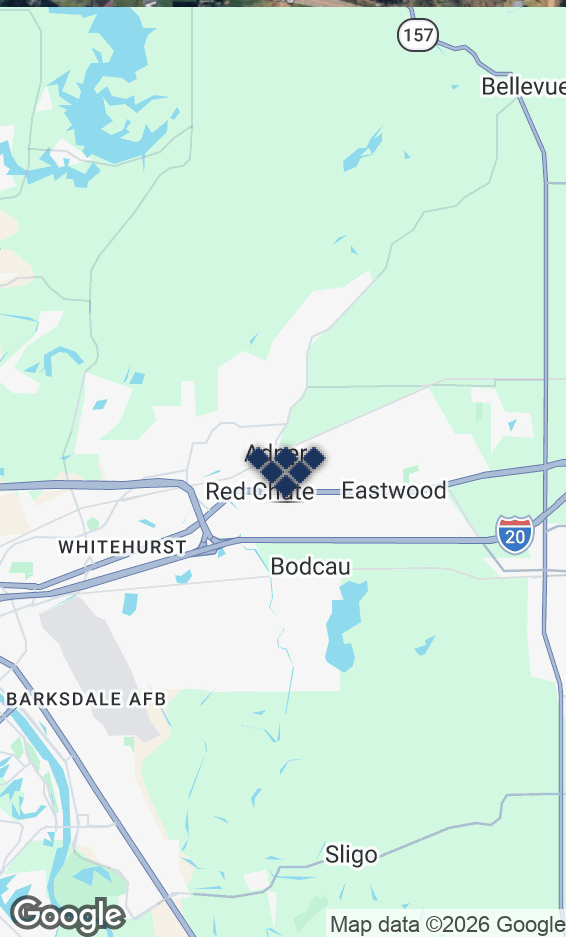
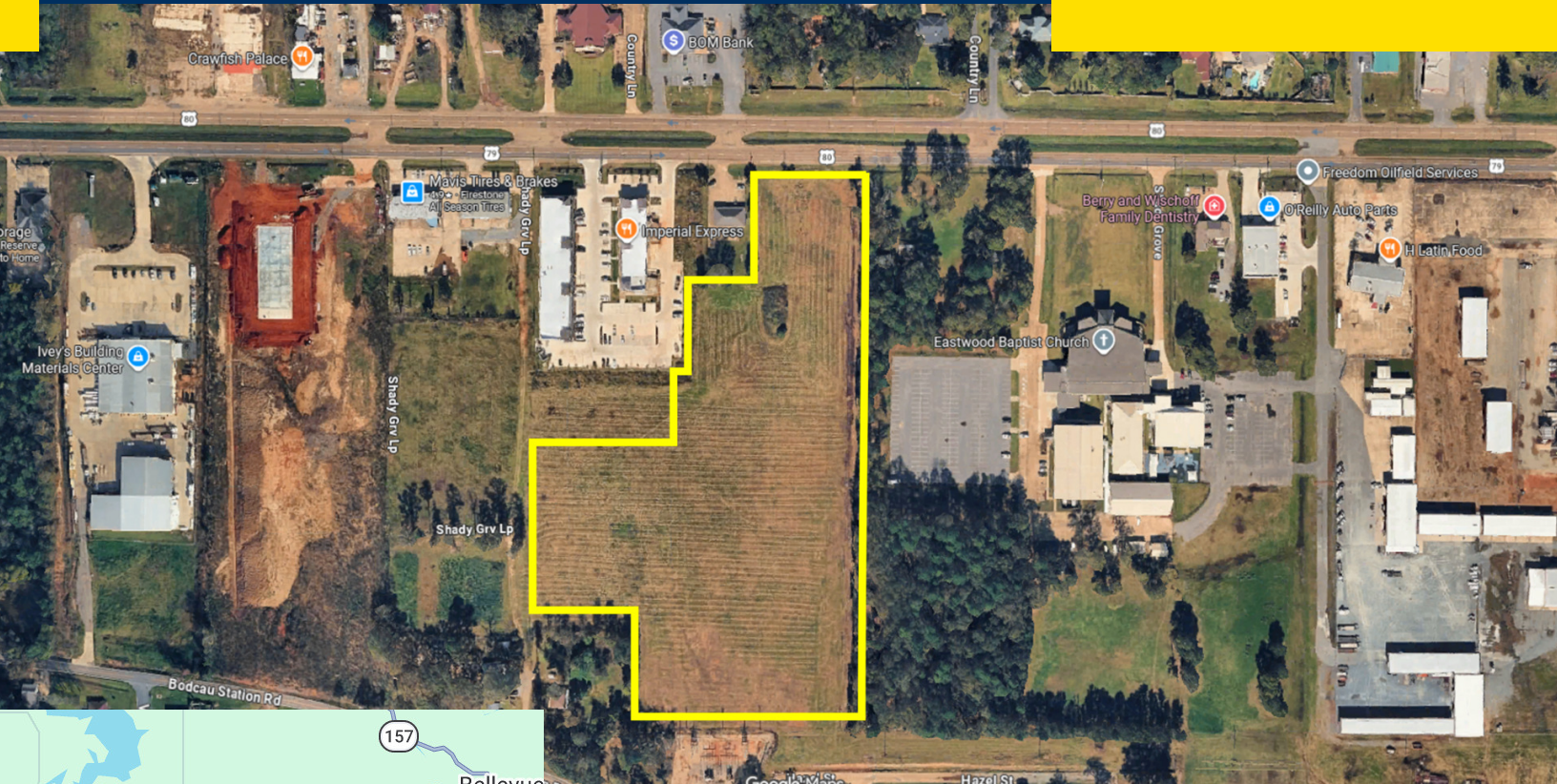




**SEALY &
COMPANY**

**2200 US-80
Haughton, LA 71037**

**Land
For Sale**



Offering Summary

Sale Price:	\$1,164,000 (\$2.16/SF)
Zoning:	B-2
Lot Size:	12.38 Acres
Price / Acre:	\$94,023

Property Overview

Prime development opportunity consisting of approximately 12.38 acres strategically located along U.S. Highway 80 in Haughton, Louisiana, with approximately 210.5 feet of frontage on Highway 80. The property offers excellent visibility, convenient access, and a central location within one of Bossier Parish's most active growth corridors. Surrounding land uses include commercial businesses, warehouse and industrial facilities, and residential neighborhoods, allowing for a variety of potential development options. The tract is generally level and benefits from strong traffic exposure along Highway 80, a major east-west corridor connecting Haughton and Bossier City.

Location Overview

Positioned just 2.5± miles north of Interstate 20 and approximately 1.75± miles east of Interstate 220, the site provides outstanding regional connectivity to Shreveport, Bossier City, Barksdale Air Force Base, and the broader Northwest Louisiana market. The property's proximity to major transportation routes makes it ideally suited for commercial, industrial, mixed-use, or residential development.

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