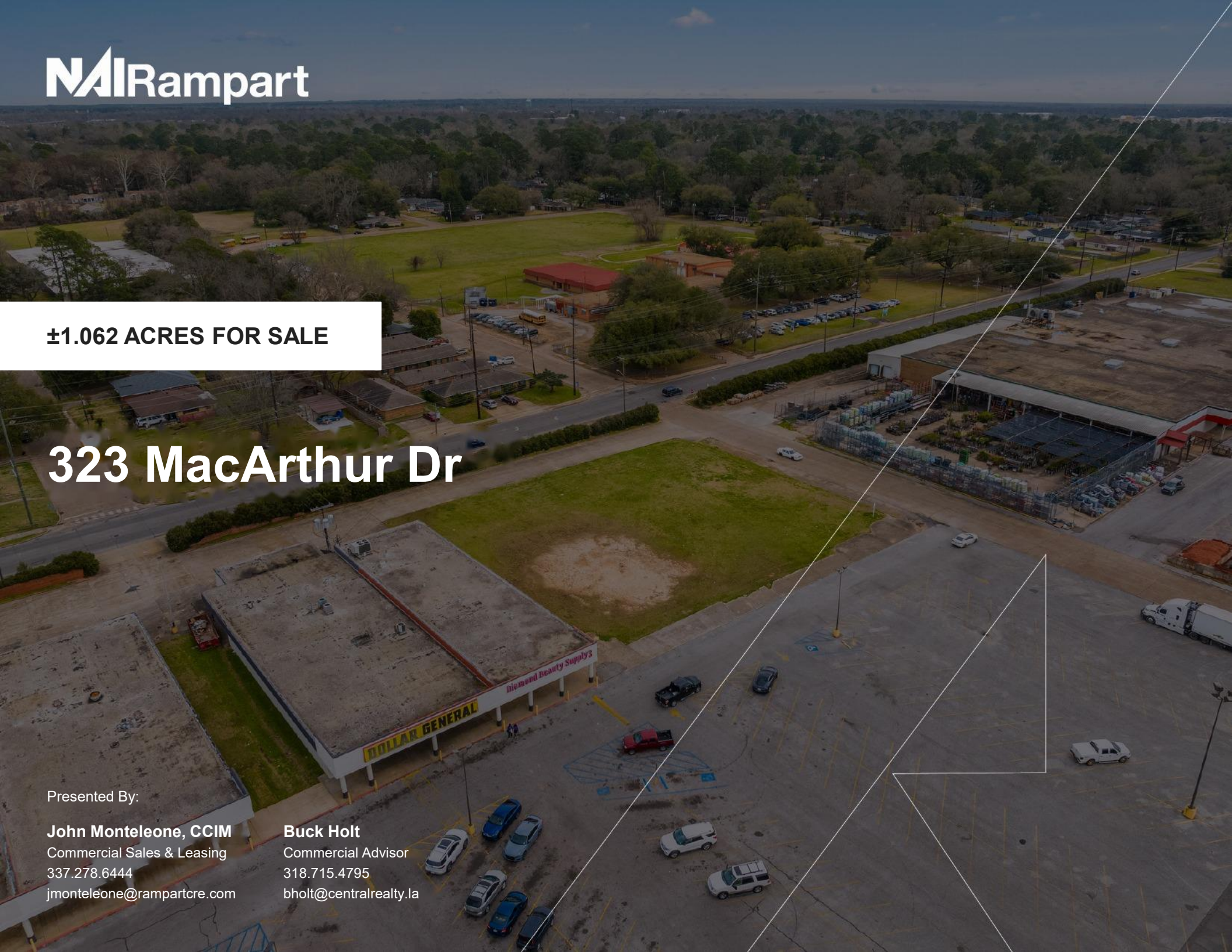
NAI Rampart

±1.062 ACRES FOR SALE

323 MacArthur Dr



Presented By:

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NAI Rampart

323 MacArthur Dr

Alexandria, LA 71303

PROPERTY DESCRIPTION

Located on MacArthur Drive, one of Alexandria's primary commercial corridors, this ±1.062-acre (46,265 SF) property offers exceptional visibility and convenient access to the city's major retail, business, and residential districts. MacArthur Drive serves as a key north-south thoroughfare connecting Alexandria and Pineville, providing strong daily traffic counts and direct access to regional transportation routes throughout Central Louisiana. The corridor is home to a diverse mix of national retailers, restaurants, medical facilities, and professional service providers, creating a dynamic business environment.

The property benefits from its strategic location within the Alexandria market, placing tenants and customers within minutes of major employment centers, shopping destinations, and Interstate connectivity. Surrounded by established commercial development and continued investment throughout the area, the site offers an ideal opportunity for businesses seeking a highly accessible location with strong market presence and long-term growth potential.

OFFERING SUMMARY

Sale Price:	$462,658.50
Price Per Square Foot:	$10.00
Lot Size:	1.062 Acres
Lot Frontage:	215 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:	$1,109.22
Electrical:	City - AUS
Water & Sewer:	City - AUS
Gas:	City - AUS

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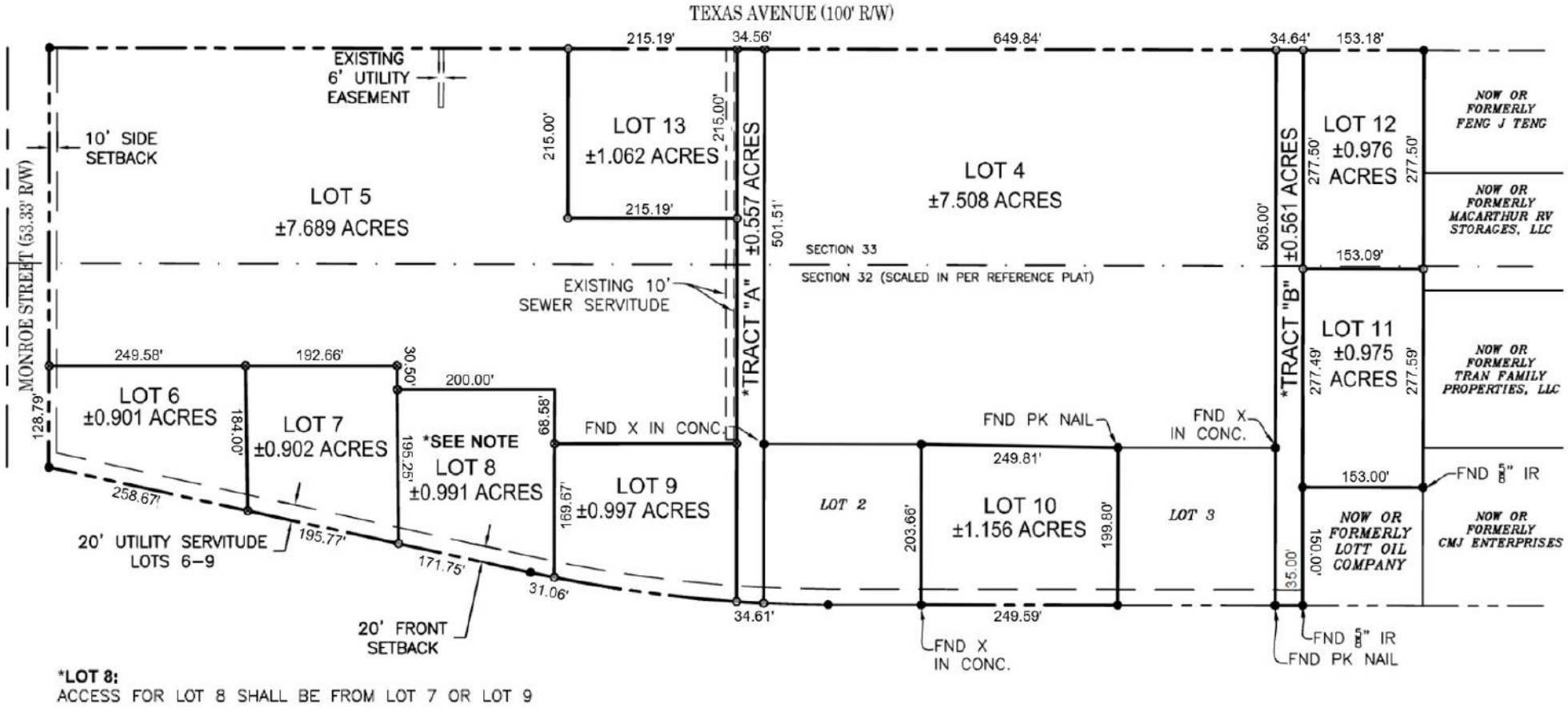

***LOT 8:**
ACCESS FOR LOT 8 SHALL BE FROM LOT 7 OR LOT 9

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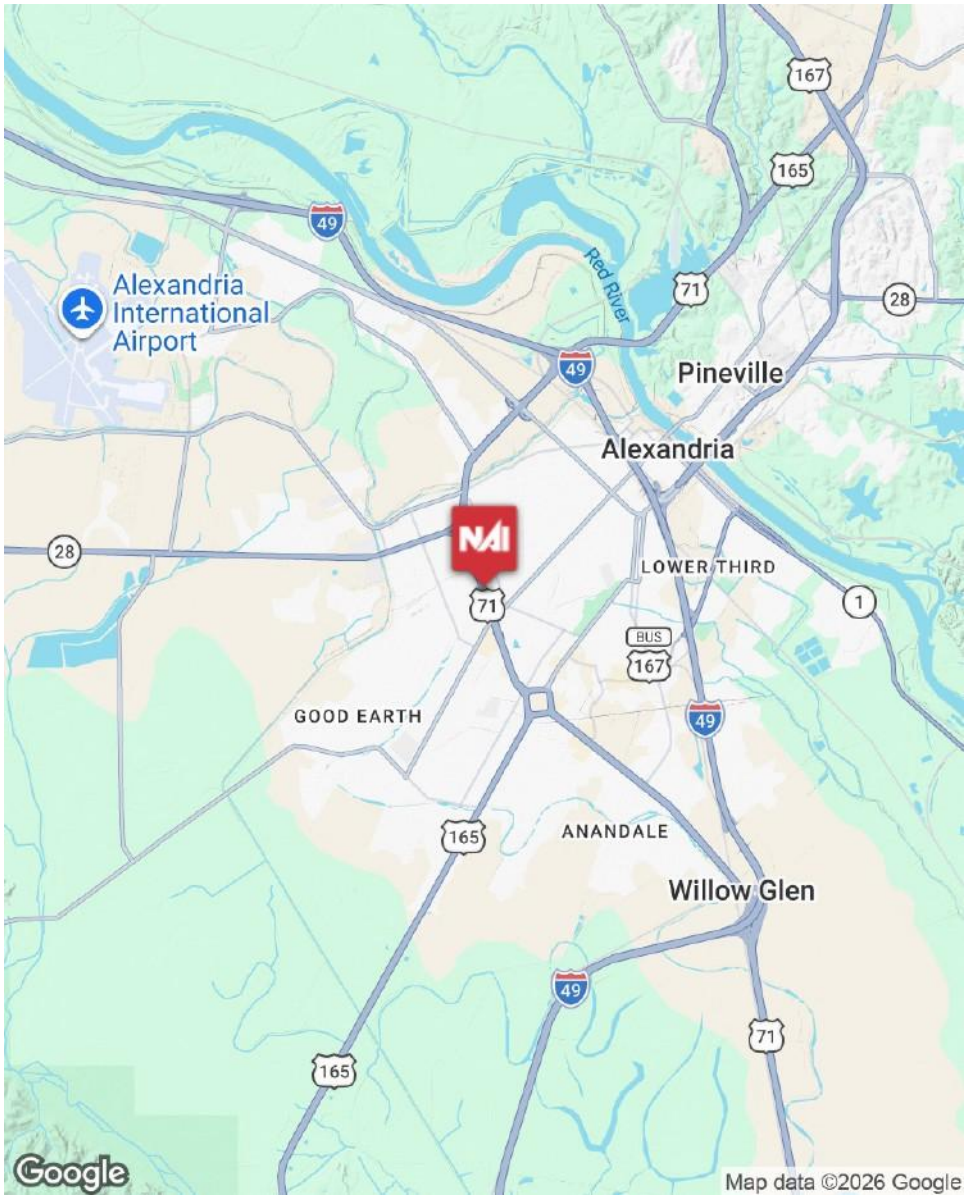

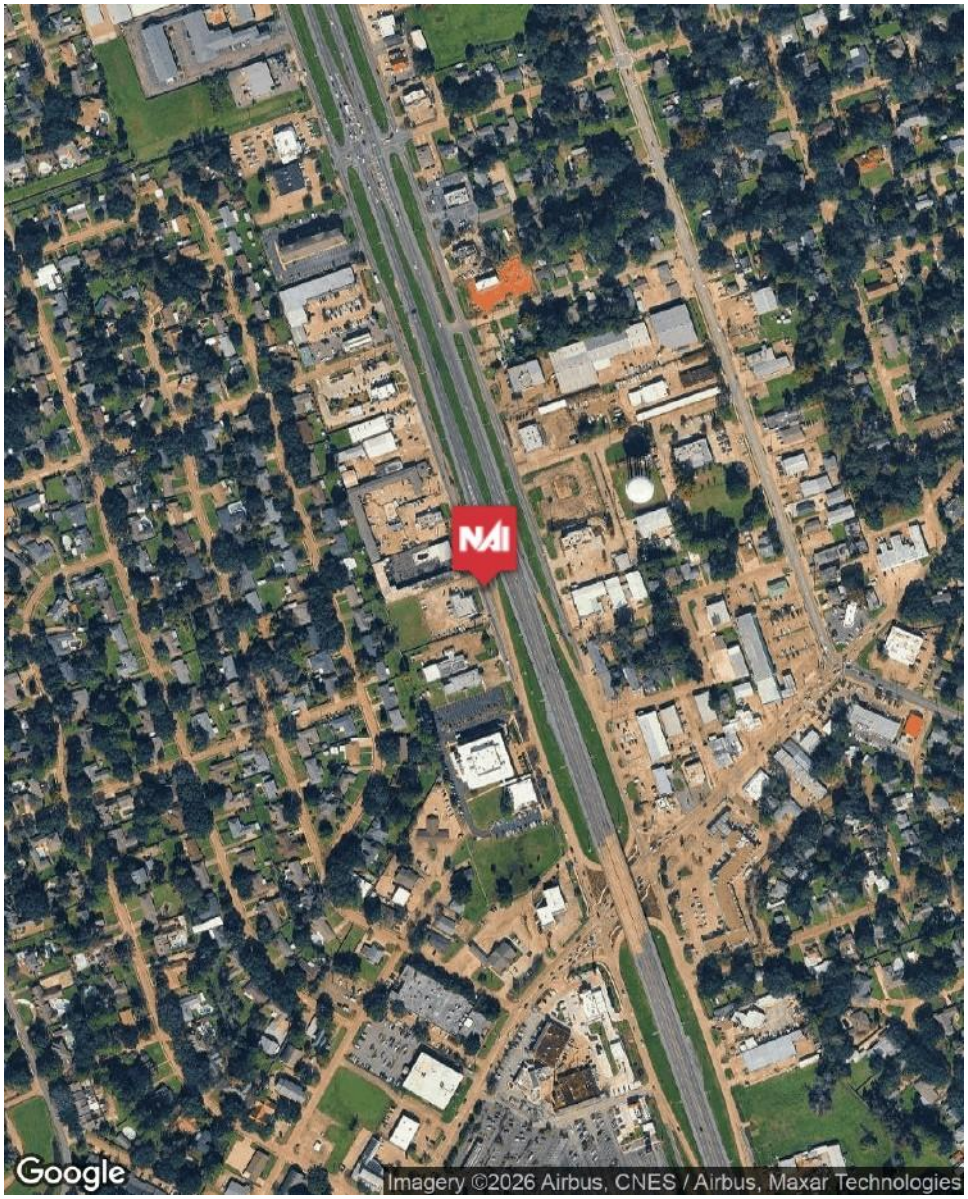

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SPENDING POWER

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

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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

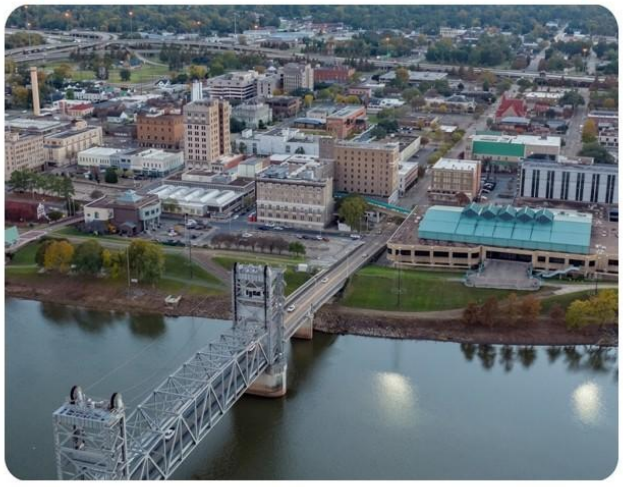
66,000+ regional labor force

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

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For More Information:

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