



### Offering Summary

Sale Price:	\$400,000
Lot Size:	1.24 Acres
Price / Acre:	\$322,581

### Location Overview

Located at the corner of Stockwell Road and Dogwood Trail, this 1.24-acre tract offers a unique opportunity in one of Bossier Parish's most desirable corridors. Zoned business, the property is well-suited for a retail, gas station, or long-term investment. The land is bordered to the east by the natural boundary of Red Chute, providing a scenic and tranquil backdrop. Situated within close proximity to schools, shopping, and key transportation routes, this property combines natural beauty with a strategic location—making it an ideal canvas for thoughtful development or a spacious growing area.

