



±0.975 ACRES FOR SALE

3409 Stimson Ave

Presented By:
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PROPERTY DESCRIPTION

3409 Stimson Avenue presents an excellent commercial land opportunity in one of Alexandria's growing business corridors. This ±0.975-acre vacant parcel, totaling approximately 42,476 SF, is zoned C-2 (General Commercial) and offers excellent visibility with approximately 41,442 vehicles per day. Located just off U.S. Highway 71 and approximately two miles from Interstate 49, the property provides convenient access for a variety of commercial development opportunities.

Alexandria International Airport is approximately seven miles away, while the Central Louisiana Regional Port is less than five miles from the site. The C-2 zoning supports a variety of uses, including retail, restaurant, medical, professional office, automotive, and service-oriented businesses. With strong traffic exposure and convenient access to key transportation routes, 3409 Stimson Avenue offers an attractive opportunity for developers, investors, and owner-users. The neighboring parcel at 3405 Stimson Avenue is also available, creating the potential for an approximately ±1.95-acre assemblage for a larger development.

OFFERING SUMMARY

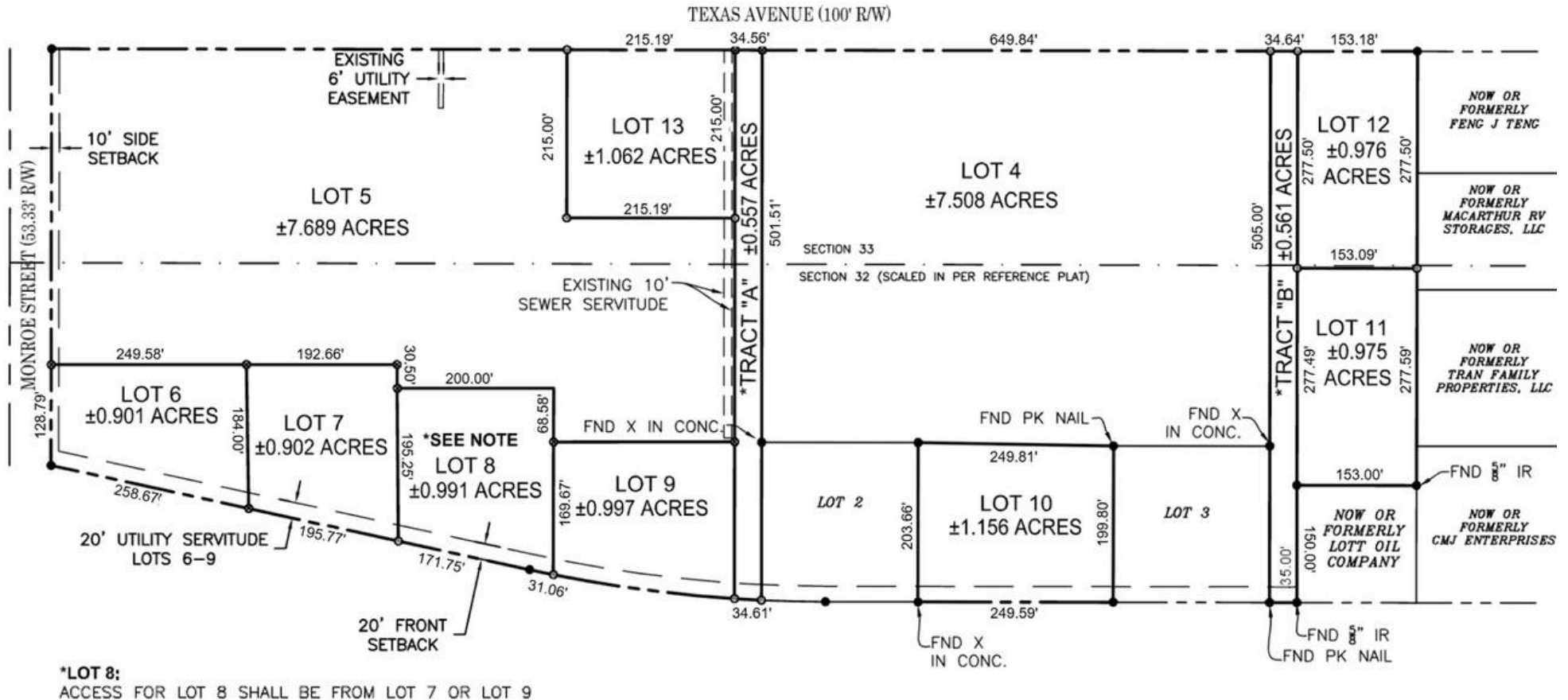
Sale Price:	\$424,761.10
Price Per Square Foot:	\$10.00
Lot Size:	0.975 Acres
Lot Frontage:	277 ft
Traffic Count:	41,442 ADT
Foot Traffic:	77,815 AMV
Zoning:	C-2, Commercial District General
Flood Zone:	X - Area of Minimal Flood Risk
Property Taxes:	\$1,017.72
Electrical:	City - AUS
Water & Sewer:	City - AUS
Gas:	City - AUS

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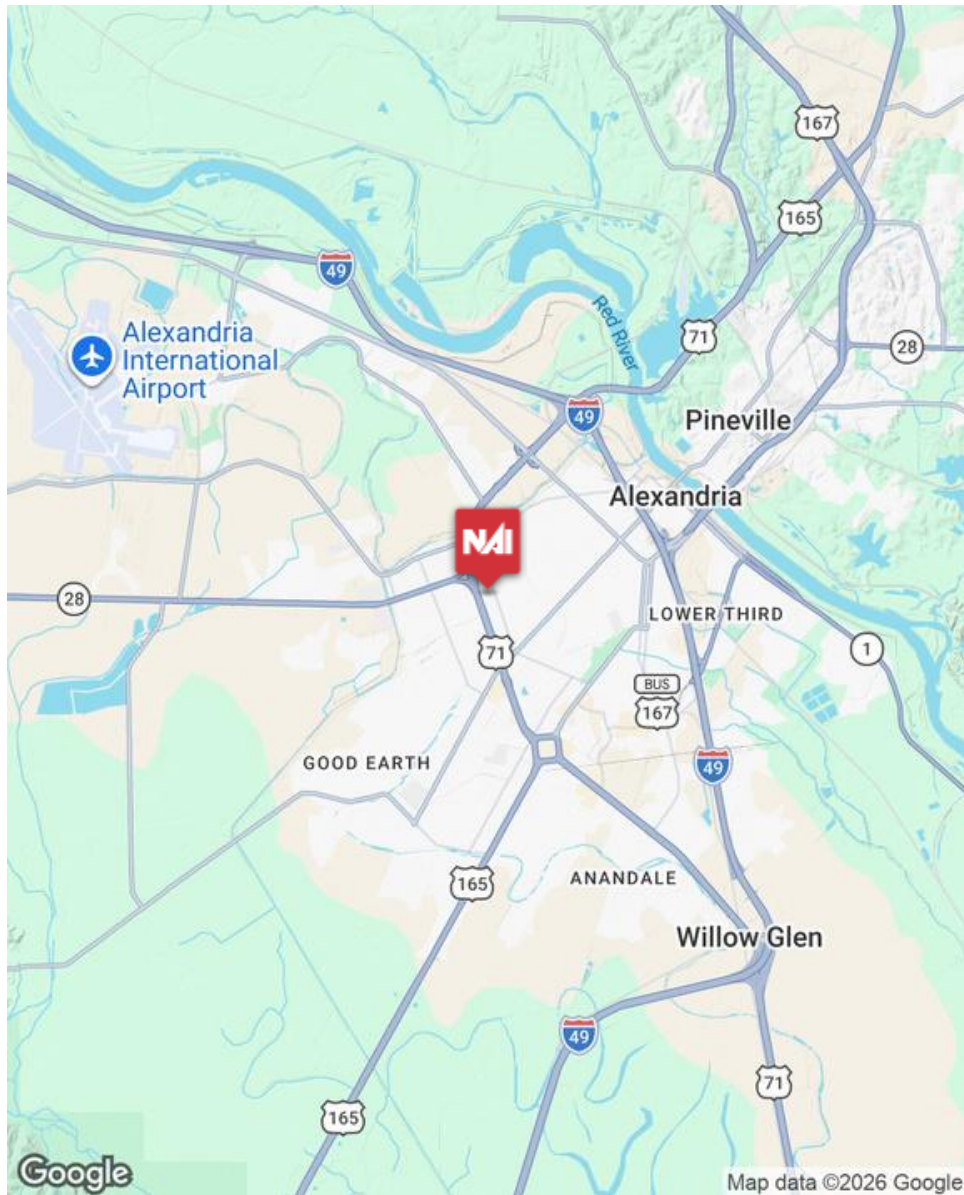
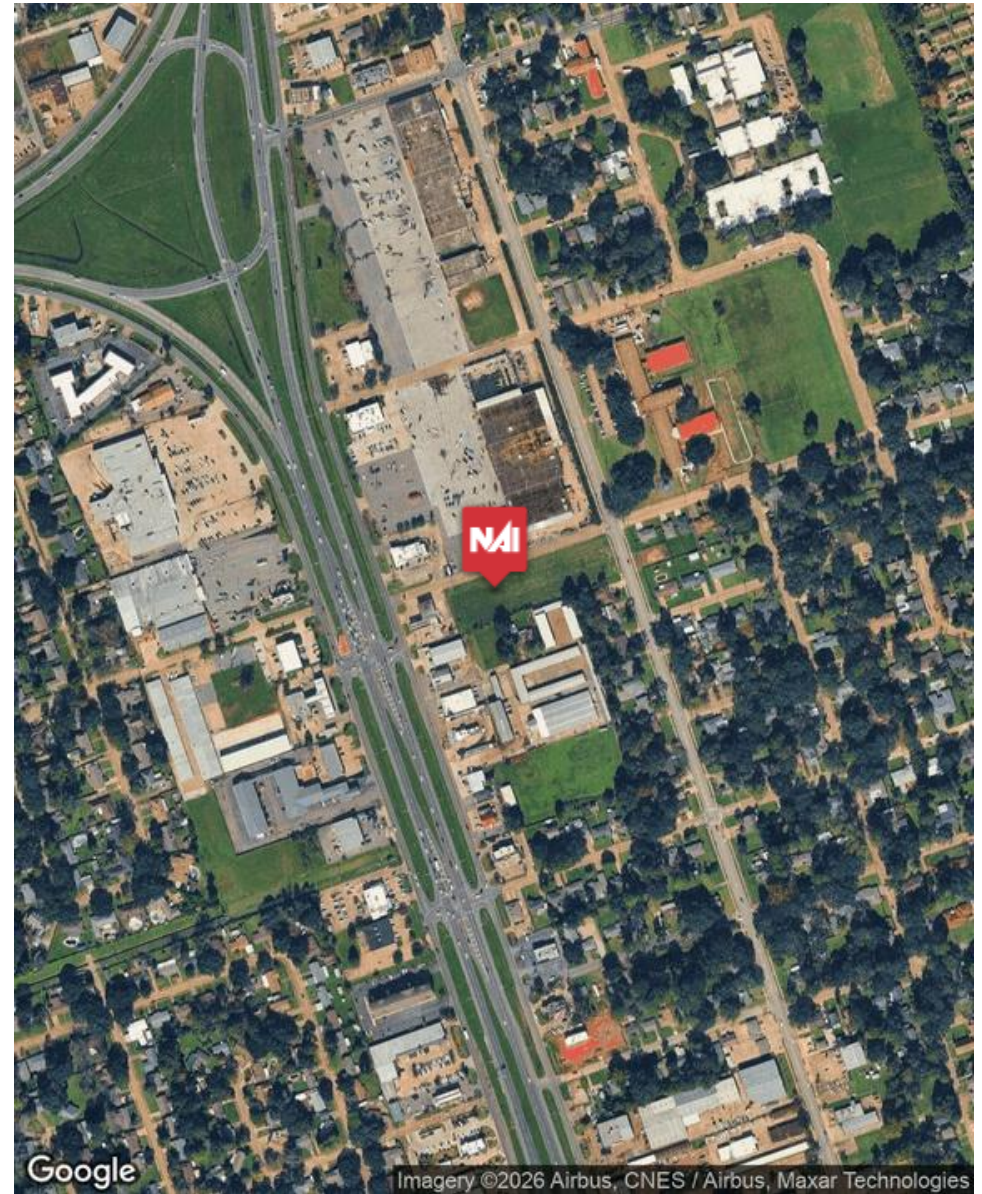


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SPENDING POWER

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 Cella festivals.



Workforce & Talent Pipeline

66,000+ regional labor force

Robust talent pipeline anchored by LSU Alexandria, Louisiana Christian University, CLCC, 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.

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.

Population & Purchasing Power

58,000+

combined city population

120,000+

Rapides Parish & MSA

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

\$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.



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

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