



350 ± ACRES IN SE SHREVEPORT FOR SALE

SW INTERSECTION OF LA HWY 1 & FLOURNOY LUCAS RD (LA HWY 523),
SHREVEPORT, LA 71106

- Mixed use potential with retail/office/warehouse and residential
- Over 4,000 feet of frontage on Flournoy Lucas Road
- Potential connectivity to the road that will lead to the Red River Toll Bridge
- Located outside Shreveport City Limits
- Owner would prefer to sell in its entirety
- Pricing and more information available upon request

2024 DEMOGRAPHICS

Radius	Population	Avg HH Income	Households
1 mile	7,998	\$103,991	3,300
3 mile	27,367	\$102,787	12,094
5 mile	84,353	\$98,834	35,924

Source: U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 data into 2020 geography.

Traffic Counts:

Avg. 10,900 cars per day
@ Youree Drive

Avg. 45,800 @ Bert Kouns Loop

For more information, contact:

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