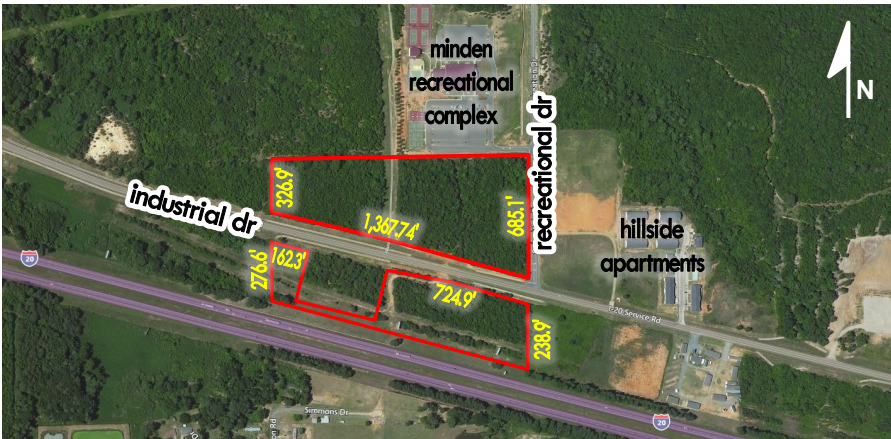
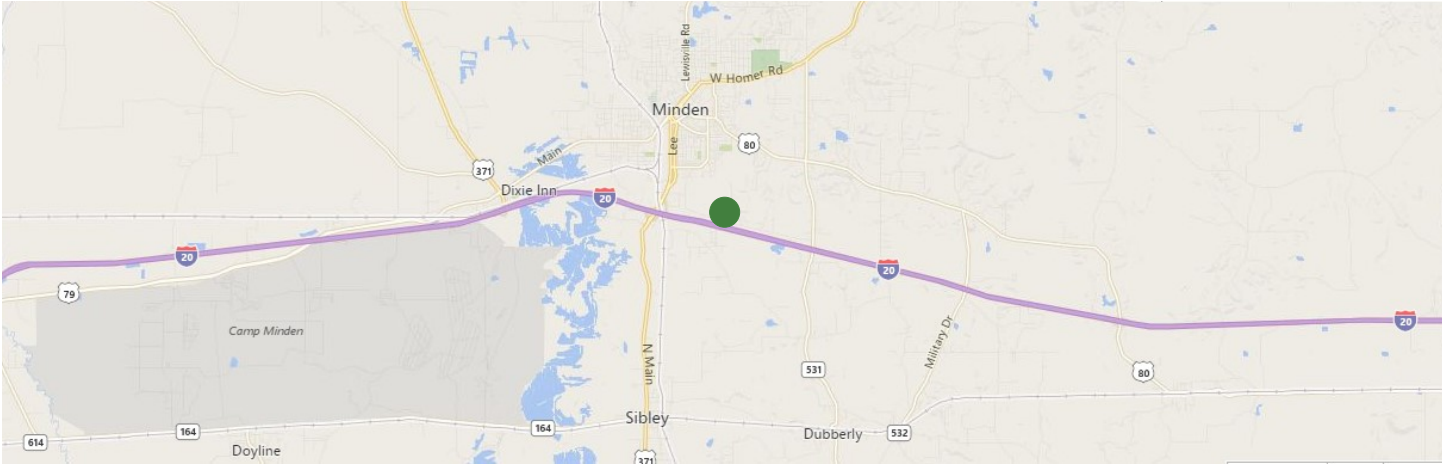




available for sale
industrial dr. @ recreation dr., minden, la 71055
21± acres development land



sale price:
 \$1,526,378 total

northern tract (15.3± acres)
 \$1.15/sf

southern tract (6.33± acres)
 \$2.75/sf

- property:**
- 21± acres development land
 - land is not cleared, but appears to be at street grade and well drained
 - northern 15.3± acre tract fronts industrial dr. and southern 6.33± acre tract is visible to all traffic on industrial dr. and i-20
 - zoned: b-4 (highway commercial)
 - great location for multi-family or most commercial users
 - minerals not included
- location:**
- located on industrial dr. on the west side of recreation dr. between highways 371 and 531 in minden, la
 - site adjoins the minden recreational complex, and is easily accessible to two i-20 exit ramps

3/22/2016



michael berlin
 broker
 cell: (318) 218-2015
 mberlin@acrela.com

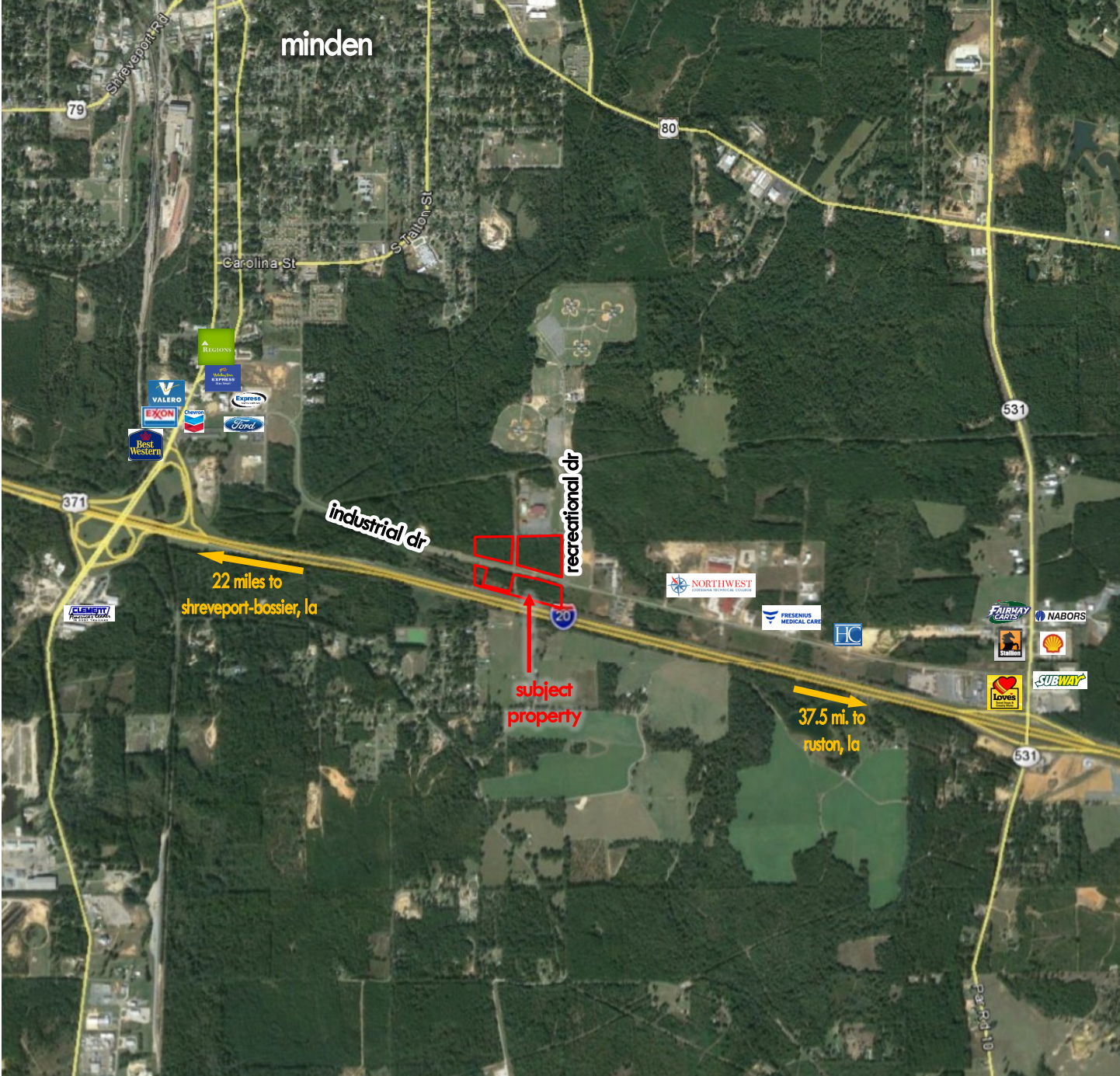
alliance commercial real estate, llc
 2640 youree drive, suite 200
 shreveport, la 71104
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All information contained herein is believed to be correct and accurate, but is subject to change and correction at any time. All interested parties are encouraged to perform their own due diligence and conduct their own research regarding all property matters. Price and property availability are subject to change at any time, without prior notice.



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