

LAND FOR SALE

PARCEL SIZE

- 0.4029 Acres

SALE PRICE

- \$350,000

PROPERTY SUMMARY

Located at the traffic signal SE corner of N. Market Street and Ravendale Drive in Shreveport, LA. This outparcel, in front of a Brookshire's Grocery-anchored shopping center, has great visibility from N. Market Street's high traffic corridor, as well as having three points of ingress/egress: two curb cuts on N. Market Street and one curb cut on Ravendale Drive.

In close proximity to Amazon's \$200 million robotics fulfillment center as well as Interstate 220 which connects Shreveport to Bossier City.

NEARBY LANDMARKS

- Retailers: Amazon Fullfillment Center, Brookshire Grocery, Walgreens, Valvoline, Aaron's, Cricket Wireless, Metro by T-Mobile, and Republic Finance.
- Restaurants: Waffle House, Pizza Hut, What-A-Burger, and Checkers
- Major Roadways: I-220 and I-49

TRAFFIC COUNT (ADT 2024)

North Market Street: 25,940

2025 DEMOGRAPHICS

Population 37,627
Avg. HH Income \$49,997



stirling

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BROOKSHIRE'S GROCERY OUTPARCEL

3000 N. Market Street, Shreveport, LA



OUTPARCEL
0.4029 ACRES

amazon

+/- 1,000 Employees

NORTHWEST
LOUISIANA TECHNICAL COMMUNITY COLLEGE
Shreveport Campus
± 350 Students