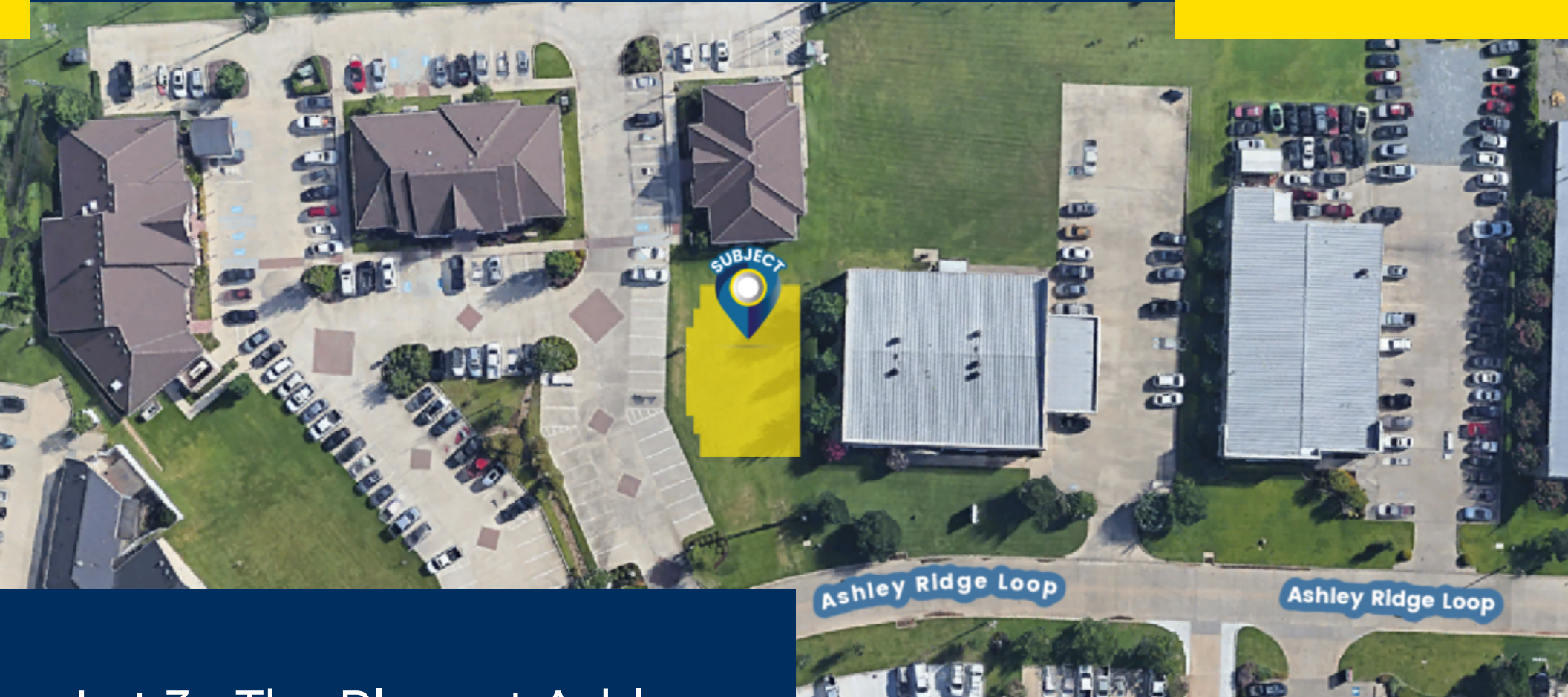


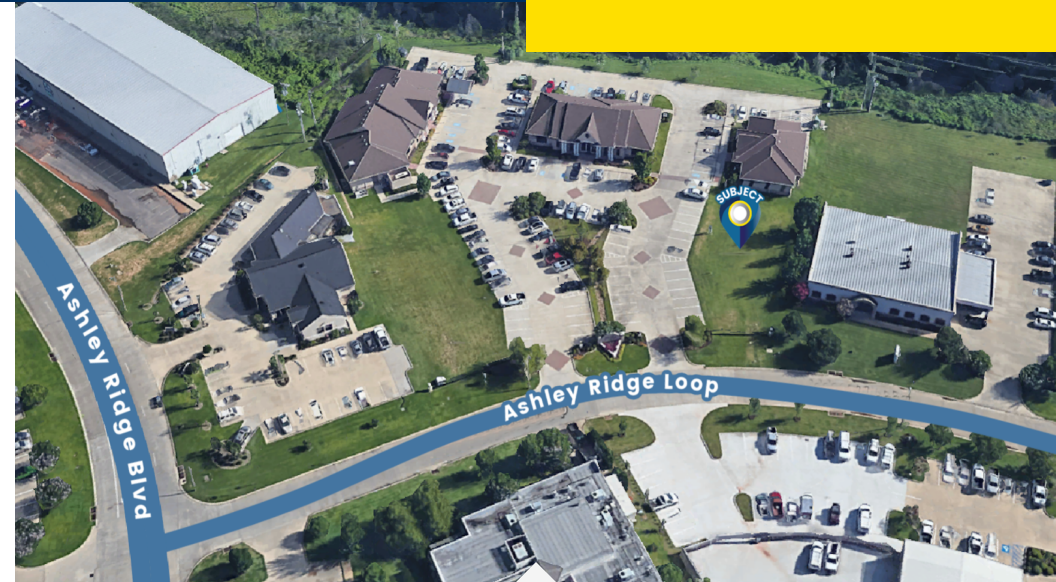
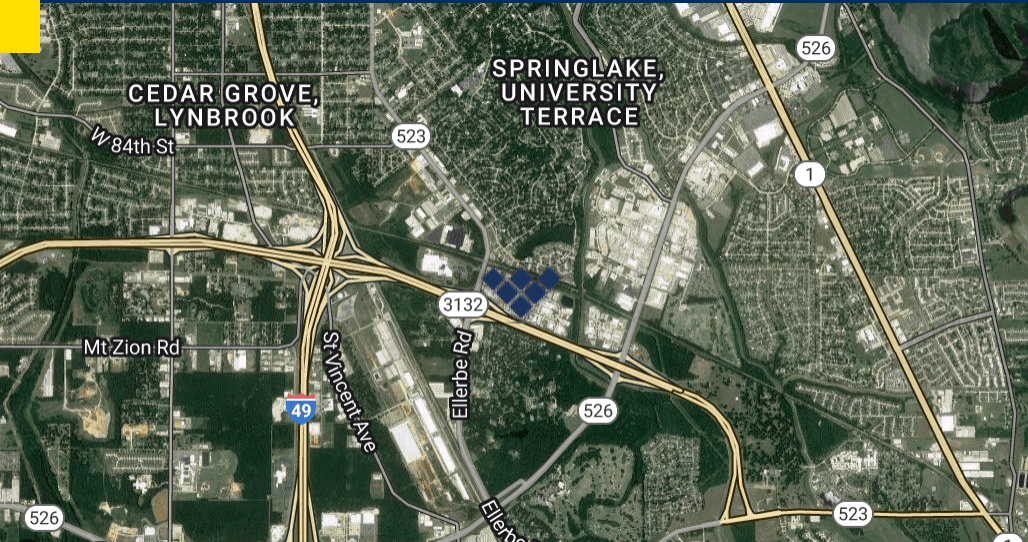


Lot 3 - The Plaza at Ashley Ridge Business Park **\$245,000**

Melissa Riddick, SIOR
Direct 318.698.1110
Mobile 318.218.4987
MelissaR@Sealynet.com

Roland Ricou
Direct 318.698.1109
Mobile 318.773.3357
RolandR@Sealynet.com

Sealy Real Estate Services, LLC
333 Texas Street, Suite 1050
Shreveport, LA 71101
318.222.8700
www.sealynet.com



Property Type	Land
Land Area	0.20 Acres
Sale Price	\$245,000
Agent Ownership Interest	Yes
Zoning	C-3
APN/Tax ID	171338110000300
Lot Frontage	43'
Lot Depth	125'

The subject property is part of a planned development within Ashley Ridge Business Park. The buildable square footage for the lot is 3,831 square feet. Parking is already in place and all utilities are on site. There is no water detention required, and the building blueprints are available with lot purchase and have already been approved by the fire marshal. It's located just off LA Inner Loop 3132 at the Line/Ellerbe Rd exit and near both E. Bert Kouns Industrial Loop and Interstate 49.



Sealy Real Estate Services, LLC
333 Texas Street, Suite 1050
Shreveport, LA 71101
318.222.8700
www.sealynet.com

Melissa Riddick, SIOR
Direct 318.698.1110
Mobile 318.218.4987
MelissaR@Sealynet.com

Roland Ricou
Direct 318.698.1109
Mobile 318.773.3357
RolandR@Sealynet.com

All information set forth in this brochure has been obtained from the owner, personal observation, or other reliable sources. Sealy Real Estate Services, LLC does not guarantee the accuracy of this information and makes no representations or warranties, expressed or implied, in this brochure. Information contained herein is subject to change without notice.