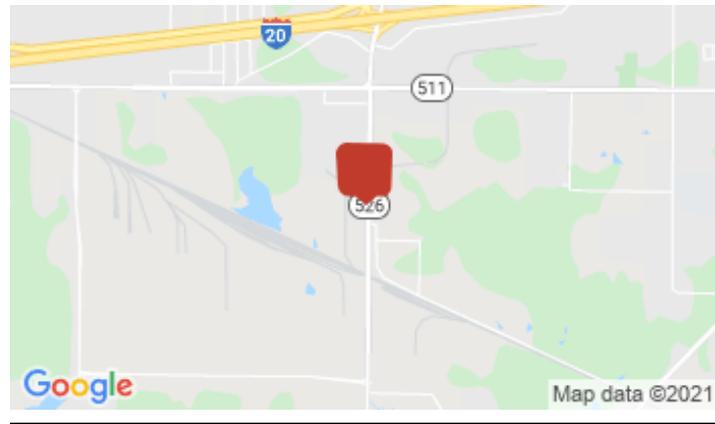


# 0.713 Acres of Commercial/Industrial Land

## 7200 Block of West Bert Kouns Industrial Loop, Shreveport, LA 71129



Listing ID:	2107372
Status:	Active
Property Type:	Vacant Land For Sale
Possible Uses:	Industrial
Gross Land Area:	0.71 Acres
Sale Price:	\$125,000
Unit Price:	\$176,056 Per Acre
Sale Terms:	Cash to Seller
Nearest MSA:	Shreveport-Bossier City
County:	Caddo
Tax ID/APN:	171528004000300
Zoning:	I-2 (SPI-2)
Road Type:	Highway
Property Visibility:	Excellent
Highway Access:	I-20, I-220, 3132 Inner Loop, I-49



### Overview/Comments

#### Location:

Located in West Shreveport (outside city limits), Caddo Parish, LA; 0.9± mi. south of the I-20/Industrial Loop Interchange (Exit #8); 0.85± mi. north of General Motors Blvd.; excellent visibility and accessibility to all traffic on W. Bert Kouns Industrial Loop; offers quick and easy access to the Shreveport/Bossier Metro area.

#### Land:

0.713± acres; the land is level, cleared, at street grade, and is served by City of Shreveport water and sanitary sewer mains; Zoned I-2 (SPI-2) (Heavy Industrial - Industrial Park Overlay District); will sell or build-to-suit; minerals not included; Broker/ Owner.

#### More Information Online

<https://stirlingprop.catylist.com//listing/2107372>

#### QR Code

Scan this image with your mobile device:



### Property Contacts



#### James S Dowling

Stirling Properties Baton Rouge  
318-347-2043 [M]  
985-898-2022 [O]  
jdowling@stirlingprop.com