

4.574 Acres on Mansfield Road - All or Part

9438 Mansfield Road , Shreveport, LA 71118



Listing ID:	2115745
Status:	Active
Property Type:	Vacant Land For Sale
Possible Uses:	Office, Retail
Gross Land Area:	4.57 Acres
Sale Price:	\$418,500
Unit Price:	\$91,575 Per Acre
Sale Terms:	Cash to Seller
Nearest MSA:	Shreveport-Bossier City
County:	Caddo
Tax ID/APN:	161409008001500
Zoning:	B-1 & B-3
Land Splits Available:	Yes
Road Type:	Paved, Highway
Property Visibility:	Excellent
Highway Access:	HWY 171, 3132, I-49, I-220, I-20



Overview/Comments

Price for Part to be negotiated.

Location:

Located in Southwest Shreveport, LA fronting the west side of Mansfield Rd. (US Hwy. 171), 1 block south of Colquitt Rd. (LA 525) and 3 blocks north of a Walmart Super Store and the former AT&T plant. 1.5 miles south of Bert Kouns Ind. Loop Expressway (LA 526). Adjoins south side of Family Dollar store. 25,000+/- vehicles per day pass this property per 2015 LADOTD.

Land:

4.574± acres, cleared, level, at street grade, and appears to be well drained; features 300 ft. of frontage and an existing concrete paved driveway on Mansfield Rd.; excellent visibility and accessibility to all traffic on Mansfield Rd.; 8" sanitary sewer main and manhole adjoining this land on west side of Mansfield Rd.; 24" water main on east side of Mansfield Rd.; zoned B-3 commercial, except southerly 50' - B-1 commercial; minerals not included.

More Information Online

<https://stirlingprop.catylist.com//listing/2115745>

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Property Contacts



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