



**3985 Shed Road
\$2,088,000**

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

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



Offering Summary

Sale Price:	\$2,088,000
Price / Acre:	\$61,412
Lot Size:	34 Acres
Property Type:	Land
Zoning and Opportunity Zone:	R-A and A-1 / Yes

Location Overview

Conveniently located within Bossier City on Shed Road, this property provides access to the major transportation corridors serving Northwest Louisiana. The property benefits from proximity to Interstate 220 (0.7 miles to the north), which connects travelers to northern Bossier City and Shreveport, Interstate 20 (1.1 mile to the south), the region's primary east-west transportation route, and U.S. Highway 80 (0.9 miles to the south), a major commercial and commuter corridor. These transportation assets provide efficient access to Barksdale Air Force Base, downtown Shreveport, shopping, healthcare facilities, and entertainment destinations throughout the Shreveport-Bossier market.