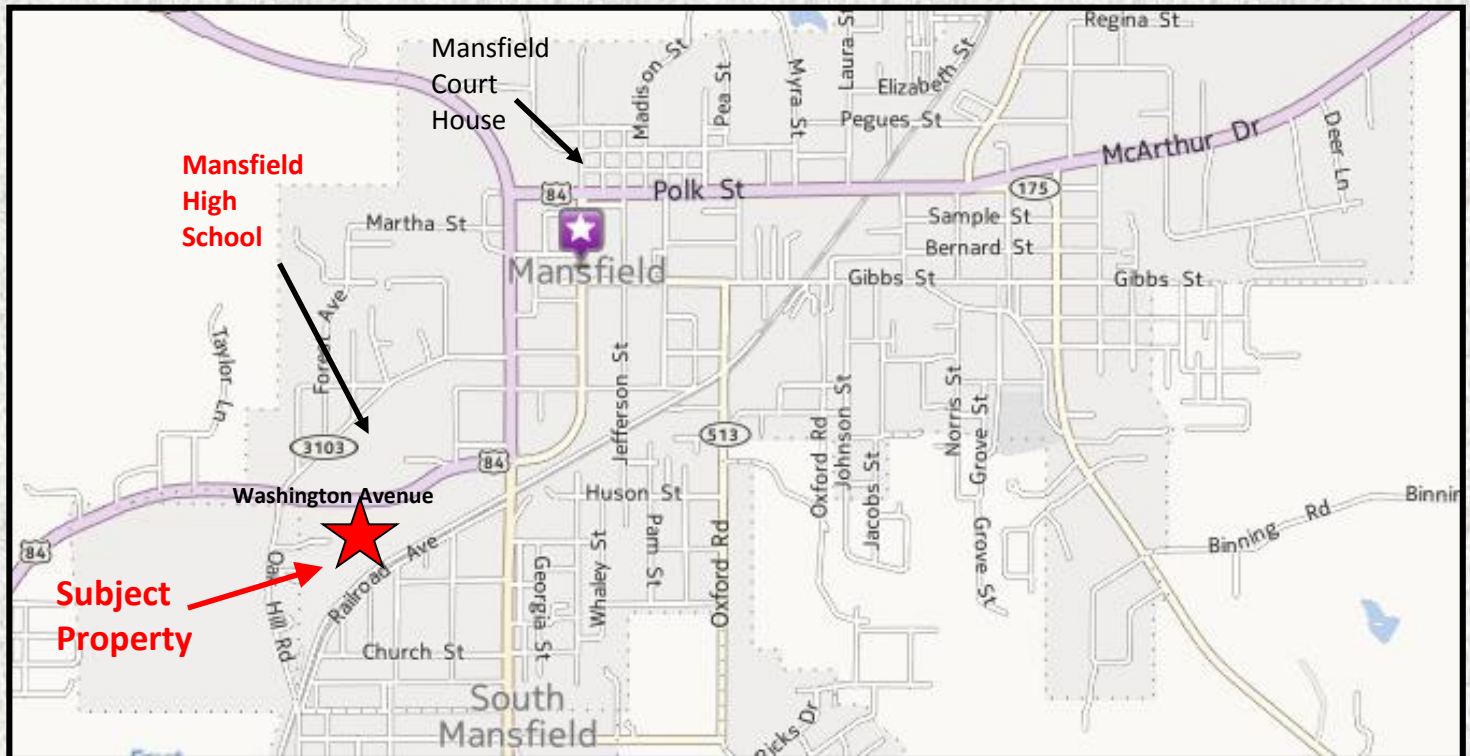


# AVAILABLE FOR SALE

Washington Avenue, Mansfield, Louisiana  
16.365 acres



## **PROPERTY LOCATION:**

Minutes from Downtown and across from the brand new Mansfield High School \* 603 feet of frontage on heavily traveled Hwy 84 (S. Washington Ave) \* Less than a mile from Camille's Mexican Restaurant, Triple J's car dealership, the newly finished Best Western and the heart of downtown \* Mansfield (Pop 5,029) is the Parish Seat of DeSoto Parish (Pop 26,812) and is 27 miles from Shreveport, LA.

**LAND SIZE (Acres):** 16.365 Acres

**BLDG SIZE:** 4 Bldgs = 126,772 sq ft

**PROP TAXES FOR YR 2014:** \$40,244

**ZONED:** COMMERCIAL

## **PROPERTY FEATURES:**

An excellent established center for commercial/retail use \* 3 buildings that have been previously occupied and built out; 1 is 80% occupied \* excellent visibility and access to Hwy 84 \* Perfect proximity to high school for a young target market \* Zoned Commercial

**SALE PRICE:** \$ 1.9 MILLION



Pegasus Landing Corporation, Manager  
Desoto Plaza Associates, LLC  
1800 Lake Park Dr, Ste 103  
Smyrna, GA 30080

Bobbi Cesternino  
bc@pegasuslc.com  
Toll Free 1-800-328-9052

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While every reasonable effort is made to ensure the accuracy of this information, we are not responsible for any errors or omissions contained on these pages. Please verify any information in question with Bobbi Cesternino 1-800-328-9052

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