

Now Available  
For Sale & Pre-Lease



  
9.84± AC

  
HAUGHTON  
PLACE  
62± AC

LA Hwy 157 at LA Hwy 3227 / South of I-20  
Mixed-Use Commercial Development  
Haughton, LA 71037

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Sealy Real Estate Services

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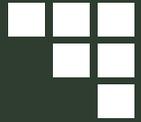
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# 70+/- AC Mixed-Use Commercial Development LA Hwy 157 at LA Hwy 3227/ South of I-20



## Overview

### Exciting Commercial Development Opportunity

This 70± acre mixed-use commercial development offers various lot sizes ranging from 1.37 to 24.55 acres, with customization available to meet specific project needs. Construction has begun on a major infrastructure improvement at LA Highway 3227 and 157 intersections, including a planned rerouting of LA 3227 in 2025. The Haughton area is experiencing significant growth, demonstrated by the construction of new schools in recent years. Over the past three years, notable businesses—Sonic, Johnny's Pizza, a liquor store, PJ's Coffeehouse, and a sandwich and salad eatery—have opened at this intersection, highlighting the area's increasing commercial activity.

#### Potential uses for development include:

- Strip Retail
- Retail-Pad Sites
- Grocery
- Office
- Medical Offices
- Hospitality
- Banking
- QSR/Fast-Food
- Full-Service Restaurants
- Services
- Self Storage
- Multi-Family

Land Available	1 to 70+/- Acres
Zoning	B-3
City/Parish	Haughton, Bossier Parish, LA
Tax ID/APN	1811166
Hwy Access	LA Hwy 157 & 3227/ 0.5 mi from I-20
Sale Price	See Agent



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**Development**

- Master Detention in Place**  
The project is part of a master detention and requires no on-site detention requirements.
- TIA Completed**  
A Traffic Impact Study Analysis has already been conducted for the site.
- On-Site Dirt Available**  
On-site dirt is available at competitive pricing.
- Eligible for New Market Tax Credits (NMTc)**  
Incentivizes community development and economic growth through the use of tax credits.  
**CLICK HERE FOR MORE INFO**
- Qualifies for USDA Loan Program**  
Business & Industry Loan Guarantees in Louisiana.  
**CLICK HERE FOR MORE INFO**



**Location**

Strategically located at the intersection of LA Highways 3227 and 157, the location benefits from both excellent visibility and accessibility. It is less than one minute from the Haughton/Fillmore Exit at Interstate 20. Currently, the LA DOTD is completing a multimillion-dollar improvement project. Phase I is complete and includes widening LA Hwy 157 with a center turn lane. Phase II will include rerouting LA Hwy 3227.

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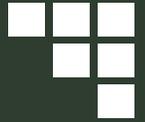
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Conceptual  
 Master Plan



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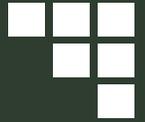
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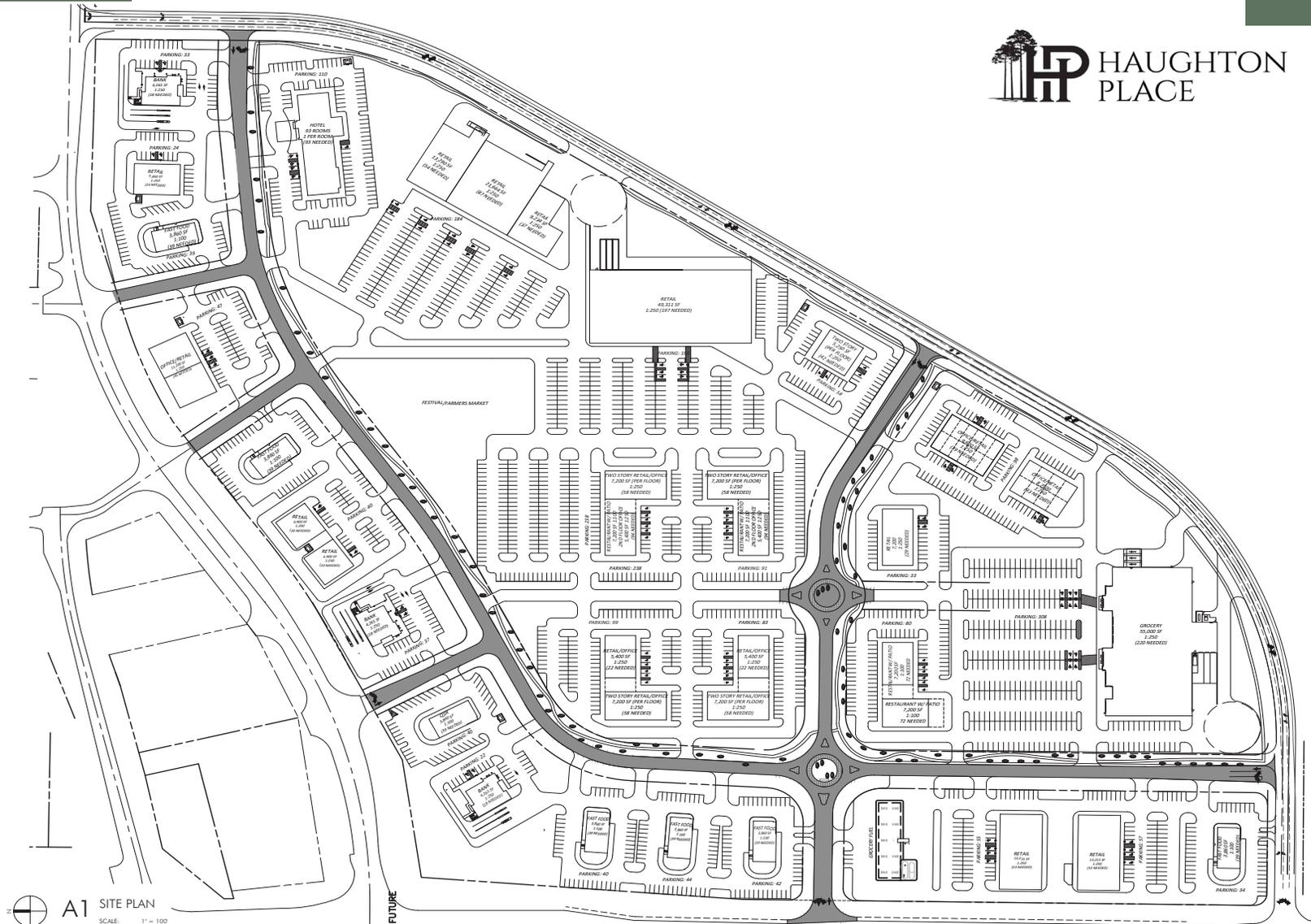
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Master Plan



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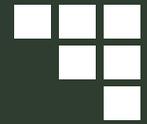
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Location Map



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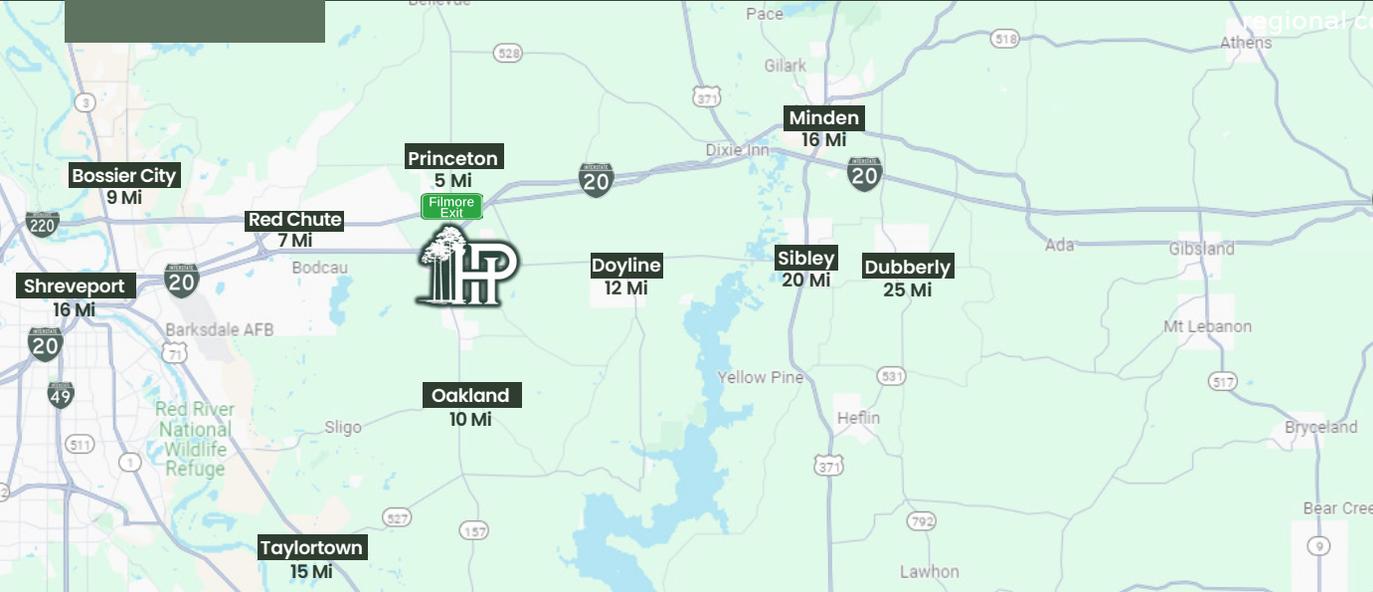
OVER

**\$3 BILLION**

IN RETAIL SALES ACROSS BOSSIER PARISH, LA

Exceeding \$23,000 per capita and signaling strong

**Project Details**



**About Haughton Place**

Paying homage to the town's original name, *Haughton Place*, is a planned mixed-use commercial development located south of Interstate 20 at Haughton/Fillmore Exit off Hwy 157. Situated at the junction of the newly routed Hwy 3227 and Hwy 157 (N. Elm Street), the property has excellent accessibility from I-20. Haughton Place is designed to serve the area's recent and anticipated growth. Convenient to new and planned residential neighborhoods, schools, and businesses, Haughton Place is at the crossroads of a much larger trade area. With a variety of lot sizes available, starting at one acre, developers can tailor lots to meet their specific needs or requirements.



**Location Advantages**

Ranked

**7<sup>TH</sup> STATEWIDE**

For Population Growth\*

Proximity to Newly Constructed

**5A SCHOOLS**

Higher Education & Major Employers

More Than

**\$10 MM**

In DOTD Roadway Improvements and Less Than

**7 MILES FROM**

Expanding Barksdale AFB / I-220 Interchange

OVER

**\$3 BILLION**

In Retail Sales across Bossier Parish, LA

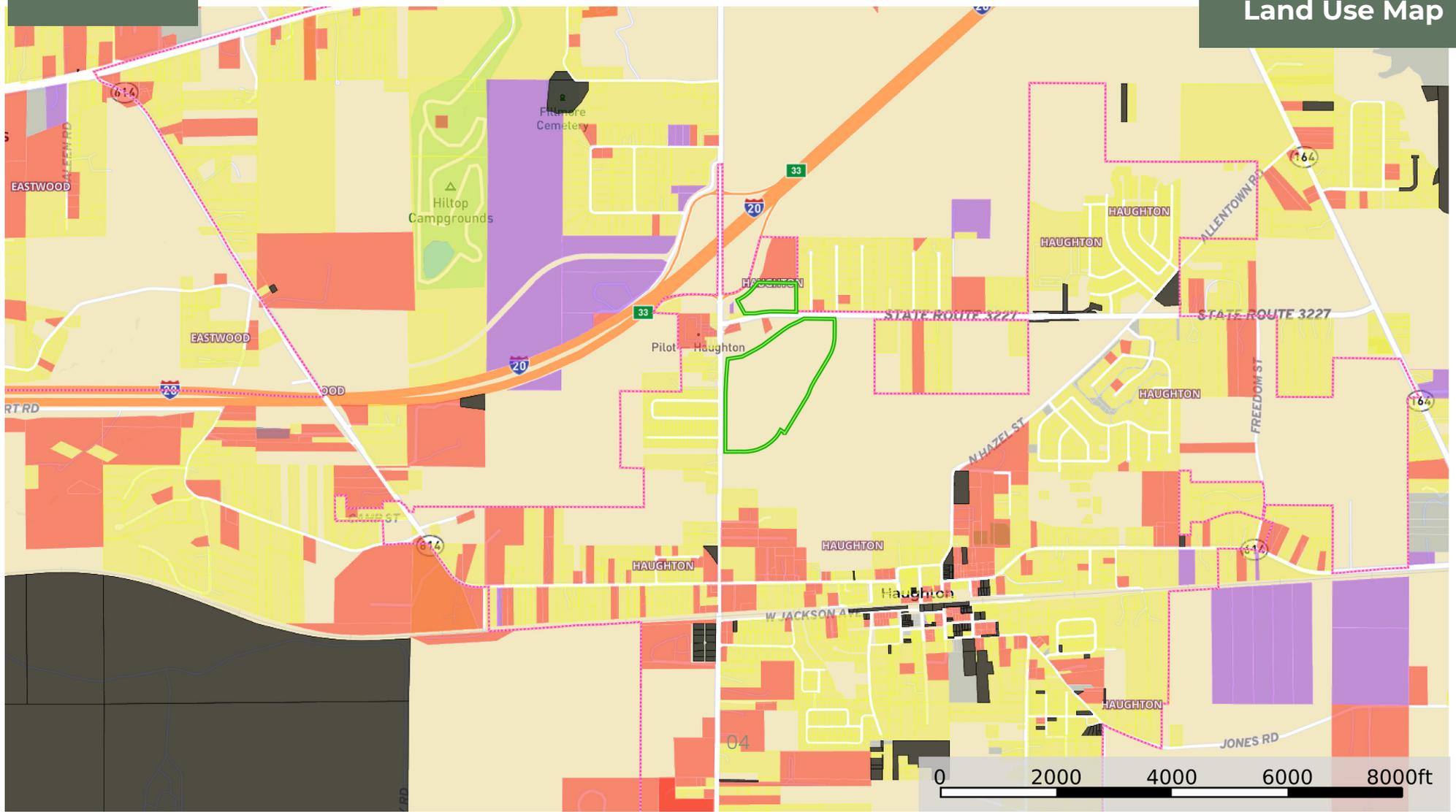
Exceeding \$23,000 per capita and signaling strong regional consumer demand.



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Land Use Map



- Marker 1
- Distance
- Boundary
- Boundary 1
- Boundary 1
- Boundary
- Residential
- Commercial
- Industrial
- Agricultural
- Vacant
- Miscellaneous

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