

## Available

### Price

- Sale Price for all - \$1,500,000 (±\$7.57 SF for land including imps.) (±\$41.57 SF for Buildings including land)
- Sale Price for part - Negotiable
- Lease Price - Negotiable
- Minerals not included

### Property Highlights

- 4.54 Acres (surveyed) level and well drained
- Best commercial corner in Mansfield, LA
- Adjoins Brookshires Grocery Store
- Excellent visibility and access to all traffic
- Formerly "Mansfield Auto World" (moved 9/2015)
- Zoned B-2 Commercial
- ±3 Acres asphalt paving
- 665' Highway frontage

### Location Highlights

- Mansfield, LA (population: 4,905) is the Parish Seat of DeSoto Parish (population: 27,136) in NWLA and is 27 miles south of Shreveport-Bossier City (population: )
- Located at NW corner of Polk St. (US Hwy 84) at Lake Rd. (LA 175/509)
- 9 blocks east of Downtown Mansfield and DeSoto Parish Court House
- Great access to NWLA & E. Texas; 1 mile east of US Hwy 171 and 8 miles west of I-49

### Buildings

- 3 Single story commercial buildings - ±36,088 SF Total (all clear span, steel frame on grade level concrete slabs, metal sidewalls & roofs)
- Showroom & Office Bldg. - ±7,680 SF Total (Size: 59' wide x 70' deep; includes: ±4,130 SF showroom, 8 offices, 2 restrooms, 10' ceiling height, plus two attached covered parking/display areas with 11'6" ceiling height (25' wide x 71' deep= 1,775± SF each)
- Maintenance/Repair/Parts Bldg. - ±16,580 SF Total (Size: 60' wide x 272' deep plus attached 13' wide x 20' deep tool room; include: 16' sidewall height, insulated, heated, (15) 14' wide x 14' high overhead doors at 15 service bays, (2) 14' wide x 14' high overhead doors at wash bay with floor drain, a 14' wide x 12' high over head door at parts/warehouse room, offices and customer waiting room
- Body Shop Bldg.: 4,148± sf total • 48' w. x 80' d. + attached offices • 16' sidewall ht. • insulated • heated • (6) 12' w. x 14' h. ohd at 6 service bays + (2) 12' w. x 14' h. ohd and (1) 12' w. x 12' h. ohd at paint bays

### Traffic Counts (ADT 2014)

- Polk St. west of Lake Rd. - 16,230
- Lake Rd. north of Polk St. - 11,924



# 3 Commercial/Industrial Bldgs. on 4.54 Acres

1121 Polk St., Mansfield, LA 71052



Showroom



Maintenance Building



Maintenance Building



Maintenance Building