

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 Felecia Dr. and consists of approximately 1.306 Acres. The site is located next to the gas station and across the street from the McDonalds.

BUILDING SF	N/A	SIGNAGE TYPE	N/A
LAND SF	56,889 SF	1-MILE (POP.)	4,002
YEAR BUILT	N/A	3-MILE (POP.)	9,148
PARKING	N/A	MED. INCOME	\$25,907
TRAFFIC COUNTS	10,318 VPD	SPACE USE	TBD



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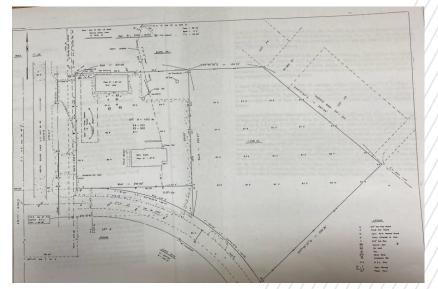
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LEGAL INFORMATION

TAX PARCEL ID	8676
2024 RE TAXES	TBD
ZONING	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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