



Zoning:	Industrial, Agriculture
Topography:	Flat
Setting:	Single Site
Within City Limits:	No
Sale Price:	\$13,850,000
Lease Rate Note:	Not available for Lease
Last Updated:	Dec 27, 2023

Site Certification Information

Certified Site Status: Yes  
Certified Site: Louisiana Certified Site

Economic Development Contact

Eric S. Basinger, CEcD  
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Property and Area Description

This property is Louisiana Certified Site and is a 554-acre level site is located just outside Shreveport, Caddo Parish, Louisian, along LA Highway 1 South. The site is located five miles from I-49. Prior/current use is agricultural land. Union Pacific Railroad is located adjacent to site. The site is located two miles from The Port of Caddo-Bossier.

Population

	346,650	454,027	680,199
	20 Mile Radius	40 Mile Radius	60 Mile Radius

Source: ESRI®, 2024

Households

	143,313	187,484	276,784
	20 Mile Radius	40 Mile Radius	60 Mile Radius

Source: ESRI®, 2024

Transportation

Nearest Highway: SR 1 (1.00 mi.)  
Nearest Interstate: I-49 (5.00 mi.)  
Nearest Airport: Shreveport Regional Airport (14.00 mi.)  
Nearest Commercial Airport: Shreveport Regional Airport (14.00 mi.)  
Rail Served: Yes  
Rail Served By: Union Pacific Railroad  
Rail Accessible: Unknown  
Rail Infrastructure in Place: No

Utilities

Electric: AEP - Southwestern Electric Power Company  
Natural Gas: CenterPoint Energy  
Water: City of Shreveport  
Sewer: City of Shreveport  
Telecommunications: AT&T

Property Images





