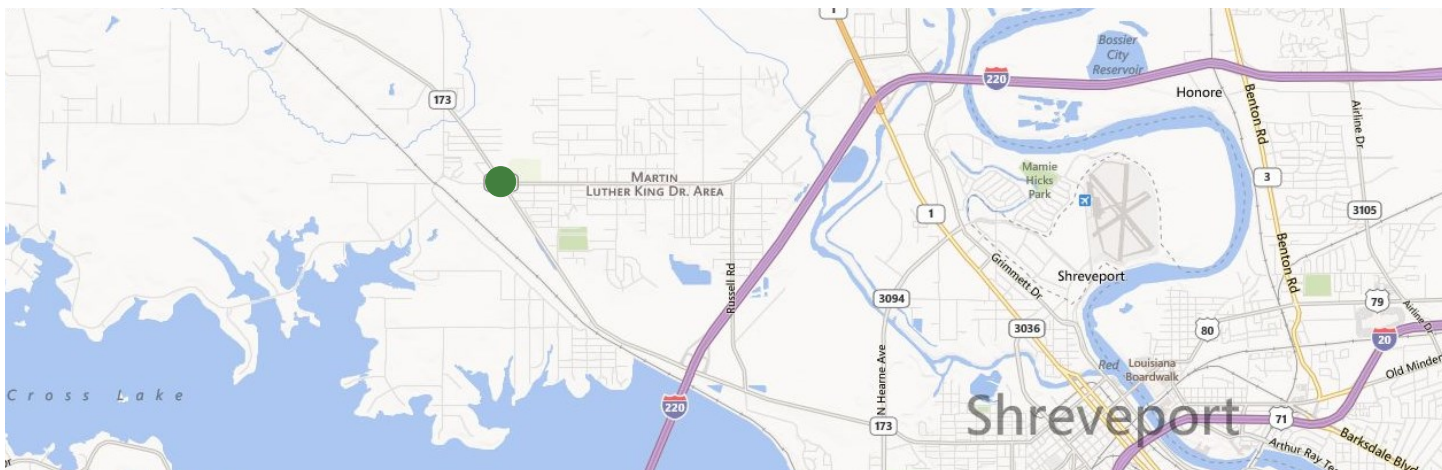




**available for sale**  
**shreveport blanchard hwy, shreveport, la 71107**  
**8± acres development land**



sale price:  
\$435,000 total  
(approx. \$1.25/sf)

will subdivide:  
\$100,000/surveyed acre

**land:**

- 8± acre tract of unimproved land
- at street grade
- site is served by a 12" sanitary sewer line and a 12" water line provided by the city of shreveport

**property:**

- located in north shreveport near the southern university campus
- only 2.65 mi. north of i-220 and 6.3 mi. north of downtown and i-20
- zoned b-2 (sp-2)
- minerals not included



**aimee grant**

associate

cell: (318) 426-1622

agrants@acrela.com

alliance commercial real estate, llc

2640 youree drive, suite 200

shreveport, la 71104

ofc.: (318) 681-1051

fax: (318) 670-7958

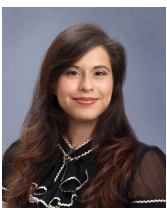
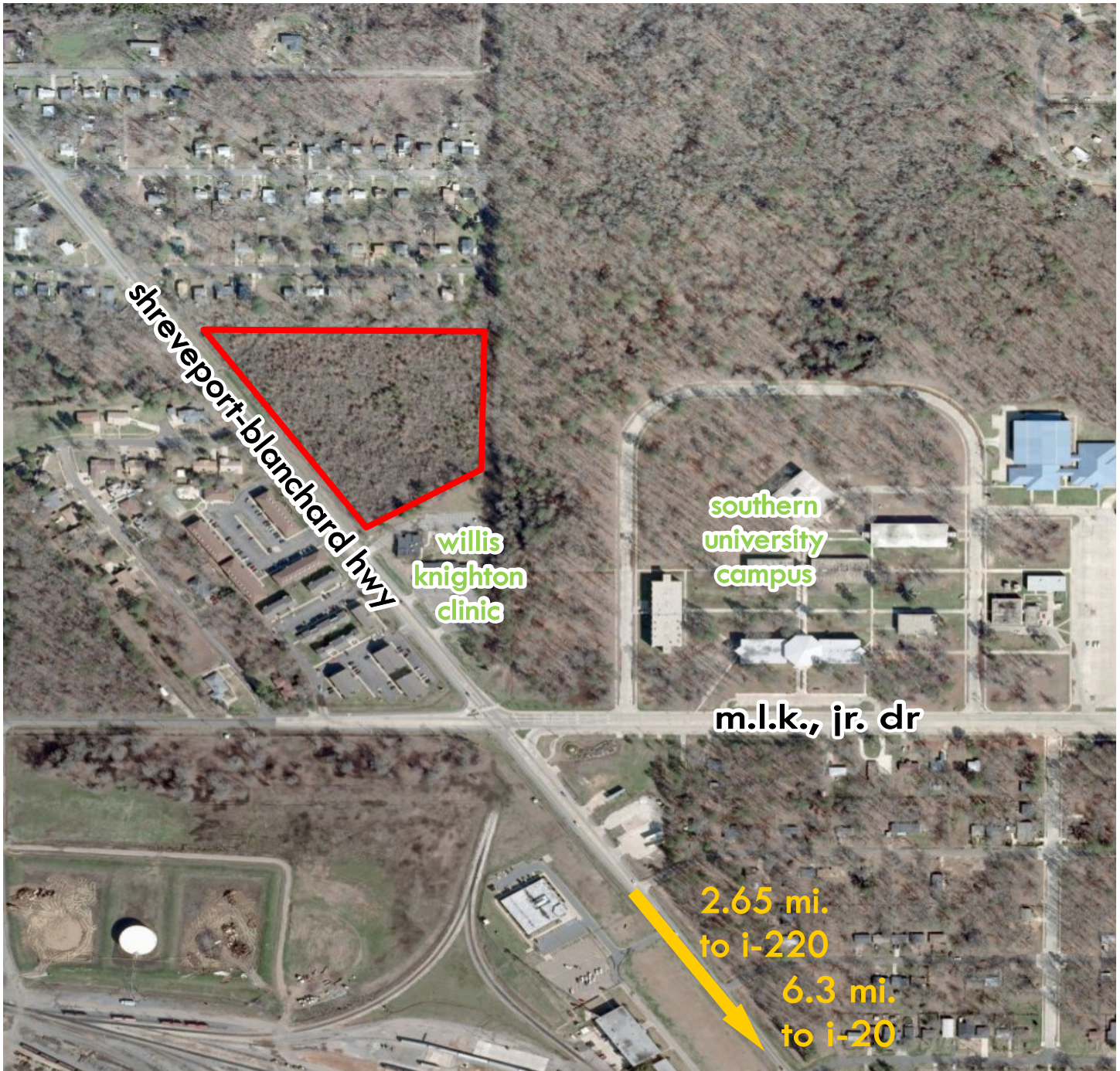


All information contained herein is believed to be correct and accurate, but is subject to change and correction at any time. All interested parties are encouraged to perform their own due diligence and conduct their own research regarding all property matters. Price and property availability are subject to change at any time, without prior notice.





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