



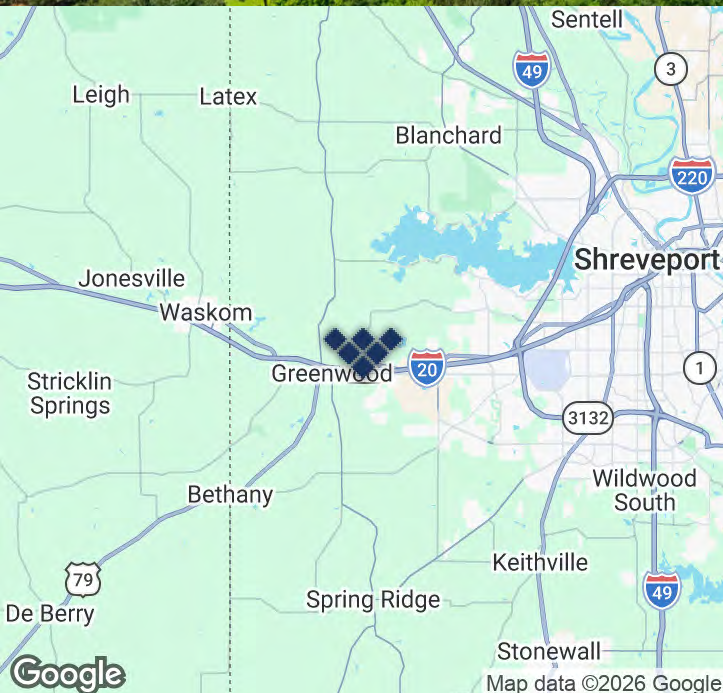
**30 Acres Available**  
**Interstate 20, Exit 5**  
**Texas-Louisiana Border**  
**\$65,000 / acre**

**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

**Brandon Creel**  
Direct 318.698.3120  
Mobile 318.402.5054  
BrandonC@sealynet.com

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



### Offering Summary

Sale Price:	\$1,978,730
Price / Acre:	\$65,000
Lot Size:	30.442 Acres

### Location Overview

Located on Interstate 20 at Exit 5, just east of the Texas-Louisiana state line, this 30.44-acre development site serves as a strategic commercial location connecting Dallas-Fort Worth, East Texas, and the Shreveport-Bossier market. The Interstate 20 corridor is one of the South's primary freight and travel routes, supporting distribution, manufacturing, retail, and hospitality uses throughout the region.

The site provides excellent connectivity, with travel times of approximately 10 minutes to Downtown Shreveport, ±2.5 hours to Dallas, and ±3.75 hours to Houston.

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### Property Description

Ready for development, this rare 30+/- acre tract is located at the southeast corner of I-20 at Greenwood Road (US Hwy. 79) interchange. The property features approximately 1,464 feet of frontage along West 70th Street and 924 feet of frontage along Kimberly Road, creating a highly functional development site with significant roadway presence and multiple access points.

The property's size, visibility, and interstate access create opportunities for a variety of development sizes and uses, providing flexibility for investors, users, or phased development. Zoned B-3, the property allows for a broad mix of retail and commercial uses. This tract offers a rare opportunity to develop on the south side of the interstate with I-20 exposure.

### Property Highlights

- 30.44 Acres Available
- Direct frontage on W. 70th Street (LA Hwy. 511) with excellent visibility and access
- Quick access to I-20 via the Greenwood interchange
- Texas-Louisiana Border Location
- The site can accommodate a variety of development sizes and uses
- Zoned B-3, allowing for a broad range of retail and commercial uses
- Rare south side interstate development opportunity
- Located within the Shreveport-Bossier Metropolitan Area
- Surrounded by established travel, retail, hotel, banking, and convenience users
- TA Travel Plaza is located across I-20 at the interchange
- Hancock Whitney branch located directly across the street





**REGIONAL  
CONNECTIVITY**

**DISTANCE FROM  
I-20 EXIT 5  
GREENWOOD, LA**

**SHREVEPORT, LA**  
15 miles  
18 min

**DALLAS, TX**  
175 miles  
2hr 30 min

**HOUSTON, TX**  
226 miles  
3hr 40 min

*Drive times are approximate and may vary with traffic.  
Map is not to scale.*

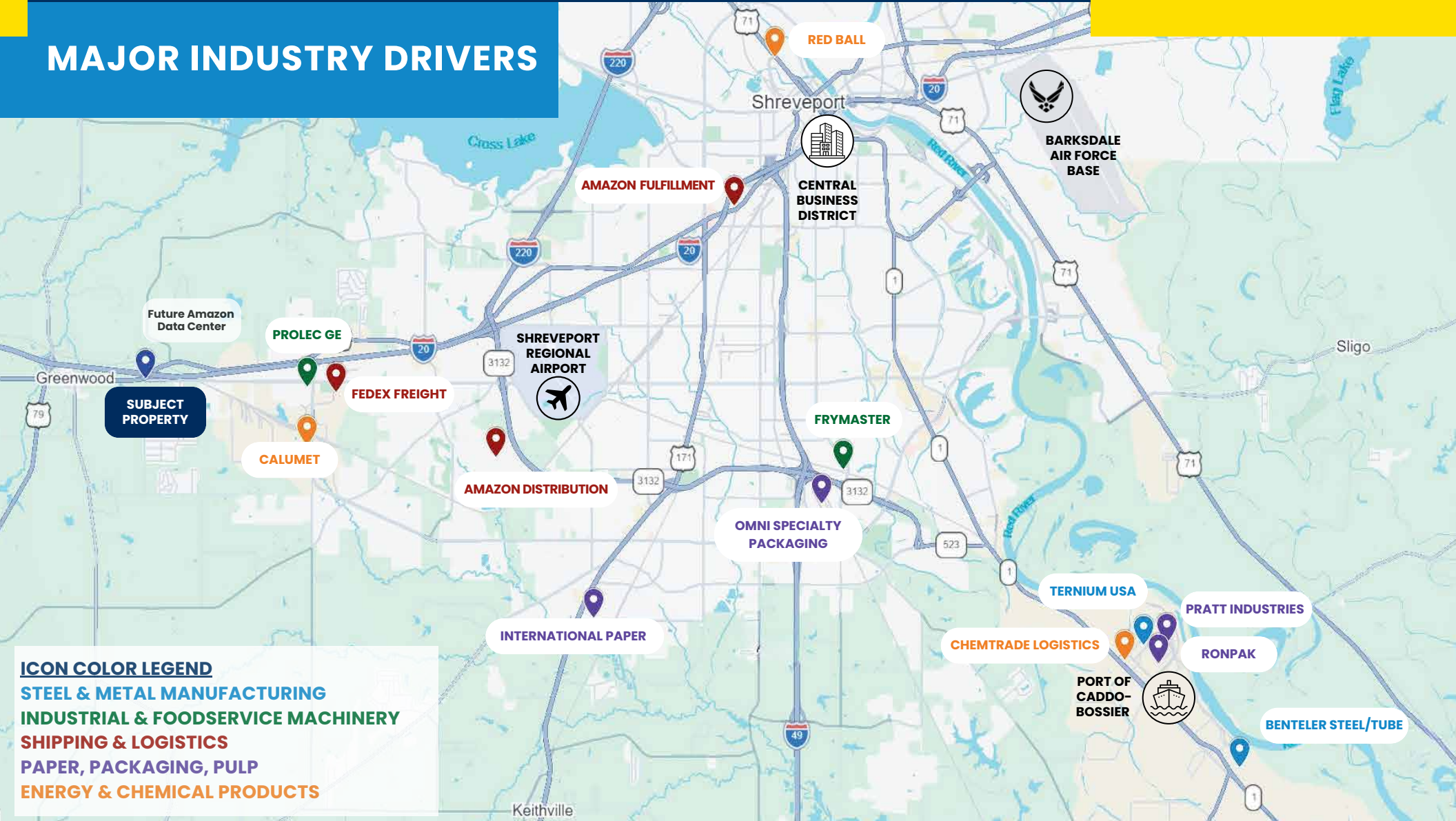
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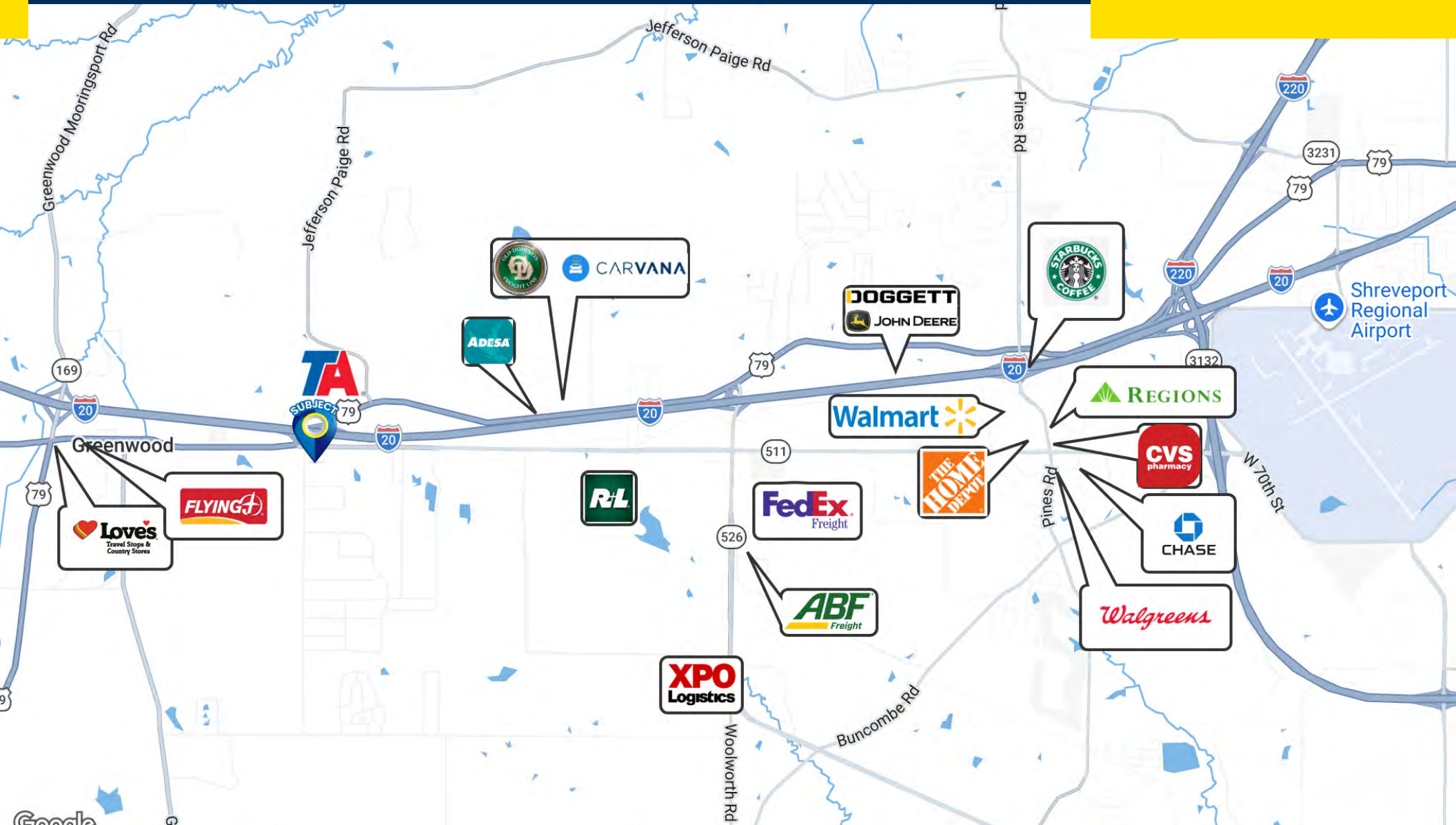
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# Shreveport, LA

## Market Summary

Shreveport, Louisiana, the seat of Caddo Parish, serves as the economic and cultural center of Northwest Louisiana and the Ark-La-Tex region. According to the 2020 U.S. Census, the city had a population of 187,593, making it the third-largest city in Louisiana. Together with neighboring Bossier City, Shreveport anchors a metropolitan area of more than 390,000 residents. Strategically located along Interstate 20, the city provides convenient access to major markets across the South, with Dallas/Fort Worth approximately 190 miles west and Jackson, Mississippi approximately 215 miles east.



Shreveport offers a diverse economy supported by industries including healthcare, manufacturing, logistics, technology, and energy. The region benefits from a skilled workforce, business-friendly environment, and extensive transportation infrastructure that includes interstate highways, rail service, and regional air transportation. Shreveport is also known for its vibrant arts and entertainment scene, riverfront attractions, gaming destinations, and annual events such as the Red River Revel Arts Festival. Combined with a competitive cost of doing business and strong regional connectivity, Shreveport continues to serve as a key commercial hub for the Gulf South.

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