

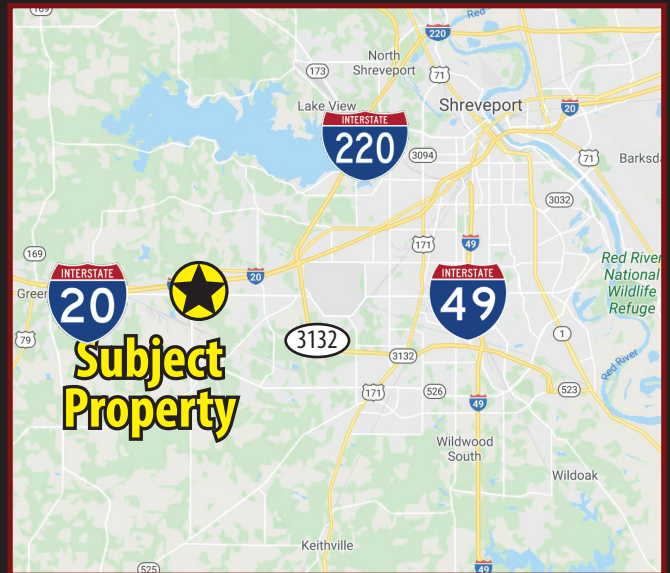


# BERT KOUNS LOOP REDEVELOPMENT SITE

## FOR SALE

6969 BERT KOUNS INDUSTRIAL LOOP, SHREVEPORT, LA 71129

- Approximately 27,966 square feet of developed land on the corner of West Bert Kouns and W. 70<sup>th</sup> Street
- Great frontage on Bert Kouns and W. 70<sup>th</sup> Street
- 0.2 miles to I-20 and Industrial loop interchange
- New QuikStop Gas Station opening soon next door
- Ideal for redevelopment to Quick Service Restaurant (QSR)
- Traffic counts
  - 20,845 vehicles per day on W. 70th @ Bert Kouns
  - 44,420 vehicles per day on I-20 @ Bert Kouns
- \$450,000 sale price
- 1,300 SF building



### 2019 DEMOGRAPHICS

Distance	Population	Avg HH Income	Number of Households
1 mile	984	\$50,011	433
3 miles	15,032	\$49,997	6,258
5 miles	29,372	\$57,402	12,132

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

For more information, contact:

**Claire Childs | 318.222.2244**

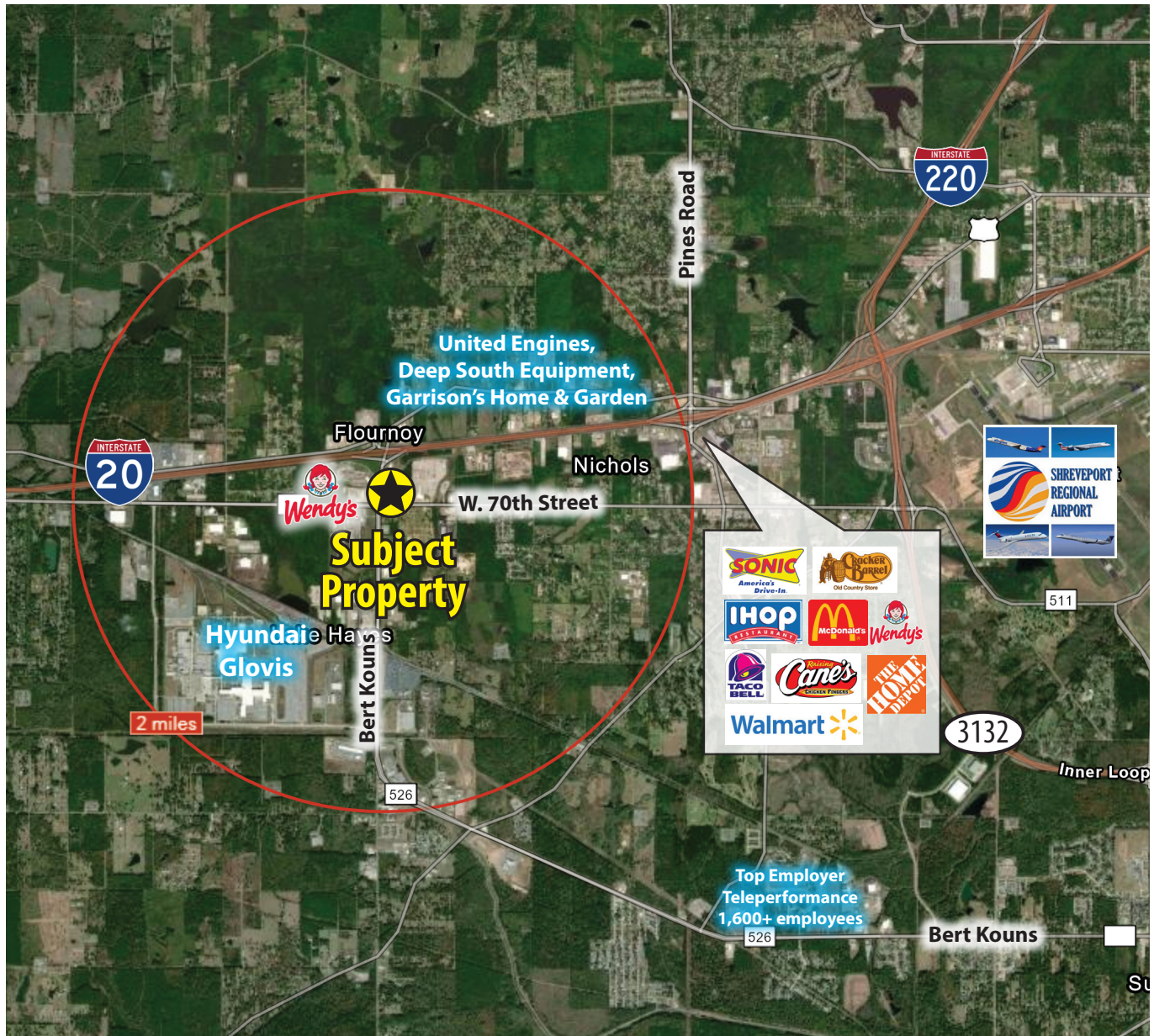
**cchilds@vintagerealty.com | vintagerealty.com**

ALL INFORMATION CONTAINED HEREIN IS BELIEVED TO BE ACCURATE, BUT IS NOT WARRANTED AND NO LIABILITY OF ERRORS OR OMISSIONS IS ASSURED BY EITHER THE PROPERTY OWNER OR VINTAGE REALTY COMPANY OR ITS AGENTS AND EMPLOYEES. PRICES AS STATED HEREIN AND PRODUCT AVAILABILITY IS SUBJECT TO CHANGE AND/OR SALE OR LEASE WITHOUT PRIOR NOTICE, AND ALL SIZES AND DIMENSIONS ARE SUBJECT TO CORRECTION. REV 10/2020



# BERT KOUNS REDEVELOPMENT SITE FOR SALE

6969 BERT KOUNS INDUSTRIAL LOOP  
SHREVEPORT, LA 71129



For information, please contact:

**Claire Childs | 318-222-2244**

**[cchilds@vintagerealty.com](mailto:cchilds@vintagerealty.com) | [vintagerealty.com](http://vintagerealty.com)**

ALL INFORMATION CONTAINED HEREIN IS BELIEVED TO BE ACCURATE, BUT IS NOT WARRANTED AND NO LIABILITY OF ERRORS OR OMISSIONS IS ASSURED BY EITHER THE PROPERTY OWNER OR VINTAGE REALTY COMPANY OR ITS AGENTS AND EMPLOYEES. PRICES AS STATED HEREIN AND PRODUCT AVAILABILITY IS SUBJECT TO CHANGE AND/OR SALE OR LEASE WITHOUT PRIOR NOTICE, AND ALL SIZES AND DIMENSIONS ARE SUBJECT TO CORRECTION. 10/2020

# BERT KOUNS REDEVELOPMENT SITE FOR SALE

6969 BERT KOUNS INDUSTRIAL LOOP  
SHREVEPORT, LA 71129



For information, please contact:

**Claire Childs | 318-222-2244**

**[cchilds@vintagerealty.com](mailto:cchilds@vintagerealty.com) | [vintagerealty.com](http://vintagerealty.com)**

ALL INFORMATION CONTAINED HEREIN IS BELIEVED TO BE ACCURATE, BUT IS NOT WARRANTED AND NO LIABILITY OF ERRORS OR OMISSIONS IS ASSURED BY EITHER THE PROPERTY OWNER OR VINTAGE REALTY COMPANY OR ITS AGENTS AND EMPLOYEES. PRICES AS STATED HEREIN AND PRODUCT AVAILABILITY IS SUBJECT TO CHANGE AND/OR SALE OR LEASE WITHOUT PRIOR NOTICE, AND ALL SIZES AND DIMENSIONS ARE SUBJECT TO CORRECTION. 10/2020