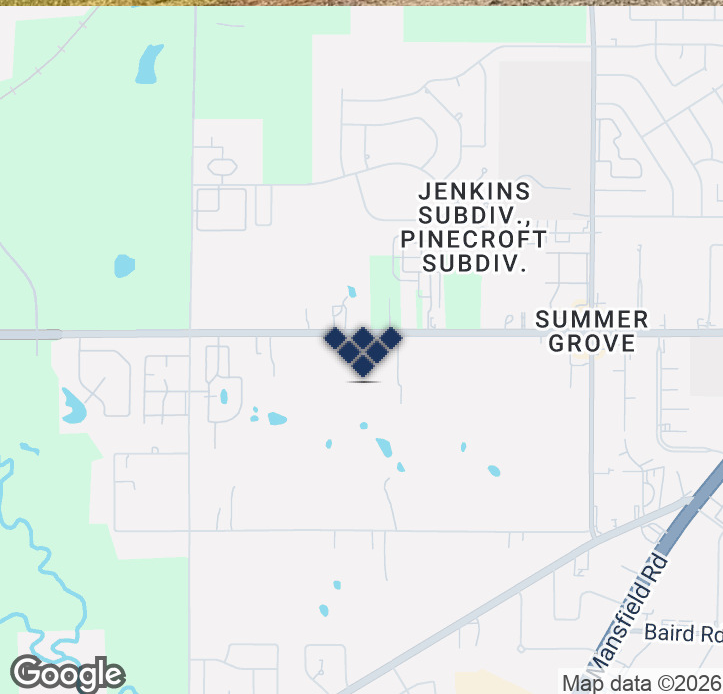




Offering Summary

Sale Price:	\$625,000
Price / SF:	\$254.58
Building Size:	2,455 SF
Lot Size:	4.97 Acres
Year Built	1998
# of Buildings/Units:	4 Bldgs 6 Units

Location Overview

Located on West Bert Kouns Industrial Loop, the property provides access to US Highway 171 (± 2 miles), I-49 (± 4 miles), I-20 (± 8 miles), and Downtown Shreveport (± 9 miles). The property is positioned within an established commercial corridor serving the Shreveport-Bossier market with convenient access to major transportation routes.



Property Type	Land
Property Subtype	Residential
Zoning	R-1-12

Multi-family investment property consisting of approximately ± 4.97 acres with multiple income-producing improvements and land for future development or expansion. Improvements include a $\pm 3,000$ SF single-family residence currently leased for \$1,000 per month (market rent \$1,500), a two-story $\pm 2,000$ SF apartment building with a vacant first-floor unit (market rent \$1,000/month) and an occupied second-floor unit leased for \$800 per month (market rent \$1,000), a fully insulated shop with kitchen, bathroom, and air conditioning suitable for studio apartment use (market rent \$700/month), and a barn with pasture currently leased for horse storage at \$350 per month. Current rental income is below market, providing a value-add opportunity through lease-up and rent increases.

- ± 4.97 acres
- $\pm 3,000$ SF residence leased at \$1,000/month (market rent \$1,500)
- $\pm 2,000$ SF, Two-story apartment building with one occupied unit at \$800/month and one vacant unit (market rent \$1,000/month)
- Insulated shop with kitchen, bathroom, and air conditioning suitable for studio apartment (market rent \$700/month)
- Barn and pasture previously leased for horse storage at \$350/month
- Below-market in-place rents with value-add potential
- Frontage on West Bert Kouns Industrial Loop
- Excess land for expansion, redevelopment, or outdoor storage
- Suitable for commercial, industrial, or investment use
- Access to US Highway 171, I-49, and I-20
- Minutes from Downtown Shreveport and regional commercial centers



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