NAI Rampart

±0.901 ACRES FOR SALE

247 MacArthur Dr

Presented By:

John Monteleone, CCIM
Commercial Sales & Leasing
337.278.6444
jmonteleone@rampartcre.com

Buck Holt
Commercial Advisor
318.715.4795
bholt@centralrealty.la

NAI Rampart

247 MacArthur Drive

Alexandria, LA 71303

PROPERTY DESCRIPTION

Westgate Shopping Center is a 173,000 square foot community retail center strategically positioned along the MacArthur Dr./ US Hwy 71, one of Alexandria's busiest commercial corridors. The center enjoys outstanding frontage, strong daily traffic, and convenient access for shoppers making both quick-stop and destination trips. Positioned only 2 miles from I-49, Westgate offers exceptional regional connectivity, drawing customers from across Alexandria and the nearby community of Pineville.

Located in Opportunity Zone 2.0 and situated on the corner of MacArthur Dr. at Monroe St., this ±0.901 acre (39,231 sq ft) outparcel offers excellent visibility to passing traffic and prominent signage opportunities, supporting tenants' brand exposure and sales performance. Westgate features a complementary mix of national, regional, and local retailers that drive consistent, daily-needs traffic. High-profile co-tenants and neighboring brands include Super 1 Foods, Sutherland's HomeBase, McDonald's, Firehouse Subs, AutoZone, H&R Block, Aaron's, Dollar General, and more. The trade mix makes the center an ideal location for soft goods, medical/service, fitness, specialty retail, and quick-service concepts seeking a visible, high-performing location.

OFFERING SUMMARY

Sale Price:	$392,316.20
Price Per Square Foot:	$10.00
Lot Size:	0.901 Acres
Lot Frontage:	258 ft
Traffic Count:	41,442 ADT
Foot Traffic:	77,815 AMV
Zoning:	C-2, Commercial District General
Flood Zone:	X - Area of Minimal Flood Risk
Property Taxes:	$1,177.82
Electrical:	City - AUS
Water & Sewer:	City - AUS
Gas:	City - AUS

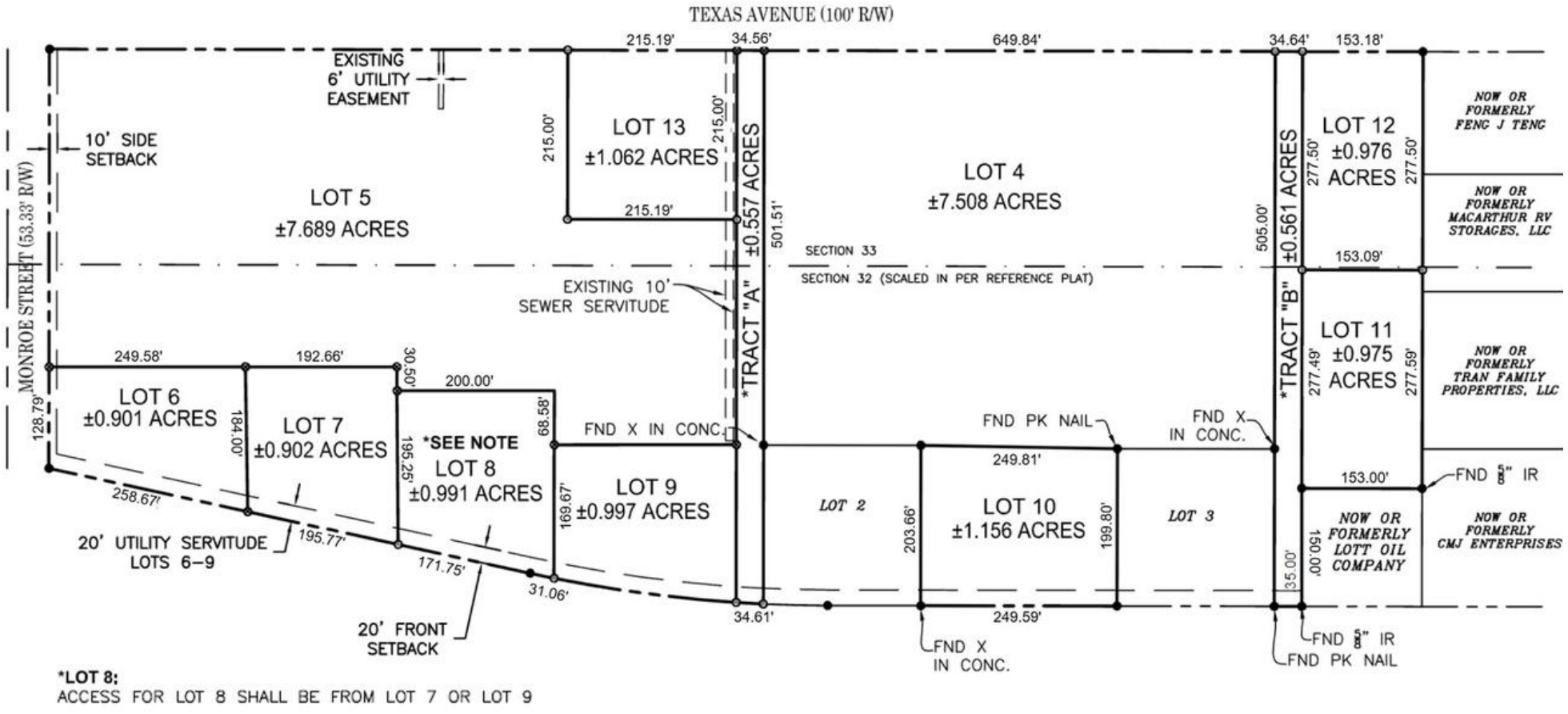
INFORMATION SUBJECT TO VERIFICATION & NO LIABILITY FOR ERRORS & OMISSION ASSUMED. // LICENSED IN LOUISIANA

NAI Rampart

247 MacArthur Drive
Alexandria, LA 71303

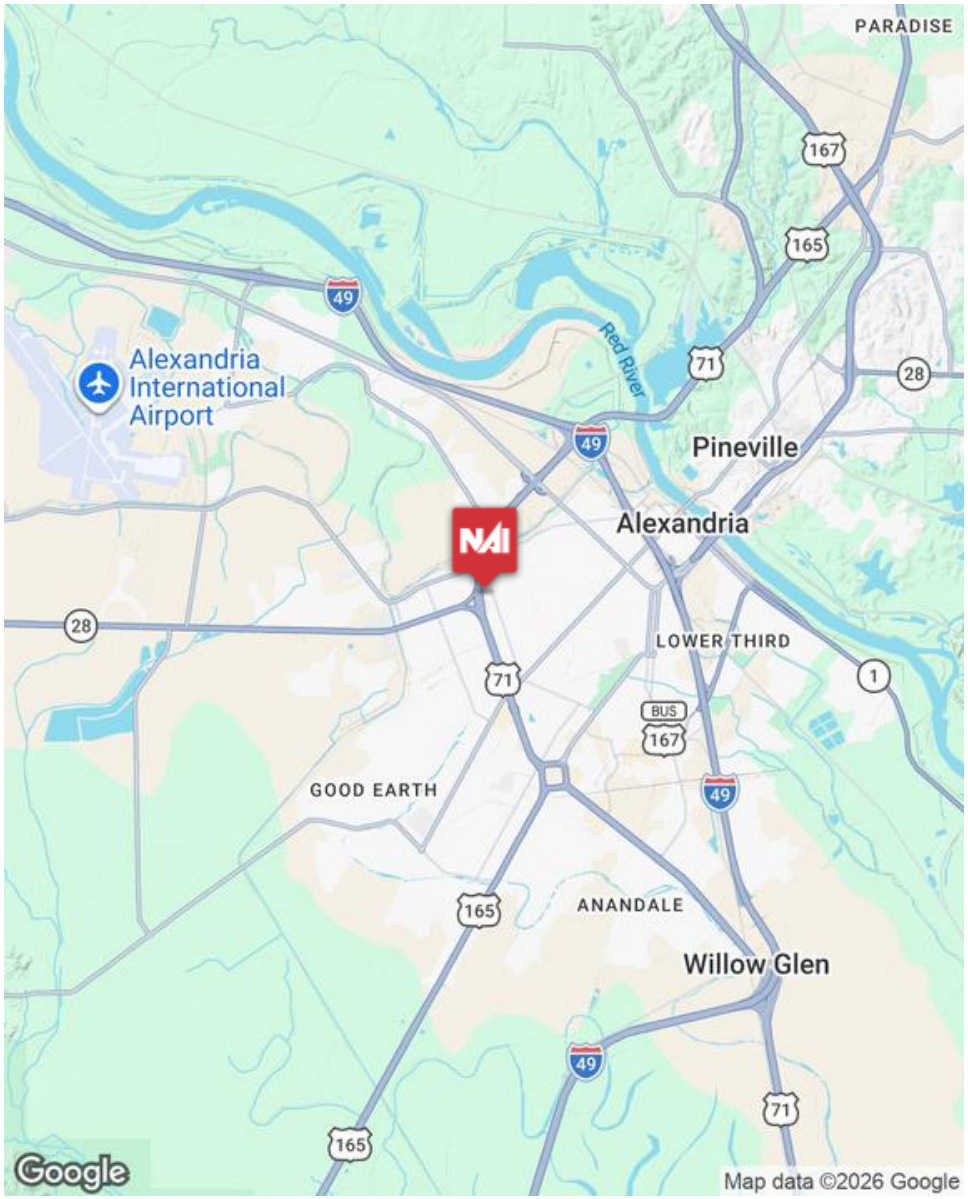
INFORMATION SUBJECT TO VERIFICATION & NO LIABILITY FOR ERRORS & OMISSION ASSUMED. // LICENSED IN LOUISIANA

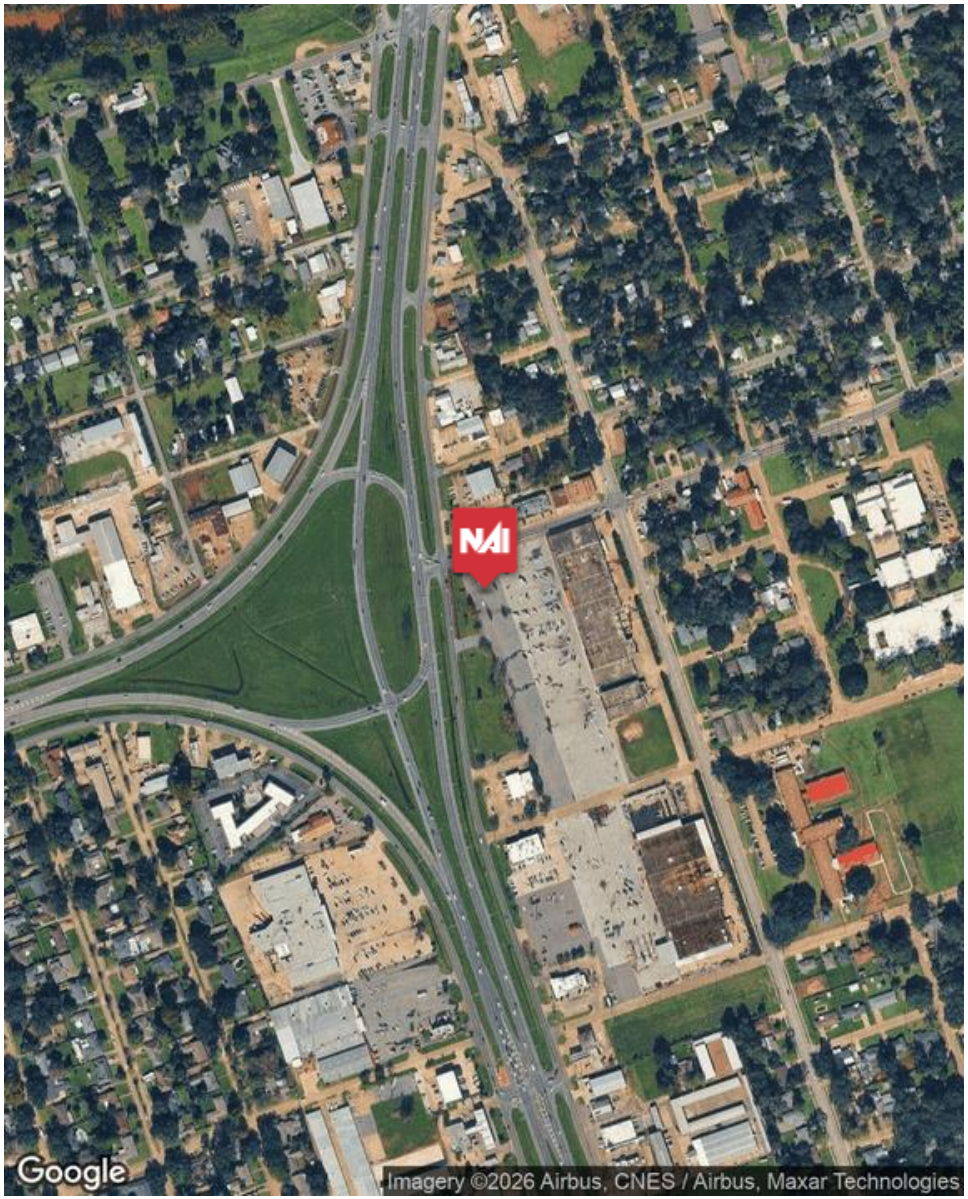
INFORMATION SUBJECT TO VERIFICATION & NO LIABILITY FOR ERRORS & OMISSION ASSUMED. // LICENSED IN LOUISIANA



*LOT 8:
ACCESS FOR LOT 8 SHALL BE FROM LOT 7 OR LOT 9

INFORMATION SUBJECT TO VERIFICATION & NO LIABILITY FOR ERRORS & OMISSION ASSUMED. // LICENSED IN LOUISIANA





INFORMATION SUBJECT TO VERIFICATION & NO LIABILITY FOR ERRORS & OMISSION ASSUMED. // LICENSED IN LOUISIANA

INFORMATION SUBJECT TO VERIFICATION & NO LIABILITY FOR ERRORS & OMISSION ASSUMED. // LICENSED IN LOUISIANA

SPENDING POWER

Westgate Shopping Center Alexandria, LA

Drive time of 10 minutes

KEY FACTS (2026)

52,022 Total Population	21,969 Total Households	$51,759 Median Household Income
39.7 Median Age	2.30 Average Household Size	$43,636 Median Disposable Income
68,505 Total Daytime Population	39,793 Daytime Pop: Workers	$205,388 Median Home Value

2026 POTENTIAL SPEND

$36,916,757 Apparel/ Services	$63,203,003 Food Away from Home
$121,318,977 Health Care	$62,034,383 Entertainment/ Recreation
$340,222,872 Finance/ Insurance Sales	$40,848,470 HH Furnishings/ Equipment
$16,167,054 Personal Care Products/ Services	$3,921,488 Large Appliance Expenditures

INFORMATION SUBJECT TO VERIFICATION & NO LIABILITY FOR ERRORS & OMISSION ASSUMED. // LICENSED IN LOUISIANA

NAI Rampart

247 MacArthur Drive
Alexandria, LA 71303

HEART OF LOUISIANA

ALEXANDRIA / PINEVILLE

MARKET HIGHLIGHTS

Historic Kent & Riverfront Sites | Hiking, Nature & Paddle Trails

Lifestyle & Cultural Magnet

Central Louisiana's destination for Kent Plantation House, Alexandria Zoo, River Oaks Arts Center, Forts Randolph & Buhlow, and premier Mardi Gras and Cenla festivals.

Population & Purchasing Power

58,000+
combined city population

120,000+
Rapides Parish & MSA

A major retail, dining, and healthcare crossroads driving steady, resilient demand.

8,600+ students — +11.9% INCREASE

LSUA Healthcare Education Campus

With a $43M medical education investment, LSUA is pioneering workforce development in advanced simulation laboratories and high-tech robotics training.

$3.6B investment — NEW AI MEGA PROJECT

Applied Digital AI Data Center Campus

Massive Rapides Parish campus generating high-tech jobs, major tax revenues for local schools, and Cleco grid upgrades that lower rates and strengthen regional power reliability.

Workforce & Talent Pipeline

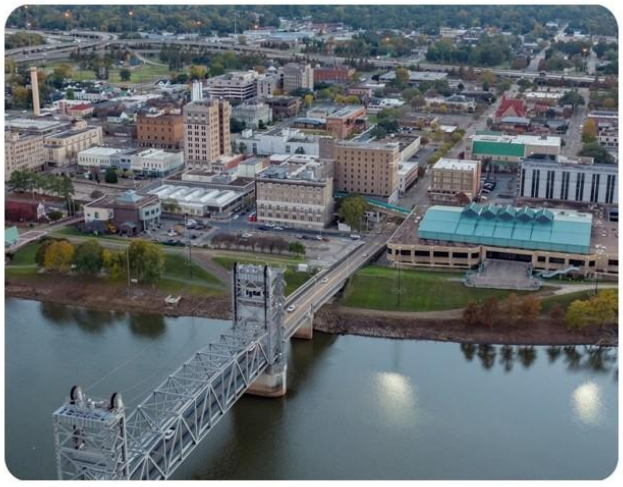
66,000+ regional labor force

Robust talent pipeline anchored by LSU Alexandria, Louisiana Christian University, CLTCC, and customized training through LED FastStart.

Regional Healthcare Hub

$1.37B annual healthcare revenue

Anchored by Rapides Regional Medical Center and CHRISTUS St. Frances Cabrini Hospital.



Key employers & investors: Applied Digital • Procter & Gamble • RoyOMartin • Crest Industries • Plastipak • Coca-Cola • CHRISTUS Health • Rapides Regional • Cleco • LSU Alexandria

louisianacentral.info | rapidesparish.org

INFORMATION SUBJECT TO VERIFICATION & NO LIABILITY FOR ERRORS & OMISSION ASSUMED. // LICENSED IN LOUISIANA

For More Information:

John Monteleone, CCIM
Commercial Sales & Leasing
337.278.6444
jmonteleone@rampartcre.com

Buck Holt
Commercial Advisor
318.715.4795
bholt@centralrealty.la

NAIRampart

400 East Kaliste Saloom Rd., Ste 8100
Lafayette, LA 70508
www.rampartcre.com