

# 5330 Mansfield Rd Shreveport, LA 71108

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## Silvana Van

Realtor

Louisiana Real Estate License #SALE.995715792-ACT

📞 Work (318) 495-8296 | 📞 Mobile 318-547-1274

📅 (337) 522-3334

✉️ vanrealestateagent@gmail.com

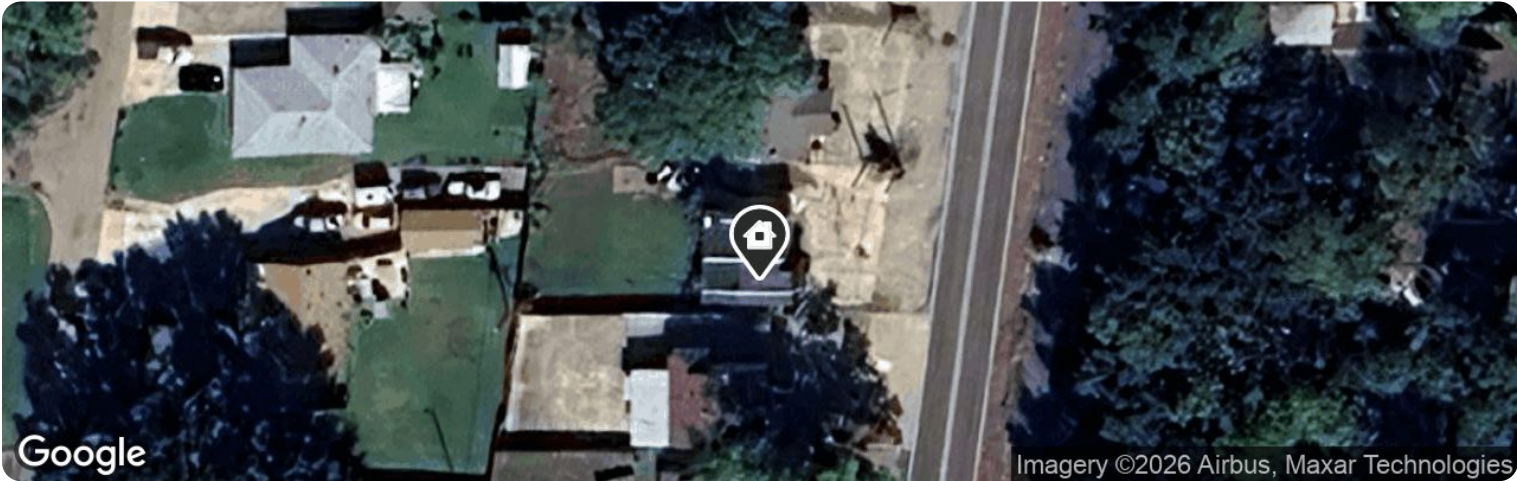
🌐 www.homesforsaleacadiana.com



**Shreveport**

LA





● Active / For Sale • Active: 3/6/2026

List Price

\$30,000

Active Date 3/6/2026 Listing ID 21202440

Closed Price

\$23,000

Closed Date 7/21/1999

Price Per Sq Ft

\$35



Office

Type



Commercial

Zoning



850

Sq Ft

### Basic Facts

Type

Office

Price by SqFt

\$35 per sq ft

Subtype

Miscellaneous

Land Use

Miscellaneous (General)

Days in RPR

50

Multi Parcel

No

Year Built

1950

APN/TaxID

171414-143-0024-00

## Property Information

### Description

Excellent opportunity to acquire a commercial property in a well-established area. While the building is in need of significant repairs and updates, the location offers strong long-term potential for redevelopment, repositioning, or owner-user improvements. Surrounded by active business and steady traffic, this property is ideal for investors or entrepreneurs looking to add value in a prime location. Property is being sold as-is.

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Investment Details

Tenant Paid Features      Other

Property Features

LISTING

|                       |                        |                                  |                              |
|-----------------------|------------------------|----------------------------------|------------------------------|
| Construction Features | Brick, Other           | Total Number of Units in Complex | 1                            |
| Occupant Features     | Owner                  | Foundation Features              | Other                        |
| Roof Features         | Flat                   | Parking                          | Concrete, Parking Lot        |
| Stories               | 02 Story               | Lot Size Range                   | Less Than .5 Acre (not Zero) |
| Ceiling Height        | Other                  | Cooling                          | None                         |
| Floor                 | Other                  | Heating                          | None                         |
| Utilities             | City Sewer, City Water | Building Sqft                    | 850 sq ft                    |

PUBLIC

|                       |      |                     |       |
|-----------------------|------|---------------------|-------|
| Construction Features | Wood | Foundation Features | Piers |
|-----------------------|------|---------------------|-------|

Location Details

|                        |                                                                                                                                                               |            |              |
|------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|--------------|
| Directions to Property | From I-49 south bound, take the Pierremont Rd exit and go right. Drive approximately 1 mile and turn right on Mansfield Rd. Destination will be on your left. | Trade Area | Morningside  |
| Zoning                 | Commercial                                                                                                                                                    | Flood Zone | X (unshaded) |

Legal Description

|                            |                    |              |                  |
|----------------------------|--------------------|--------------|------------------|
| Parcel Number              | 171414-143-0024-00 | County       | Caddo Parish     |
| City/Municipality/Township | SHREVEPORT         | Census Tract | 220170224.002006 |





Legal Description

|               |        |                         |                                                                                                                                             |
|---------------|--------|-------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| Carrier Route | C058   | Abbreviated Description | DIST:002<br>CITY/MUNI/TWP:SHREVEPORT<br>SUBD:MORNINGSIDE SUBN<br>SEC/TWN/RNG/MER:SEC 14 TWN<br>17 RNG 14 LOT 24, BLK 4,<br>MORNINGSIDE SUB. |
| Current Use   | Office |                         |                                                                                                                                             |

Owner Facts

|                     |                                               |                      |        |
|---------------------|-----------------------------------------------|----------------------|--------|
| Owner Name (Public) | TAI TAN LY                                    | Owner Name (Listing) | TAI LY |
| Mailing Address     | 5330 Mansfield Rd Shreveport LA<br>71108-3245 |                      |        |

Listing History

Current Records

| Change Date | Description | Price    | Change % |
|-------------|-------------|----------|----------|
| 3/11/2026   | New Listing | \$30,000 |          |

Public Record History

Deed

| Contract Date          | 9/14/2022                          | 12/11/2014                     | 6/14/2007                                                                                           | 6/8/2007                                                                                            |
|------------------------|------------------------------------|--------------------------------|-----------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|
| Recording Date         | 9/21/2022                          | 12/12/2014                     | 6/22/2007                                                                                           | 6/8/2007                                                                                            |
| Document Type          | Quit Claim Deed (non-arm's length) | Cash Sale Deed                 | Public Action - Common in Florida (Clerks Tax Deed or Tax Deeds). Also when property sold for taxes | Public Action - Common in Florida (Clerks Tax Deed or Tax Deeds). Also when property sold for taxes |
| Buyer ID               | Single Man                         | Single Man                     | Company or Corporation                                                                              | Company or Corporation                                                                              |
| Price Code Description | Document states price as 0         | Full amount stated on Document | Sold for Taxes.                                                                                     | Sold for Taxes.                                                                                     |



## Public Record History

### Deed

| Contract Date         | 9/14/2022      | 12/11/2014                                           | 6/14/2007                                                                   | 6/8/2007                                                                    |
|-----------------------|----------------|------------------------------------------------------|-----------------------------------------------------------------------------|-----------------------------------------------------------------------------|
| Seller Name           | CHINH THI LEIN | WALTER GILLILAND<br>MCELROY JR,<br>MELISSA G MCELROY | WALTER GILLILAND<br>MC ELROY JR                                             | WALTER GILLILAND<br>MC ELROY JR,<br>MELISSA G MC<br>ELROY                   |
| Seller ID             | Individual(s)  | Husband and Wife                                     | Trustor/Debtor<br>(Borrower in<br>Default/Foreclosure<br>on Trustee's Deed) | Trustor/Debtor<br>(Borrower in<br>Default/Foreclosure<br>on Trustee's Deed) |
| Document #            | 2903686        | 2530513                                              | 2104863                                                                     | 2101324                                                                     |
| Title Company Name    | NONE AVAILABLE | MULTIPLE                                             | NONE AVAILABLE                                                              | NONE AVAILABLE                                                              |
| Sale Price            | –              | \$7,000                                              | \$234                                                                       | \$669                                                                       |
| Buyer Mailing Address | –              | 858 ROBARDS ST,<br>SHREVEPORT, LA<br>71105           | 1854 LINTON RD,<br>BENTON, LA 71006                                         | PO BOX 5682,<br>SHREVEPORT, LA<br>71135                                     |
| Recorder's Book #     | –              | 4793                                                 | 3956                                                                        | 3950                                                                        |
| Recorder's Page #     | –              | 537                                                  | 017                                                                         | 730                                                                         |
| Cash Purchase         | –              | Yes                                                  | –                                                                           | –                                                                           |

### Tax

| Assessment Year                      | 2025    | 2024    | 2023    | 2022    | 2021    |
|--------------------------------------|---------|---------|---------|---------|---------|
| Assessed Value - Land                | \$981   | \$981   | \$938   | \$938   | \$938   |
| Assessed Value - Improvements        | \$1,460 | \$1,460 | \$1,460 | \$1,460 | \$1,460 |
| Total Assessed Value                 | \$2,441 | \$2,441 | \$2,398 | \$2,398 | \$2,398 |
| Assessor Market Value Year           | 2025    | 2024    | 2023    | 2022    | 2021    |
| Assessor Market Value - Land         | \$9,810 | \$9,813 | \$9,375 | \$9,375 | \$9,375 |
| Assessor Market Value - Improvements | \$9,733 | \$9,730 | \$9,730 | \$9,730 | \$9,730 |

Public Record History

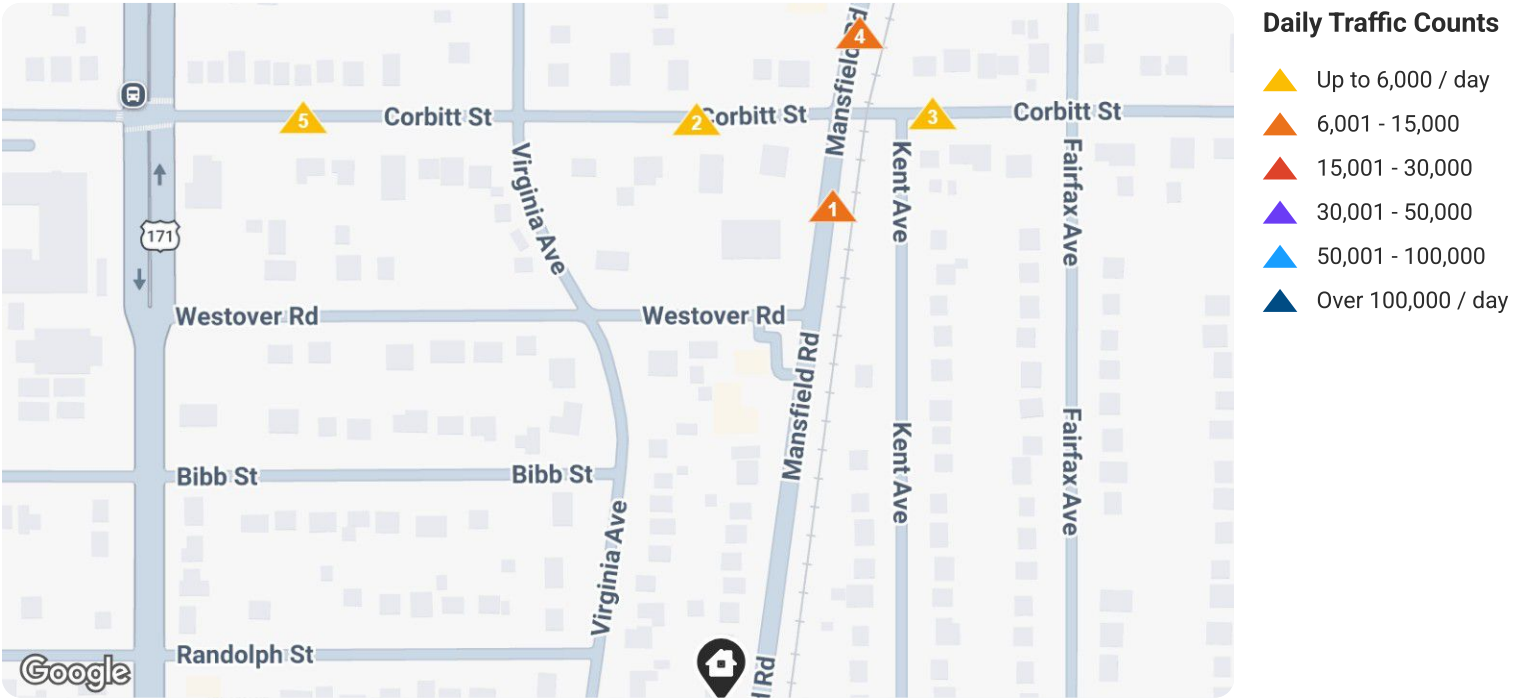
Tax

| Assessment Year             | 2025     | 2024     | 2023     | 2022     | 2021     |
|-----------------------------|----------|----------|----------|----------|----------|
| Total Assessor Market Value | \$19,543 | \$19,543 | \$19,105 | \$19,105 | \$19,105 |
| Tax Rate Code Area          | 4        | 4        | 4        | 4        | 4        |
| Total Tax Amount            | \$382    | \$381    | \$382    | \$382    | \$313    |

Listing Details

|                   |                             |                |                                                                                                                                             |
|-------------------|-----------------------------|----------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| Listing ID        | 21202440                    | Listing Source | NTREIS                                                                                                                                      |
| Listing Agreement | Exclusive Right to Sell(ER) | Possession     | Negotiable                                                                                                                                  |
| Occupants         | Owner                       | Legal          | DIST:002<br>CITY/MUNI/TWP:SHREVEPORT<br>SUBD:MORNINGSIDE SUBN<br>SEC/TWN/RNG/MER:SEC 14 TWN<br>17 RNG 14 LOT 24, BLK 4,<br>MORNINGSIDE SUB. |

Traffic Counts



## Traffic Counts within 1 mile by Proximity

**1 7,179**

**Mansfield Rd**

2025 Est. daily traffic counts

Cross: Corbitt St

Cross Dir: N

Distance: 0.03 miles

Historical counts

Year ▲ Count Type

2009 ▲ 7,079 ADT

**2 3,384**

**Corbitt St**

2025 Est. daily traffic counts

Cross: Mansfield Rd

Cross Dir: E

Distance: 0.05 miles

Historical counts

Year ▲ Count Type

2009 ▲ 3,322 ADT

**3 4,381**

**Corbitt St**

2025 Est. daily traffic counts

Cross: Kent Ave

Cross Dir: W

Distance: 0.01 miles

Historical counts

Year ▲ Count Type

2009 ▲ 4,301 ADT

**4 7,208**

**Mansfield Rd**

2025 Est. daily traffic counts

Cross: Corbitt St

Cross Dir: S

Distance: 0.03 miles

Historical counts

Year ▲ Count Type

2009 ▲ 7,108 ADT

**5 2,901**

**Corbitt St**

2025 Est. daily traffic counts

Cross: N Hearne Ave

Cross Dir: W

Distance: 0.05 miles

Historical counts

Year ▲ Count Type

2010 ▲ 2,851 ADT

AADT - Annual Average Daily Traffic

ADT - Average Daily Traffic

AWDT - Average Weekly Daily Traffic

NOTE: Daily Traffic Counts are a mixture of actual and estimates

## Photos

### Listing Photos



### About RPR

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