

**FOR SALE**

**NE Corner of Highway 65 & Felicia Drive  
TALLULAH, LA**

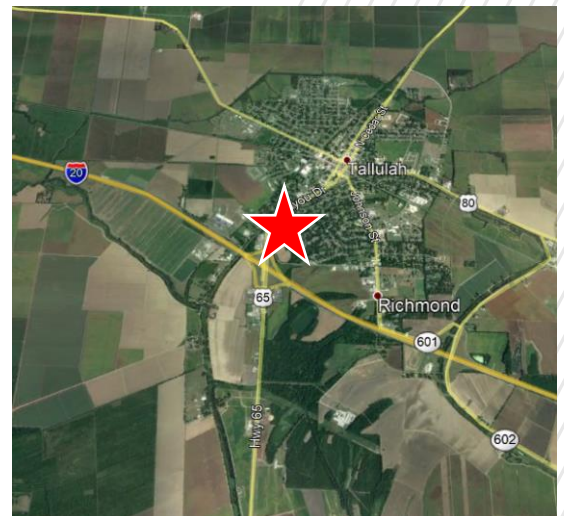


**PROPERTY HIGHLIGHTS**

Commercial site located in Tallulah, LA. The site is located just north of Interstate 20 off of US 65 on Felicia Dr. and consists of approximately 1.306 Acres. The site is located next to the gas station and across the street from the McDonalds.

<b>BUILDING SF</b>	N/A
<b>LAND SF</b>	56,889 SF
<b>YEAR BUILT</b>	N/A
<b>PARKING</b>	N/A
<b>TRAFFIC COUNTS</b>	10,318 VPD

<b>SIGNAGE TYPE</b>	N/A
<b>1-MILE (POP.)</b>	4,002
<b>3-MILE (POP.)</b>	9,148
<b>MED. INCOME</b>	\$25,907
<b>SPACE USE</b>	TBD



**JEFF SCHEIDEGGER**

Account Contact  
+1 314 384 8662  
jeff.scheidegger@cushwake.com

**Bradley McCoy**

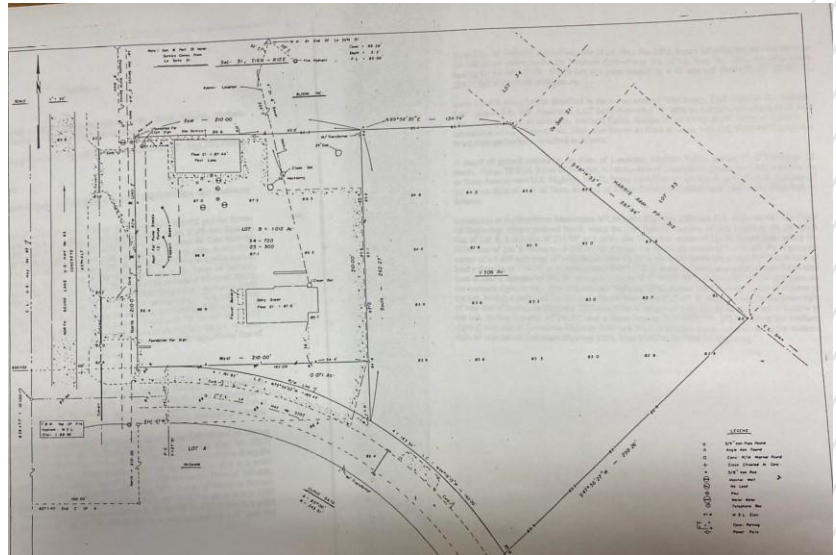
Site Specialists, LLC  
Managing Broker  
+1 504-287-8043  
bmccoy@site-specialists.com

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### LEGAL INFORMATION

<b>TAX PARCEL ID</b>	8676
<b>2024 RE TAXES</b>	TBD
<b>ZONING</b>	Commercial



### RESTRICTIONS

Property will be restricted against uses competitive with convenience stores

### OFFERING PROCESS

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

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