



**SUBJECT
PROPERTY**

2025 DEMOGRAPHICS			
Radius	Population	Avg HH Income	# of Households
3 mile	26,975	\$71,311	11,580
5 mile	55,934	\$67,276	23,781
10 mile	188,188	\$80,278	83,618

COMMERCIAL LAND FOR SALE

AT SIGNALIZED INTERSECTION IN SOUTH SHREVEPORT

9805 MANSFIELD ROAD, SHREVEPORT, LA 71118

Michele Sauls, Associate Broker | Michael Morrison

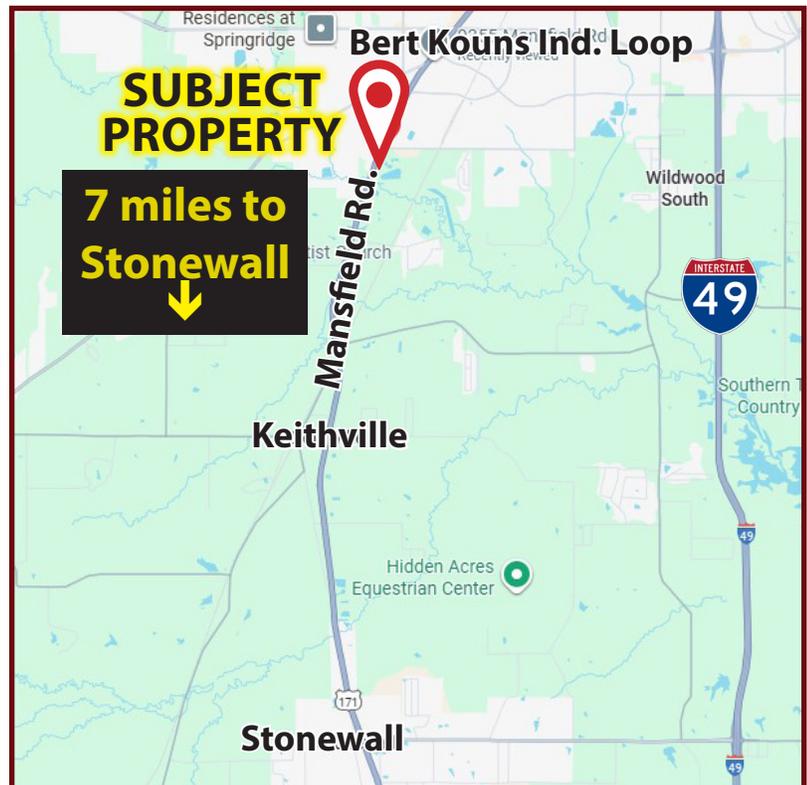
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PROPERTY HIGHLIGHTS:

- 3.12 acres - Land total 135,907 sq.ft.
- Zoned R-A
- Located at signalized corner of Mansfield Road and Williamson Way
- Ideal retail, office or commercial location
- Approx. 22,000 vehicles per day at signalized intersection of Mansfield Road/Williamson Way
- 1/2 mile south of Wal-Mart
- Located less than 2 miles south from Shreveport's third busiest intersection at Bert Kouns & Mansfield Rd. with approx. 54,300 vehicles per day
- Located on major north/south highway/corridor for travel to and from fast-growing Keithville and Stonewall communities in DeSoto Parish
- Location offers any business excellent visibility and easy access
- Ground generally level - ready for development
- City utilities available at site
- List price: Offered at \$8.75 per sq.ft.



For More Information Contact:

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