



PROPERTY DESCRIPTION

Executive Summary: TexStock Development is a scalable mixed-use development opportunity located in Bossier City, Louisiana, on the north side of Barksdale Air Force Base. With the relocation of Barksdale's main entrance to the north side of the base, slated to open in late 2025, TexStock's 37.66 acres is ideally located for a mixed-use development to capitalize on the new demand for services and traffic patterns.

Predevelopment Work: The seller has already completed some of the preliminary work for the site including the completion of the master plan, utilities and streets engineering, stormwater and retention engineering, mitigation of wetlands, permitting of all entrances, and construction of the main entrance. Additionally, the seller created preliminary plans for site grading.

Demand: Due to Bossier Parish Community College and the National Cyber Research Park, North Bossier Parish has the highest demographics and is the fastest-growing area in the MSA. It attracts younger, well-educated, and higher-income residents and consumers. There are limited retail offerings in North Bossier Parish, with almost no retail near Barksdale Airforce Base/ Additionally, there have been no new multifamily developments in North Bossier Parish in over five (5) years. Significant population growth has been achieved in neighboring municipalities like Houghton and Minden along I-80 & I-20 on the way to Monroe, LA.

OFFERING SUMMARY

Sale Price: Subject to Offer - See Land Lot Price List

Total Lot Size: 38.605 Acres +/-

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	843	8,277	20,835
Total Population	1,569	17,838	46,457
Average HH Income	\$51,663	\$183,420	\$136,547

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Parcel Map





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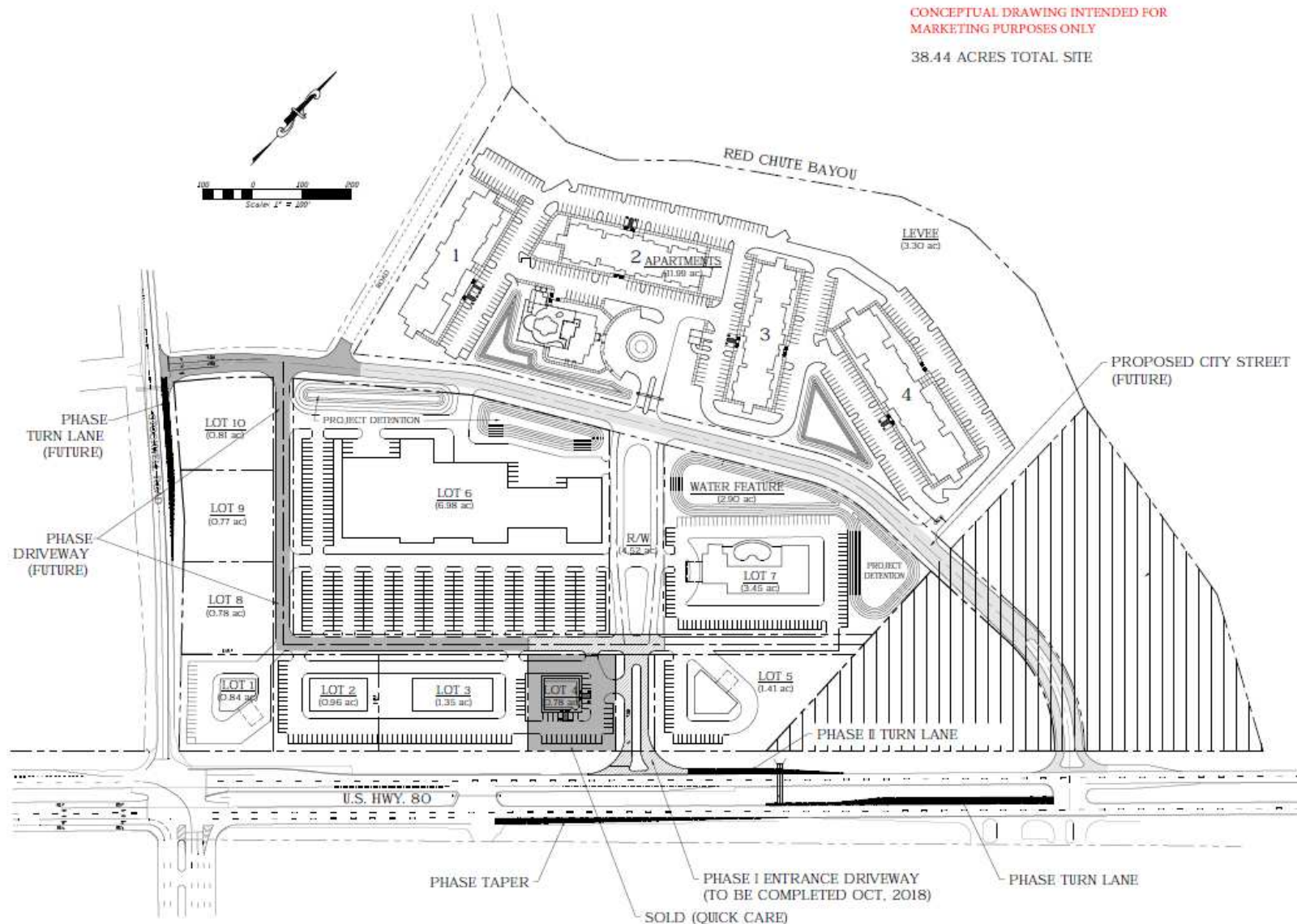
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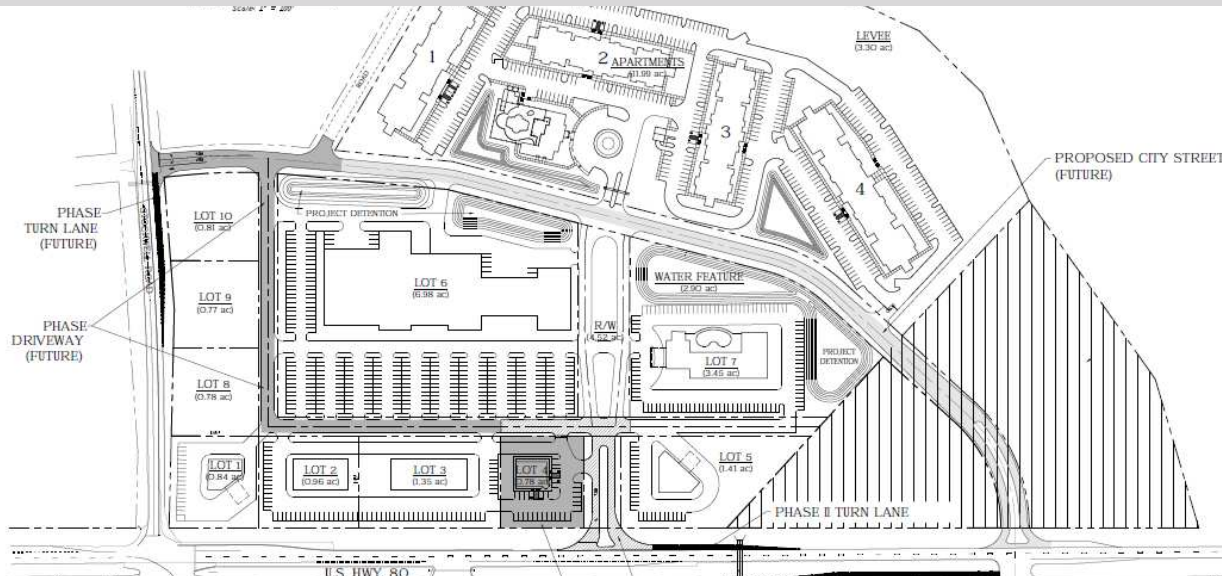
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STATUS	LOT #	SUB-TYPE	SIZE	PRICE
Available	Lot 1	Retail-Pad	0.84 Acres	\$695,217
Available	Lot 2	Retail	0.96 Acres	\$752,716
Available	Lot 3	Retail	1.35 Acres	\$882,090
Available	Lot 5	Retail	1.41 Acres	\$982,713
Available	Lot 6 - Anchor Tenant	Retail	6.98 Acres	\$2,128,341
Available	Lot 7 - Office/Medical	Office	3.45 Acres	\$1,352,538
Available	Lot 8	Retail	0.78 Acres	\$543,628
Available	Lot 9	Retail	0.77 Acres	\$469,576
Available	Lot 10	Retail	0.81 Acres	\$529,254
Available	Multifamily Site	Multifamily	12 Acres	\$2,482,920

/ AREA OVERVIEW /

LOCATION OVERVIEW

SHREVEPORT - BOSSIER CITY MSA ECONOMIC HIGHLIGHTS

The Shreveport–Bossier City MSA, has a population of approximately 395,000 residents. The MSA is part of the area called the Ark-La-Tex, a socio-economic region where Arkansas, Louisiana and Texas intersect. Shreveport-Bossier City is the largest economic and cultural center of North Louisiana and the wider Ark-La-Tex region. The diverse economy is primarily based on oil and gas, manufacturing, gaming, commerce, technology, and healthcare and medical research.

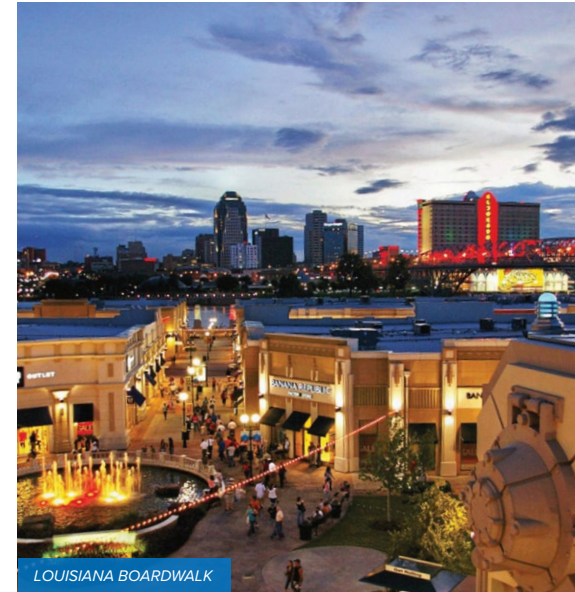
Shreveport–Bossier City is the medical hub of the Ark-La-Tex region. Along with LSU of Shreveport Medical School, the region has three other major healthcare providers. Major growth continues in the medical sector as the number of physicians, nurses and service providers moving into area increases. The development of new facilities is also furthering the economic growth.

The gaming industry is another attraction of the Shreveport-Bossier area. There are six riverboat casinos all situated along the Red River, including Jimmy Buffett's Margaritaville Casino Resort Hotel. Additionally, live horse racing can be enjoyed at Harrah's Louisiana Downs.

The Shreveport–Bossier City economy has a diversified economy and workforce. Continued economic success and growth is anticipated for the Shreveport-Bossier City MSA and the Ark-La-Tex Region.



DOWNTOWN SHREVEPORT



LOUISIANA BOARDWALK



BARKSDALE AIR FORCE BASE



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ABOUT THE BARKSDALE INTERCHANGE

The new I-20/I-220 Barksdale Interchange “will solidify the presence of Barksdale for years to come. It’s an investment in the military support services that occur, not just on the base, but a lot of that adjacent property that you see north of I-20. This intersection is going to make it easy for people to relocate and expand their businesses in this footprint that is very close to their primary customer.”

- Shawn Wilson, Department of Transportation and Development Secretary

ABOUT BARKSDALE AIR FORCE BASE

Barksdale Air Force Base is a United States Air Force base in Bossier Parish. It is the only Air Force Base in Louisiana and sits next to Bossier City, Louisiana, along the base’s western and northwestern edge. The Base occupies more than 22,000 acres east of Bossier City and along the southern edge of Interstate 20. **Serving almost 58,000 active duty, reservist, civilian employees, family members, and retirees, Barksdale is an integral part of the local community.** The local area is extremely supportive of the base and its mission. The host unit at Barksdale is the 2d Bomb Wing (2 BW), the oldest bomb wing in the Air Force. It is assigned to the Air Force Global Strike Command’s Eighth Air Force.

Operating from multiple overseas locations, Barksdale airmen and B-52s, both active and reserve alike, played a key role in the first airstrikes of Operation Enduring Freedom. Returning yet again to the skies of Iraq, Barksdale B-52s flew over 150 combat sorties against military targets throughout the southern half of the country during Operation Iraqi Freedom. Serving almost 58,000 active duty, reservist, civilian employees, family members, and retirees, Barksdale is an integral part of the local communities. The local area is extremely supportive of the base and its mission.

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NATIONAL CYBER RESEARCH PARK

ABOUT NATIONAL CYBER RESEARCH PARK

Serving as an anchor of Louisiana's Cyber Corridor, the Cyber Innovation Center and its National Cyber Research Park provide a physical location for government, industry, and academia to collaborate, conduct leading research, and develop state-of-the-art technologies. **Stretching approximately 98 miles along Interstate 20 across North Louisiana, the Cyber Corridor includes a top Fortune 200 company (CenturyLink), a Tier I research institution (Louisiana Tech University), and one of the nation's fastest-growing community colleges (Bossier Parish Community College).** Zoned for cyber research and development activities, the NCRP represents a \$107 million investment by local governments of Bossier and the State of Louisiana. Even though we live in a "virtual" world, it is important that we foster face-to-face interactions among peers and industry leaders.

In July of 2013, The NCRP was designated an American Electric Power (AEP) Qualified Data Center Site after passing a rigorous qualification process, confirming that the National Cyber Research Park offers a reliable and redundant power supply, strong fiber networks, low disaster risks, and a business-friendly climate. Additionally, in October 2015, the Cyber Innovation Center was the first site in Louisiana to receive AT&T's Fiber Ready Designation.

The Cyber Innovation Center (CIC), is the anchor of the 3,000-acre National Cyber Research Park and serves as the catalyst for the development and expansion of a knowledge-based workforce throughout the region. As a 501c3 not-for-profit corporation, the CIC fosters collaboration among its partners and accelerates technology, research, and development. One of its primary missions is to develop a sustainable knowledge-based workforce that can support the growing needs of government, industry, and academia.

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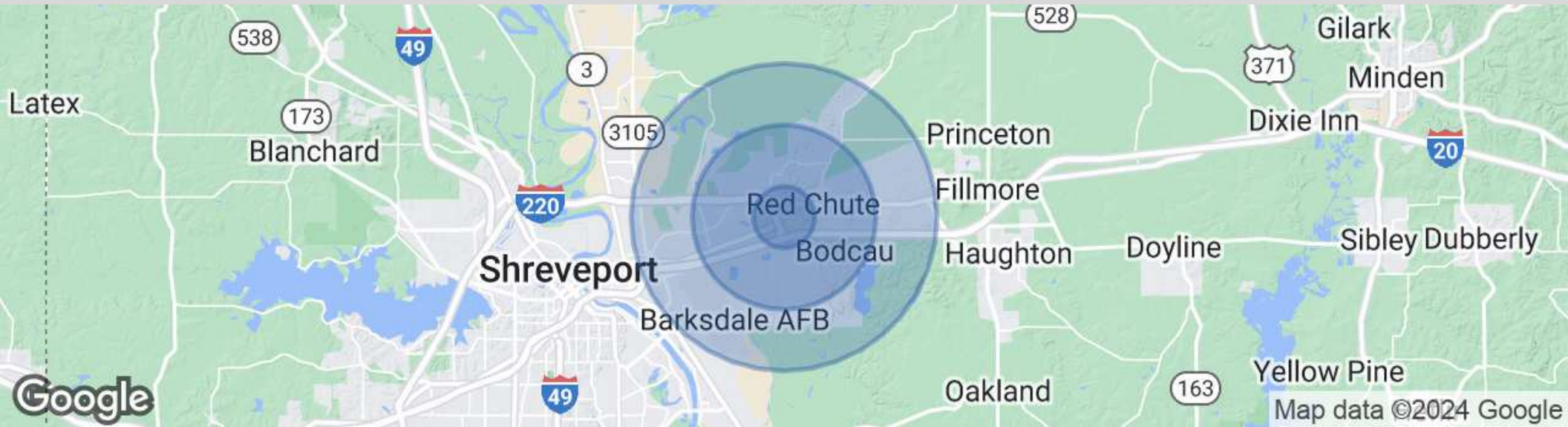
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	1,569	17,838	46,457
Average Age	37.4	38.0	36.3
Average Age (Male)	35.2	37.5	35.5
Average Age (Female)	39.4	37.8	37.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	843	8,277	20,835
# of Persons per HH	1.9	2.2	2.2
Average HH Income	\$51,663	\$183,420	\$136,547
Average House Value	\$111,485	\$341,797	\$262,505

2020 American Community Survey (ACS)