

# 136.5± ACRES FOR SALE IN BENTON, LA

BENTON ROAD & BURT BOULEVARD, BENTON, LA 71006

- 136.5 ± acres For Sale in Benton, Louisiana
- May be subdivided to meet specific requirements
- Located in High Growth Area of Bossier Parish
- 2,700' ± Frontage on Highway 3 (Benton Road) with Additional Frontage on Burt Boulevard across from Bossier Parish Courthouse
- Excellent Development Opportunity for Commercial and Residential Use
- Adjacent to Benton Middle School / Benton High School
- Zoned R-A

## 2021 DEMOGRAPHICS

Radius	Population	Avg HH Income	# of Households
1 mile	1,295	\$72,046	508
3 mile	7,905	\$89,008	3,005
5 mile	15,700	\$94,891	6,017

Potential Roads	
20± acres fronting Burt Blvd.	\$3-5/sf
22± acres (2,700' X 350') frontage on Benton Rd./Hwy 3	\$7-9/sf
94.5± acres	\$1/sf
Entire 136.511 acres	\$9,500,000

For more information, contact:

**Michael Berlin, Associate Broker | 318-222-2244 | mberlin@vintagerealty.com**

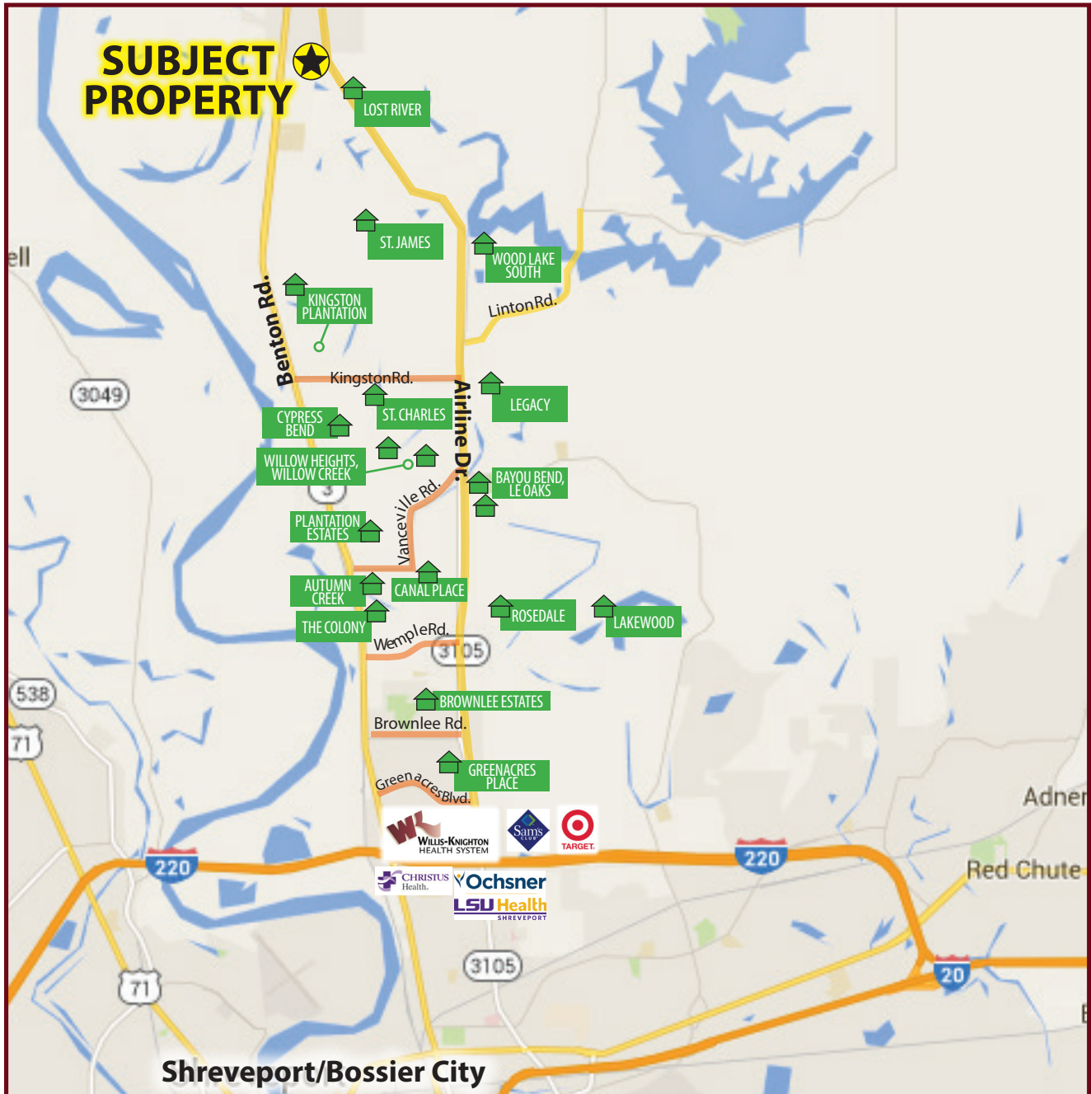
**Hilary Bransford | 318.222.2244 | hbransford@vintagerealty.com**

ALL INFORMATION CONTAINED HEREIN IS BELIEVED TO BE ACCURATE, BUT IS NOT WARRANTED AND NO LIABILITY OF ERRORS OR OMISSIONS IS ASSURED BY EITHER THE PROPERTY OWNER OR VINTAGE REALTY COMPANY OR ITS AGENTS AND EMPLOYEES. PRICES AS STATED HEREIN AND PRODUCT AVAILABILITY IS SUBJECT TO CHANGE AND/OR SALE OR LEASE WITHOUT PRIOR NOTICE, AND ALL SIZES AND DIMENSIONS ARE SUBJECT TO CORRECTION. REV 5/2022



136.5 +/- ACRES  
FOR SALE

BENTON RD. & BURT BLVD.  
BENTON, LA 71006



For more information, contact:

**Michael Berlin, Associate Broker | 318-222-2244 | [mberlin@vintagerealty.com](mailto:mberlin@vintagerealty.com)**

**Hilary Bransford | 318.222.2244 | [hbransford@vintagerealty.com](mailto:hbransford@vintagerealty.com)**

ALL INFORMATION CONTAINED HEREIN IS BELIEVED TO BE ACCURATE, BUT IS NOT WARRANTED AND NO LIABILITY OF ERRORS OR OMISSIONS IS ASSURED BY EITHER THE PROPERTY OWNER OR VINTAGE REALTY COMPANY OR ITS AGENTS AND EMPLOYEES. PRICES AS STATED HEREIN AND PRODUCT AVAILABILITY IS SUBJECT TO CHANGE AND/OR SALE OR LEASE WITHOUT PRIOR NOTICE, AND ALL SIZES AND DIMENSIONS ARE SUBJECT TO CORRECTION. 5/2022



136.5 +/- ACRES  
FOR SALE

BENTON RD. & BURT BLVD.  
BENTON, LA 71006



For more information, contact:

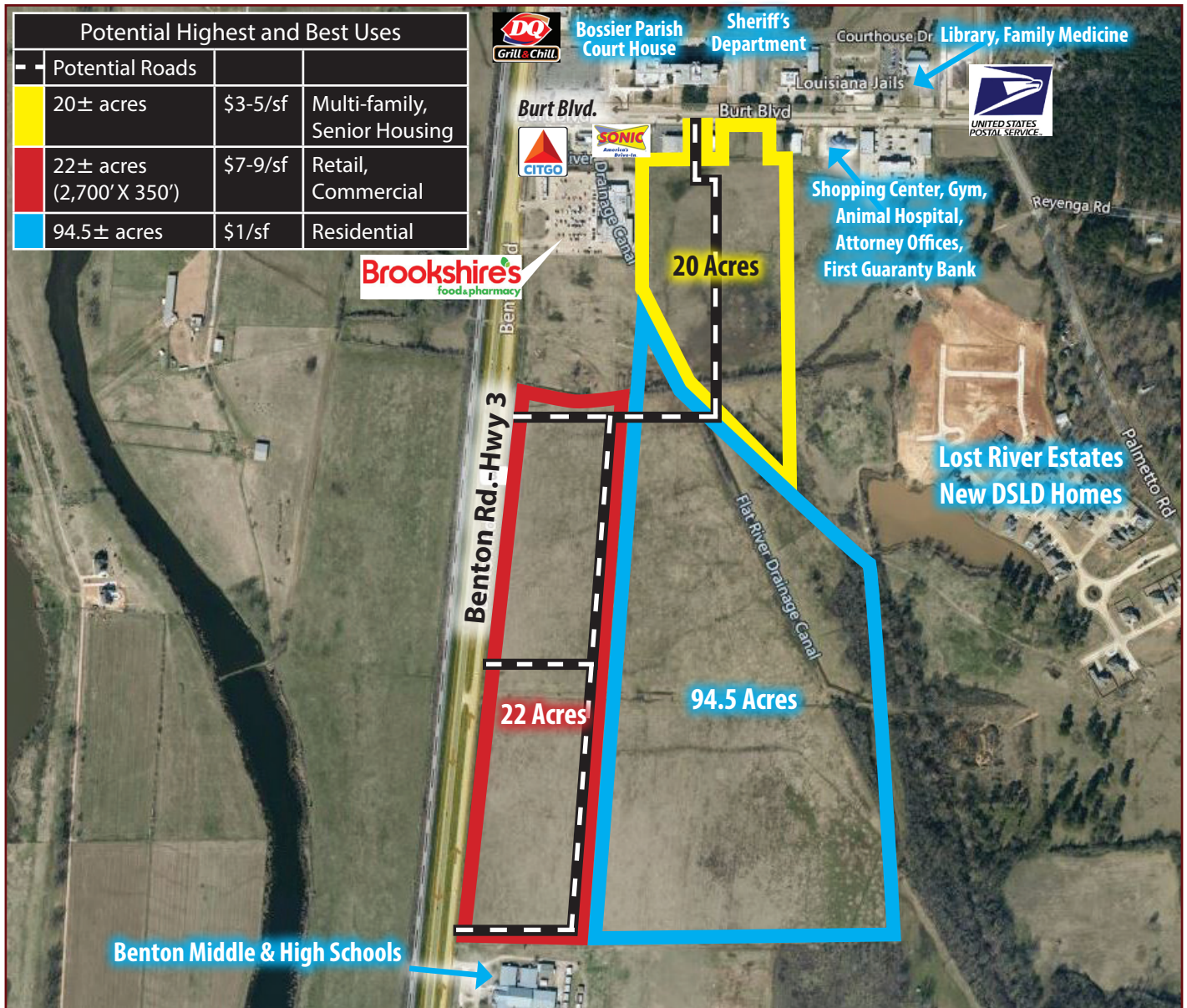
Michael Berlin, Associate Broker | 318-222-2244 | [mberlin@vintagerealty.com](mailto:mberlin@vintagerealty.com)

Hilary Bransford | 318.222.2244 | [hbransford@vintagerealty.com](mailto:hbransford@vintagerealty.com)

ALL INFORMATION CONTAINED HEREIN IS BELIEVED TO BE ACCURATE, BUT IS NOT WARRANTED AND NO LIABILITY OF ERRORS OR OMISSIONS IS ASSURED BY EITHER THE PROPERTY OWNER OR VINTAGE REALTY COMPANY OR ITS AGENTS AND EMPLOYEES. PRICES AS STATED HEREIN AND PRODUCT AVAILABILITY IS SUBJECT TO CHANGE AND/OR SALE OR LEASE WITHOUT PRIOR NOTICE, AND ALL SIZES AND DIMENSIONS ARE SUBJECT TO CORRECTION. 5/2022

# 136.5 +/- ACRES FOR SALE

BENTON RD. & BURT BLVD.  
BENTON, LA 71006



For more information, contact:

Michael Berlin, Associate Broker | 318-222-2244 | [mberlin@vintagerealty.com](mailto:mberlin@vintagerealty.com)

Hilary Bransford | 318.222.2244 | [hbransford@vintagerealty.com](mailto:hbransford@vintagerealty.com)

ALL INFORMATION CONTAINED HEREIN IS BELIEVED TO BE ACCURATE, BUT IS NOT WARRANTED AND NO LIABILITY OF ERRORS OR OMISSIONS IS ASSURED BY EITHER THE PROPERTY OWNER OR VINTAGE REALTY COMPANY OR ITS AGENTS AND EMPLOYEES. PRICES AS STATED HEREIN AND PRODUCT AVAILABILITY IS SUBJECT TO CHANGE AND/OR SALE OR LEASE WITHOUT PRIOR NOTICE, AND ALL SIZES AND DIMENSIONS ARE SUBJECT TO CORRECTION. 5/2022