.303 Acres	$25.00 / SF	165' +/- fronting Calista Street
C - 456 N Elm St.	456 N Elm St.	1.94 Acres	$11.24 / SF	125'+/- fronting Hwy. 157 x 675'+/- depth
D - 454 N Elm St.	454 N Elm St.	1.37 Acres	$9.50 / SF	Access from Future New Development to West, 144'+/- width x 405'+/- depth
E - 444 N Elm St.	444 N Elm St.	2.59 Acres	$9.50 / SF	125' +/- fronting Hwy. 157 x 675'+/- depth plus adjacent tract
F - 434 N Elm St.	434 N Elm St.	0.49 Acres	$16.40 / SF	75'+/- fronting Hwy. 157

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Location Description

Haughton is one of the fastest-growing communities in Northwest Louisiana, offering a business-friendly environment, strong demographics and continued residential and commercial development. The town combines small-town charm with the convenience of being just minutes from Shreveport, Bossier City, and Minden via Interstate 20.

With a rapidly growing population, new housing developments, and recent national retailers and restaurants in the area, Haughton continues to attract businesses and residents alike. The city actively supports economic development and provides a strategic location for retail, service, and commercial uses.

LA HWY 3227 Construction Progress From LA DOTD Project- Rerouting 3227
(Subject property directly across the street, right side in photo)



- Located just south of I-20 Exit 33 (Haughton/Fillmore) at the Hwy 157 and 3227 intersection
- Easy access to I-20 East and West (Shreveport, Bossier City, and Minden)
- One of the fastest-growing municipalities in Louisiana and the highest growth rate in Bossier Parish
- Over 100 new homes recently built with additional residential projects underway
- Surrounded by new developments including a Pilot Travel Center and several national fast-food restaurants
- Strong consumer traffic and a growing daytime population

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