



Offering Summary

Sale Price:	\$8,000 / acre
Lot Size:	37.8 Acres

Location Overview

Positioned just south of another 24 AC available tract for sale, this ±38 AC property offers nearly 2,700 feet of frontage along I-20. The site provides excellent visibility and convenient connectivity through nearby interchanges. Located outside the Minden city limits, the wooded parcel combines natural buffers with flexible land for future clearing and development. With its interstate exposure, this tract presents a strategic opportunity for commercial or industrial users in Webster Parish.

Note: This property is co-owned in two equal (50%) undivided interests. This brokerage represents one 50% interest; the other is separately owned and represented. Any sale will convey 100% ownership.