



Motor Finance Properties - Tracts G & H 51.71 Total Acres

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TRACTS G & H

17.26 - 34.45 AC
Gross Land Area

Opportunity Zone
Yes

\$8.00
PSF

C-2
Zoning

TRACTS G & H: \$8 PSF

Centrally located, the tracts are on either side of the highly trafficked 3132/Bert Kouns Industrial Loop corridor and sit less than half a mile from Ellerbe Road.

TRACT G

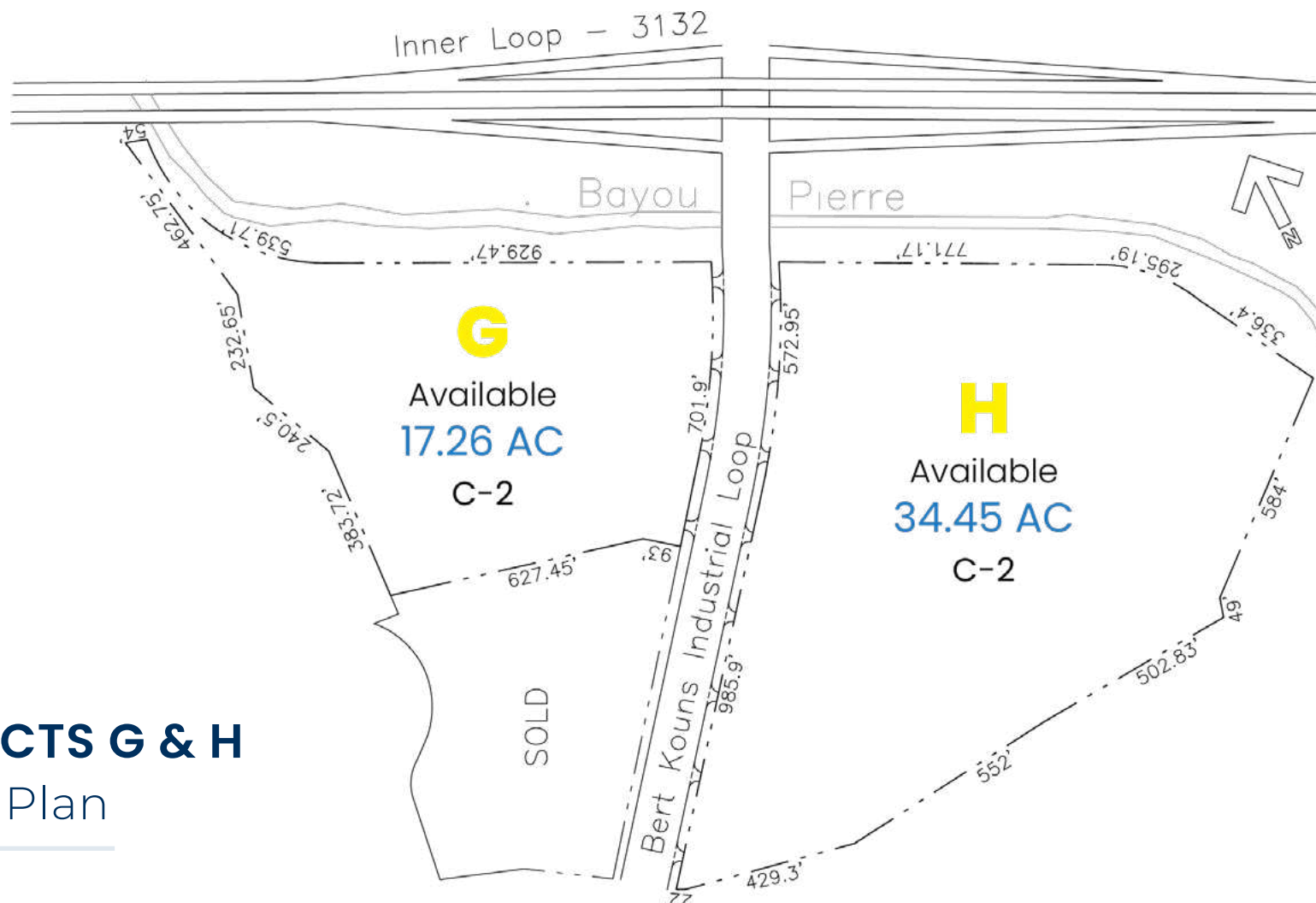
Sits on the northwest corner of E. Bert Kouns Industrial Loop and LA 3132, and contains 17.26 acres.

TRACT H

Comprised of 34.45 acres and sits adjacent on the east side of the road.

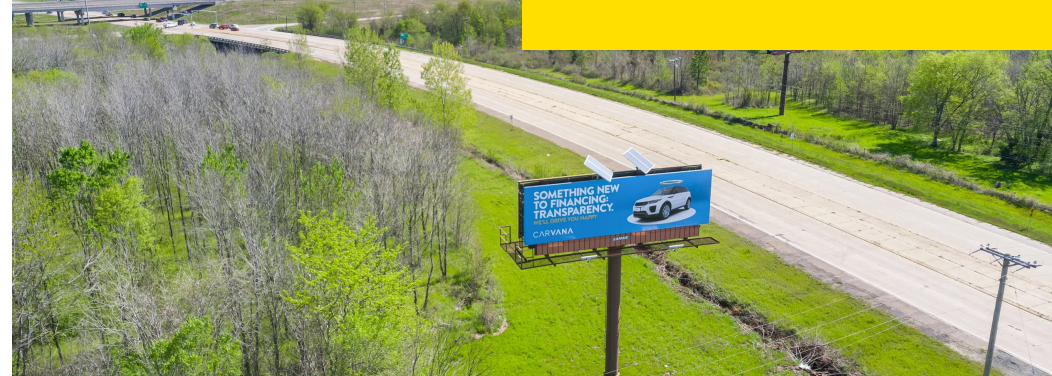
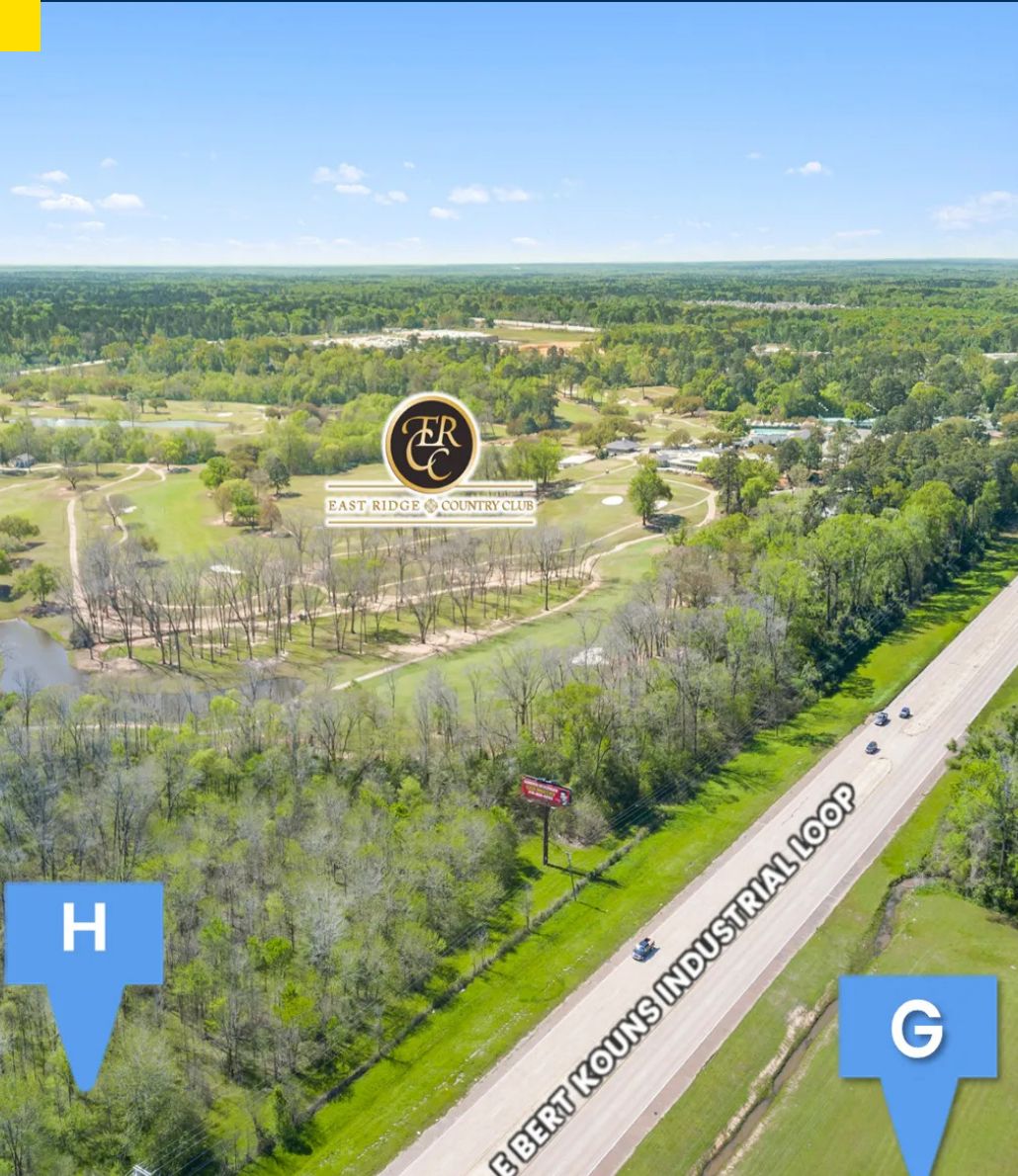
Both tracts are divisible, and all mineral rights reserved.

Seller's Purchase Agreement is required to be used for all purchases. Seller has final approval rights for site plan and architectural design. Tracts must share curb cuts and access per DOTD and City of Shreveport requirements. Purchasers must participate in Mutual Reciprocal Servitude of Passage and Access and Restrictive Covenants agreement with seller and adjacent owners. Purchasers also share in the cost of common curb cuts.



TRACTS G & H

Site Plan



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