

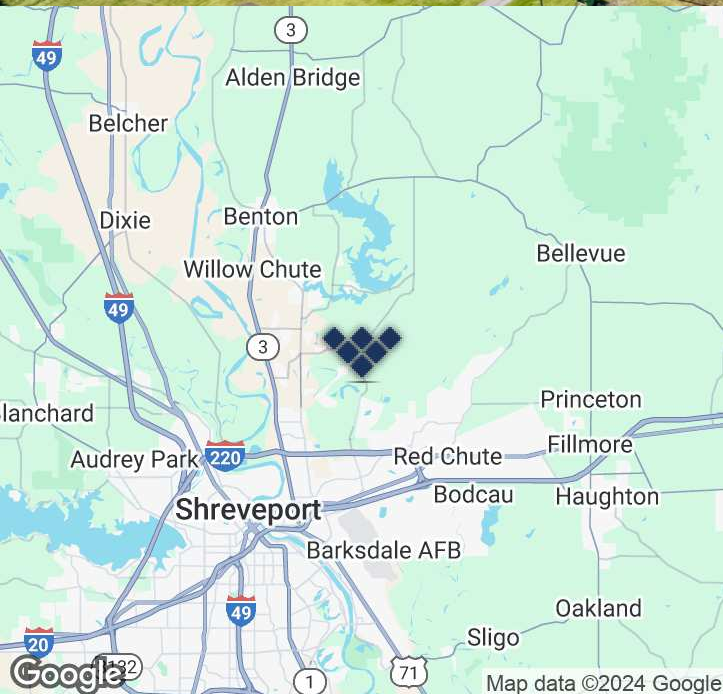


**Swan Lake and
Duckwater Landing
\$2,613,600**

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Offering Summary

Lot Size:	10 Acres
Price / SF:	\$6.00
Sale Price:	\$2,613,600

Property Overview

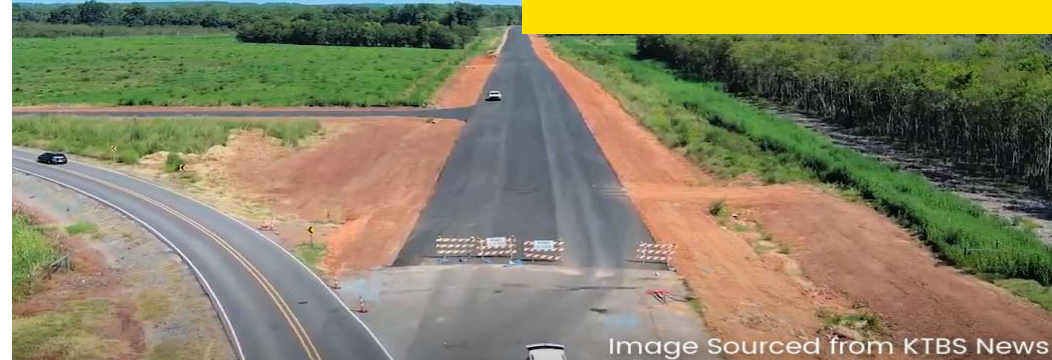
This prime commercial development site sits in the growing Duckwater Landing area of North Bossier and offers 10 acres of land. The property is located on the southwest end of the intersection of Duckwater Landing and Swan Lake Road. It benefits from its proximity to recent infrastructure projects, a newly completed retail center, and a newly opened fuel station. It is also adjacent to one of North Bossier's most desirable residential areas, including the prestigious St. Jude Dream Home (2023 and 2024). This site offers an excellent opportunity for development in a growing location. The owner will consider subdividing—sales prices for smaller tracts are to be negotiated.

Location & Area Overview

The property is located at the rapidly expanding Duckwater Landing area of North Bossier, on the southwest end of the intersection of Duckwater Landing and Swan Lake Road. It benefits from its proximity to recent infrastructure projects, a newly completed retail center and fuel station, as well as the new Stacked and Tossed and Sterling Spirits, also completed this year.

It's adjacent to one of North Bossier's most desirable and growing residential areas, including the prestigious St. Jude Dream Home (2023 and 2024)-Duckwater Landing residential.

This site offers an excellent opportunity for development in a growing location. The owner will consider subdividing—sales prices for smaller tracts are to be negotiated.

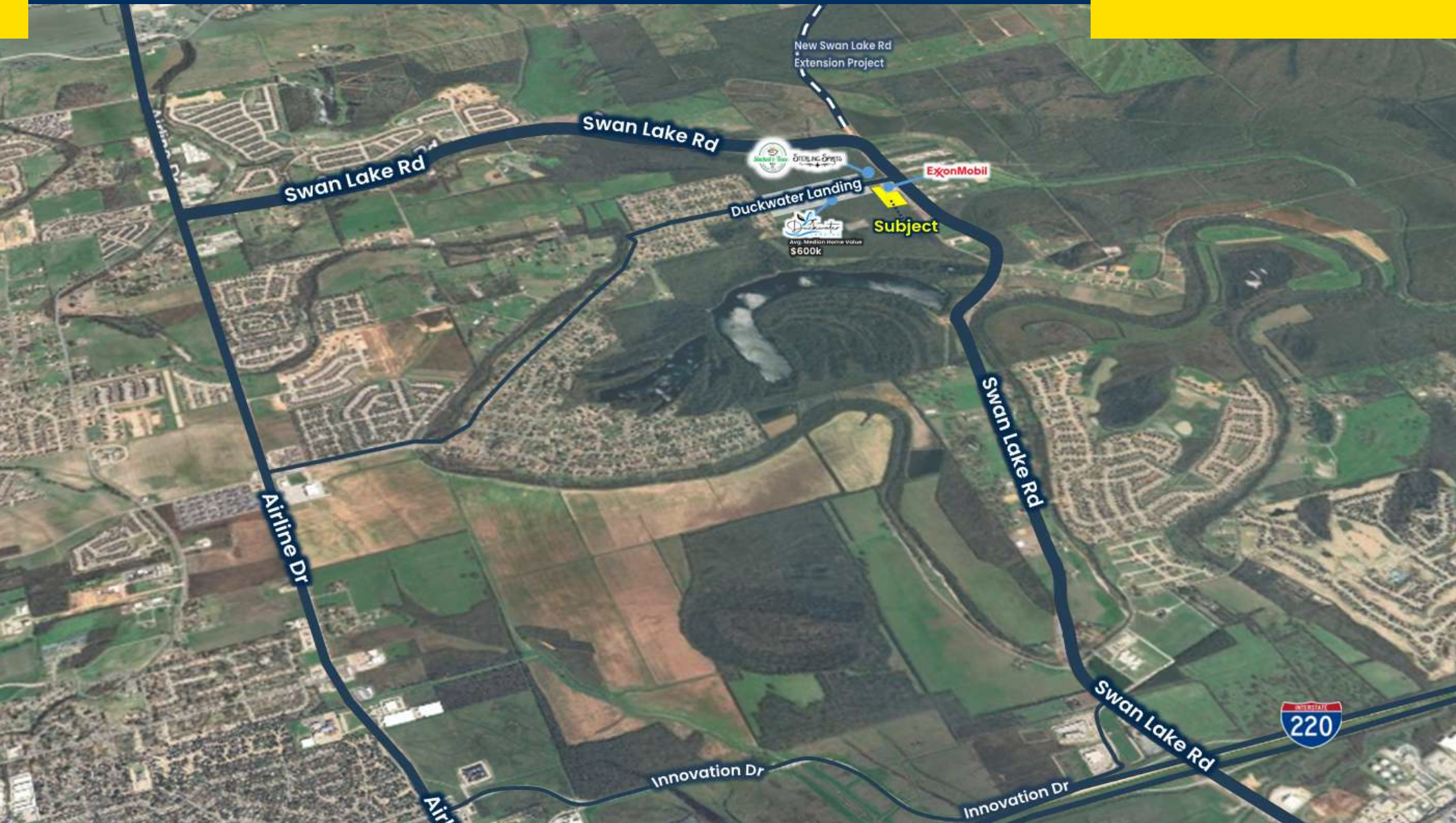


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