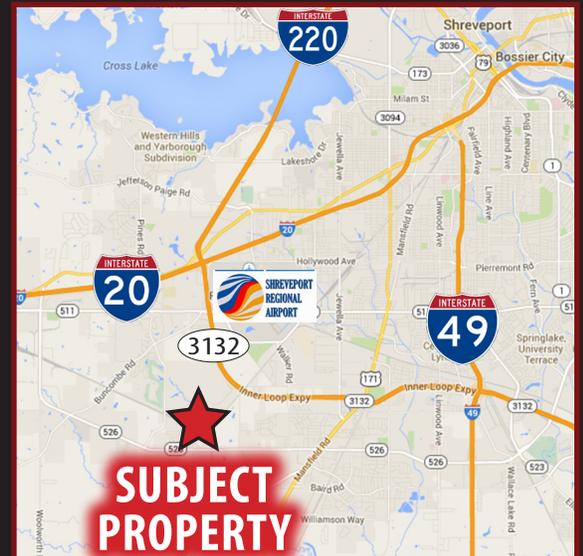




VALUE-ADD OPPORTUNITY PRIME SW SHREVEPORT CORNER FOR SALE

9119 DEAN RD., SHREVEPORT, LA 71118

- 8.13 Acres with excess land (future pad sites, subdivision potential)
- Institutional-quality footprint adaptable for multiple uses
- Signalized corner with approx. 20,500 vehicles per day
- New price: \$599,000 - Priced to reflect current condition and deferred maintenance
- 170± feet frontage on Bert Kouns & 410± feet on Dean Rd.
- Current condition notes:
 - Property is currently vacant
 - Exterior HVAC units and copper wiring were previously removed
 - Windows are boarded to secure the property
 - Sold AS-IS, with pricing reflective of condition
- Large parking area and field already in place
- 2 Buildings - 21,899 SF includes:
 - 13,875 SF Multipurpose building
 - 8,054 Classroom Building
 - Commercial Kitchen
 - Full-size Basketball Court
 - Multiple Restrooms



For more information, contact:

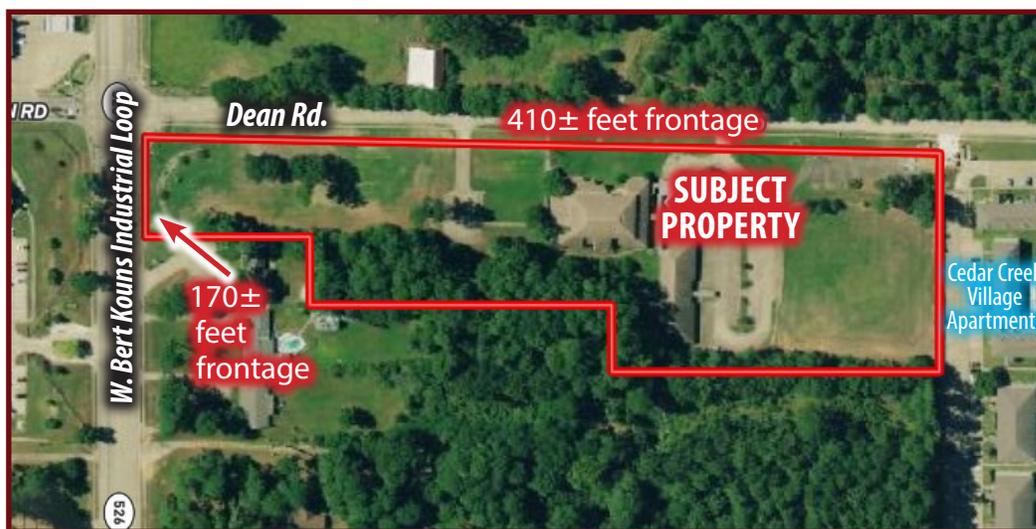
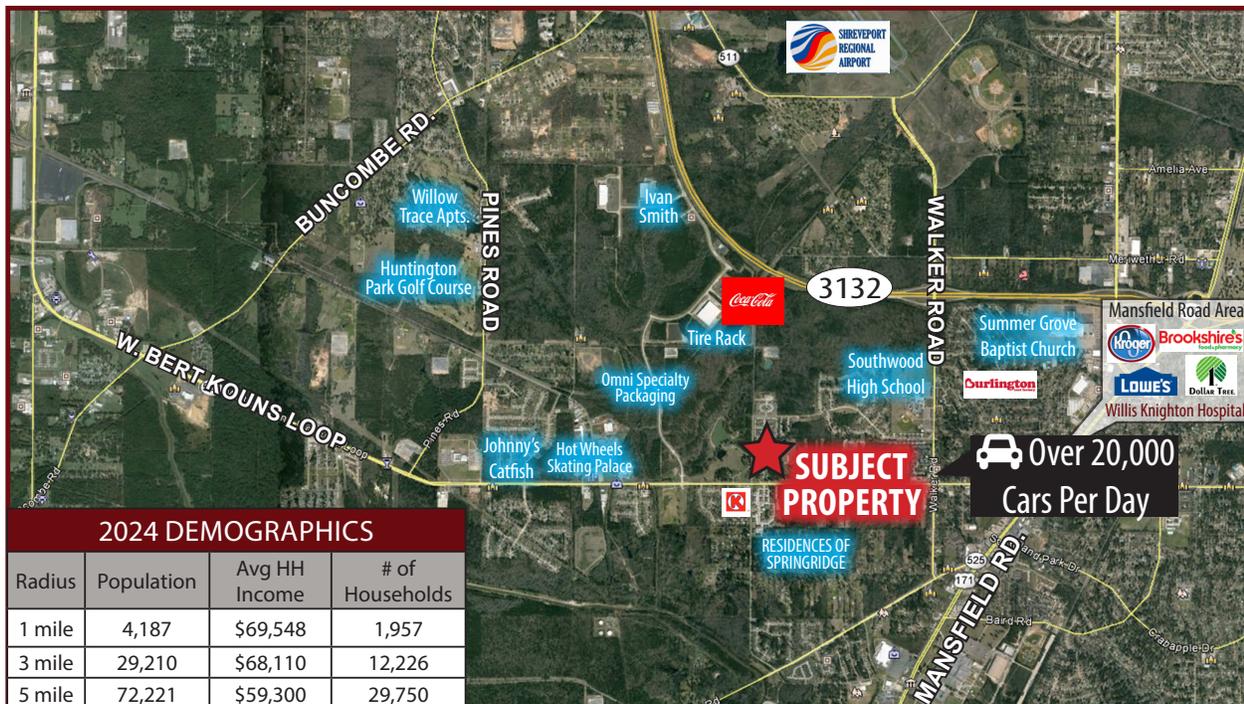
Jason Brady | Michele Sauls, Associate Broker | 318.222.2244
jbrady@vintagerealty.com | msauls@vintagerealty.com

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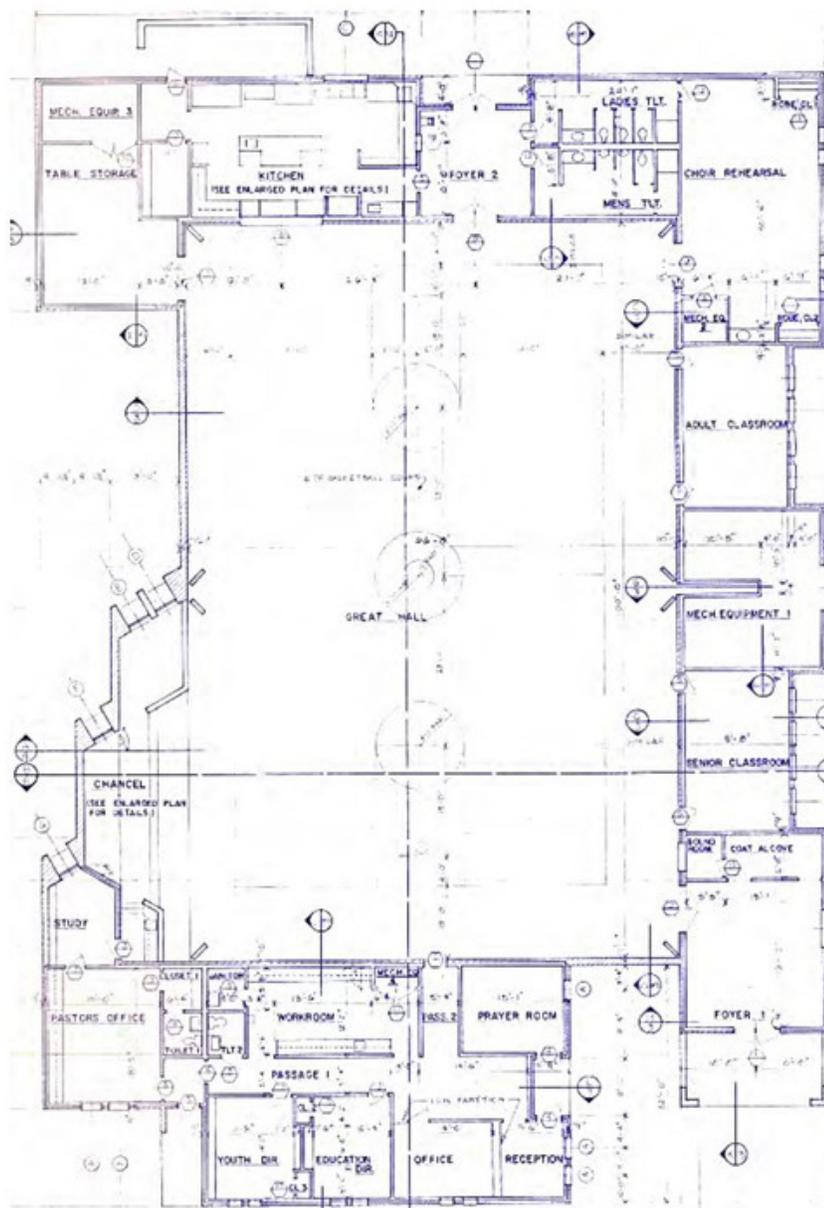
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CURRENT CONFIGURATION OF MAIN BUILDING



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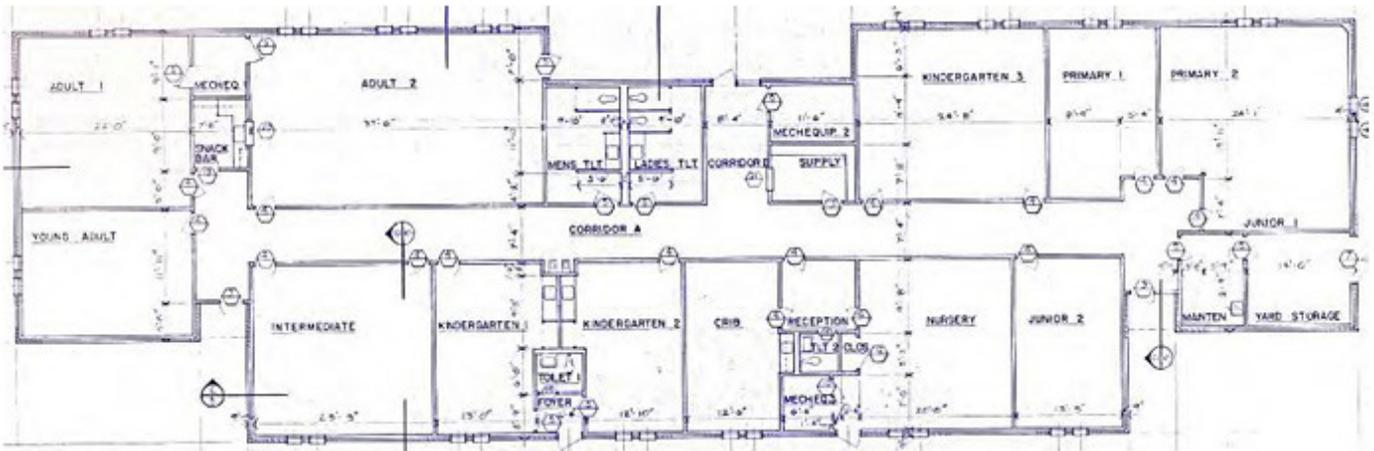
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CURRENT CONFIGURATION OF MULTIPURPOSE BUILDING LAYOUT



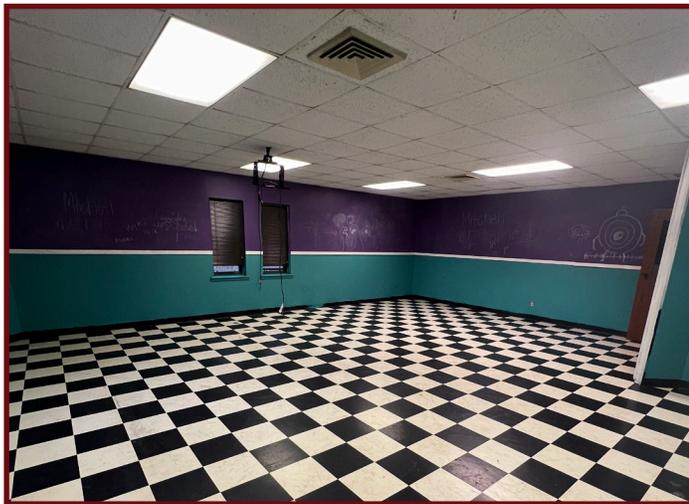
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