

VACANT LAND AVAILABLE

PRICE

- \$13,500 per acre
- ±5 Acres - \$67,500 Total
- ±17.46 Acres - \$236,000 Total
- Minerals not included

LAND SIZE

- ±22.46 Acres Total
(all of part)

PROPERTY HIGHLIGHTS

- Land is covered in pine and hardwood timber
- Appears to be generally level and well drained
- A small pond is located near the southeast corner of the property
- Zoned B-1 (SPI-2) and R-A (SPI-2)

LOCATION HIGHLIGHTS

- Great location in west Shreveport
- 1 mile south of I-20/W. Bert Kouns Industrial Loop Interchange (Exit 8)
- 0.5 miles east of the GE and Former GM Plants
- 1 block east of W. Bert Kouns Industrial Loop (LA 526)
- Access is provided along the abutting publicly dedicated (but not yet constructed) 30' wide "El Rancho Rd." r/w running 888'± along the southern boundary line and "Brooks Rd." r/w running 645'± along the eastern boundary line
- Paved access to El Rancho Rd. is provided via the publicly dedicated and asphalt paved "Winderweedle Rd."



