

 THE NET LEASE GROUP

1802 Southern Ave
Shreveport, LA 71101
Industrial Building For Sale



A Net Lease Investment Opportunity
Confidential Offering Memorandum

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The information contained in this Offering Memorandum is confidential, furnished solely for the purpose of review by a prospective purchaser of the Property at 1802 Southern Ave, Shreveport, LA 71101 presented herein (the "Property"), and is not to be used for any other purpose or made available to any other person without the express written consent of The Net Lease Group, LLC. ("NLG"). The material is based in part upon information supplied by Owner and in part upon information obtained by The Net Lease Group from sources it deems reasonably reliable. Summaries of any documents are not intended to be comprehensive or all-inclusive but rather only an outline of some of the provisions contained therein. No warranty or representation, expressed or implied, is made by Owner, The Net Lease Group, or any of their respective affiliates, as to the accuracy or completeness of the information contained herein or any other written or oral communication transmitted to a prospective purchaser in the course of its evaluation of the Property. No legal liability is assumed or implied in connection with the information or such other communications. Without limiting the generality of the foregoing, the information shall not be deemed a representation of the state of affairs of the Property or constitute an indication that there has been no change in the business or affairs of the Property since the date of preparation of the information. Prospective purchasers should make their own projections and conclusions without reliance upon the materials contained herein and conduct their own independent due diligence, including engineering and environmental inspections, to determine the condition of the Property and the existence of any potentially hazardous material located at the site.

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The terms and conditions set forth above apply to this Offering Memorandum in its entirety.

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1 | Executive Summary

3 | Investment Highlights

5 | Market Overview

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THE NET LEASE GROUP

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THE OFFERING

ASKING PRICE: **\$1,200,000**

PRICE/SF: **\$34.98**

The Net Lease Group exclusively offers for sale a vacant, +/- 34,308 square-foot, industrial building situated on approximately 2.59 acres of land and located at 1802 Southern Avenue in Shreveport, Louisiana. Strategically positioned in the heart of Shreveport, the Property is minutes from downtown Shreveport and Bossier City and surrounded by approximately 57,000 households within a 5-mile radius.

Shreveport boasts excellent connectivity to other regional hubs, including Dallas, Houston, and New Orleans. Situated in northwest Louisiana, Shreveport benefits from its location on the intersection of I-20 and I-49, facilitating efficient transportation of goods and services. These transportation links attract businesses and investors to the area, fostering regional trade and enhancing Shreveport's prominence as a gateway to the regional market.

Constructed in the early 1990s, the Property features two (2) high dock doors and three (3) grade doors. It totals 34,308 square feet of net rentable area, comprising 27,423 square feet of warehouse space and 6,885 square feet of office space.





PROPERTY INFORMATION

Address	1802 & 1826 Southern Ave
City	Shreveport
State	Louisiana
Zip	71101
Year Built	1991
Square Feet	34,308
Tenancy	Single
% Occupied	Vacant
Total Acres	2.59
FAR	30.41%
Dock Doors	2
Grade Doors	3

INVESTMENT HIGHLIGHTS



New Roof

The current owner fully replaced each roof in 2022. This major upgrade eliminates the need for future ownership to incur this expense and enhances the Property's value by reducing long-term maintenance costs.



Prime Urban Location

Located South of downtown Shreveport, the Property is adjacent to the Union Pacific Railway, which spans 23 states across two-thirds of the United States.



Strategic Logistics Connectivity

Situated within a mile of I-20, the Property benefits from enhanced regional connectivity. The I-20 expressway spans more than 1,500 miles, linking South Carolina to Texas.



Vast Nearby Customer Base

With more than 44,600 households within a 10-minute drive and nearly 59,000 households within a five-mile radius of the Property, businesses have access to an expansive pool of clientele.



SHREVEPORT, LOUISIANA

Shreveport is part of the Shreveport-Bossier City Metropolitan Statistical Area (MSA) in northwest Louisiana, which has a population of over 385,000 residents and nearly 160,000 households. The economy is anchored by several major industries, including healthcare, government/military, trade and transportation, and leisure/hospitality. The average household income in the MSA is approximately \$87,294 per year.

Shreveport hosts several higher education institutions, such as Louisiana State University in Shreveport, Centenary College of Louisiana, and Remington College – Shreveport. These institutions, along with workforce development programs, ensure a steady supply of skilled labor for local businesses.

Barksdale Air Force Base is the MSA's largest employer, with over 5,000 active-duty members, 1,300 reservists, and 2,500 civilian employees. Other significant employers include Willis-Knighton Medical Center, Caddo Parish Schools, Ochsner/LSU Health, General Dynamics, and Margaritaville Resort and Casino.

The Shreveport MSA is also home to the Port of Caddo-Bossier, an inland port on the Red River that serves as a multimodal transport hub. The port connects the area to the Mississippi River and the Gulf Intracoastal Waterway. Its extensive facilities, including a slackwater harbor, docks, warehouses, and open storage areas, provide logistical advantages. The port's connectivity via rail and road further enhances its appeal, making it a crucial asset for industrial operations requiring diverse and flexible transportation options.

The industrial sector in Shreveport spans 36.6 million square feet, with logistics space accounting for approximately 22.5 million square feet and flex space covering about 2.9 million square feet. Limited construction activity in recent years has made available space scarce. However, the market's strong regional connectivity and more affordable rents compared to larger markets like Dallas, New Orleans, and Houston make Shreveport an attractive location for businesses in trade and transportation.

2025 DEMOS | 5 MILES



132,317

Population



135,560

Daytime Population



57,197

Total Households



\$71,458

Average Household
Income



20,093

Bachelor Degree or
Higher

Sources: 710keel.com, portcb.com, installations.military.onesource.mil, Costar, BLS, Sites USA



amazon

Shreveport
Downtown
Airport

Bossier Parish
Community
College

Bossier High
School

Barksdale
Air Force Base

Cardo Parish
High School

Shreve City

Elm Grove
Middle School

Mall St. Vincent
Dillard's Bath
SEARS & Body
HIBBETT Works
SPORTS

Shreveport
Regional
Airport

Parkway High
School

EquipmentShare

SUSLA
SOUTHERN UNIVERSITY SHREVEPORT (LSU-SUSLA)

International
Paper



INTERSTATE
49

MA
METRO AVIATION

INTERSTATE
220

TRI
STATE MOBILE
SAVINGS OF MAINTENANCE

PWR
PAGE WIRE ROPE

CVS
pharmacy



resources

Sabra Industries

TEECO

Farmers
Sealed

APP
They Picking Products

Bally's
SHREVEPORT

LOWE'S

Walmart

LOTT OIL

CAMPING WORLD

HALLIBURTON

INTERSTATE
20

JOHNSON'S

VALENCE
DRILLING & LOGS, LLC

USAIR

MUSIC MOUNTAIN

RRAC
Contractors

Walmart
DOLLAR TREE

Walmart

H
HUBBARD
STORAGE

LIBBEY



Ochsner
LSU Health
SHREVEPORT

EAGLE

CIG RECYCLING

PERFORMANCE
FOODSERVICE

SOUTHWESTERN
ELECTRIC POWER
COMPANY



Glazer's
Beer & Beverage

INTERSTATE
49

TARGET
sams club
BEST BUY

BROOKSHIRE
GROCERY
ARENA

UPS
Authorized
Shipping
Outlet

Albertsons

HOBBY LOBBY

goodwill

ABC
Supply Co. inc.

LOWE'S

SUPERIOR
POOL PRODUCTS LLC

Walmart

LIBERTY

LA
3132

THE NET LEASE GROUP

CONNECTIVITY

Shreveport offers excellent connectivity to regional hubs such as Dallas, Houston, and New Orleans. Located in northwest Louisiana, Shreveport benefits from its strategic position at the intersection of I-20 and I-49, facilitating efficient transportation of goods and services. Additionally, Shreveport is home to the Port of Caddo-Bossier, a multimodal port on the Red River. This connectivity attracts businesses and investors, bolstering regional trade and enhancing Shreveport's role as a gateway to broader markets.



HIGHWAY CONNECTIVITY

Shreveport is well-connected via major highways. Interstate 20 links the city to Dallas/Fort Worth to the west and Jackson, Mississippi, Birmingham, and Atlanta to the east. Interstate 49 passes through the southern section of Shreveport and connects to Interstate 10 to the south, providing access to Baton Rouge, New Orleans, San Antonio, and Houston. Additionally, Interstate 220 circumvents the city, further enhancing road transport efficiency.



RAIL SYSTEM

Shreveport is served by Union Pacific and Canadian Pacific Kansas City (CPKC) Railway, two of the largest Class I railroads in the United States. These railroads connect Shreveport to major markets nationwide. The Port of Caddo-Bossier features over 25 miles of industrial-grade track, serviced by both Union Pacific and CPKC rail systems, ensuring robust rail transport options.



SHREVEPORT REGIONAL AIRPORT

Shreveport Regional Airport offers flights to various destinations via four airlines, including Delta, American, and United Airlines. It is the second-busiest air cargo airport in Louisiana, with daily services from FedEx, UPS, and Mountain Air Cargo. The airport features rail access and is a designated U.S. Customs Port of Entry, facilitating easier domestic and international goods transportation.



PORT ACCESS

The Inland Port of Caddo-Bossier, located about 15 miles south of downtown Shreveport, spans 2,600 acres. The port features 90,000 square feet of covered warehouse storage, a general cargo dock, slack water dock, and Class I rail transportation. Shreveport is also within 250 miles of two major maritime trade ports: the Port of New Orleans, approximately 315 miles southeast via I-49 and I-10, and the Port of Houston, about 240 miles southwest via US-59.

Sources: flyshreveport.com, shreveportla.gov, portcb.com





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