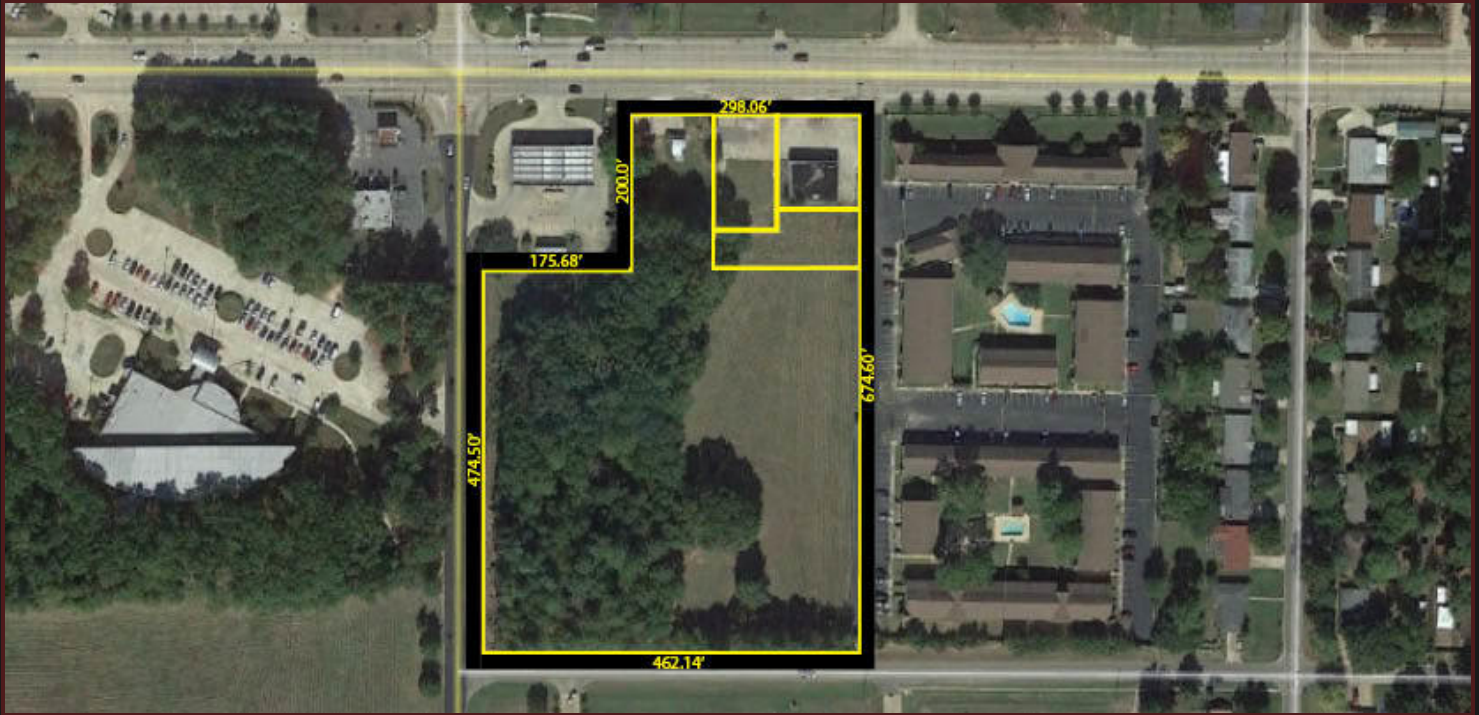


FOR SALE

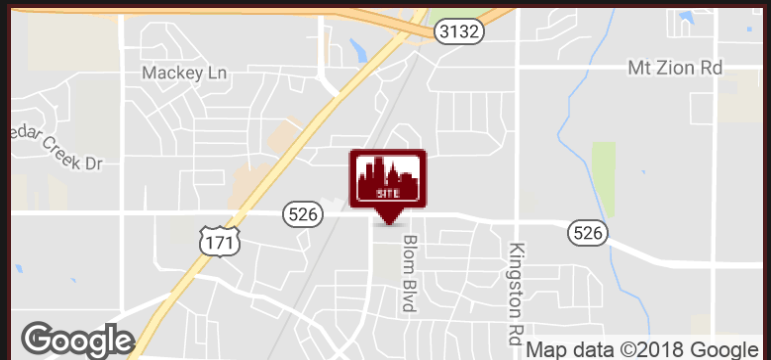
O'NEAL KOUNS

2065 BERT KOUNS, SHREVEPORT, LA 71106



PROPERTY HIGHLIGHTS

- \$2.50/SF for 6 acres
- High visibility and access on Bert Kouns
- 6 Acres with 280' of Frontage on Bert Kouns
- Potential for access from Baird Road
- Ideally situated for big box retailer
- 1 acre out-parcel available
- Less than 1 mile to Mansfield Road and Bert Kouns intersection
- Less than 2 miles to Inner Loop Express Way
- Zoned C-2
- Traffic Count: 18,728 cars per day



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Households:	3,945	16,539	39,294
Total Population:	9,745	45,222	100,568
Average HH Income:	\$60,023	\$56,496	\$61,744

For More Information, Contact:

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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 03/2018



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