OFFERING MEMORANDUM – FOR SALE



959 MacArthur Drive

Freestanding Former Schlotzsky's / Cinnabon Restaurant

± 3,000 SF | ± 0.517 Acre | 34 Reported Parking Spaces

FOR SALE • OFFERING PRICE $1,095,000

Matt Ritchie, CCIM | President / Broker | (318) 449-8919

Executive Summary

THE OFFERING

Ritchie Real Estate is pleased to present 959 MacArthur Drive, a freestanding former restaurant situated along Alexandria's established MacArthur Drive commercial corridor. The property contains approximately 3,000 square feet of building area on a reported 0.517-acre parcel.

The existing improvements previously accommodated a Schlotzsky's / Cinnabon restaurant. The interior contains dining areas, a customer-service counter and commercial food preparation space, with kitchen equipment and a walk-in cooler visible in the accompanying photographs. Inclusion and working condition of furnishings, fixtures and equipment are subject to seller confirmation.

With approximately 150 feet of reported road frontage and 34 reported parking spaces, the site may appeal to restaurant owner-users, franchise operators and commercial purchasers evaluating adaptive reuse, subject to zoning, access, building condition and other due diligence.

PROPERTY SUMMARY

OFFERING TYPE
For Sale

ASKING PRICE
$1,095,000

ADDRESS
959 MacArthur Dr, Alexandria, LA

BUILDING AREA
Approximately 3,000 SF

SITE AREA
0.517 acre (reported)

PARKING
34 spaces (reported)

FRONTAGE
± 150 feet (reported)

PROPERTY TYPE
Former freestanding restaurant

959 MacArthur Drive • Alexandria, Louisiana

Property Highlights & Trade Area

INVESTMENT HIGHLIGHTS

MacArthur Drive Visibility Prominent exposure along a recognized Alexandria retail and restaurant corridor.

Second-Generation Restaurant Existing dining, ordering and kitchen configuration may support a compatible food-service user.

Freestanding Site Reported frontage, parking and established building placement support an owner-user opportunity.

Surrounding Commercial Activity Aerial photography shows proximity to numerous national and regional restaurant, lodging and retail businesses.

Flexible Reuse Potential Alternative commercial uses may be possible subject to land use authorization and conversion expenses.

PROPERTY CHARACTERISTICS

- Reported traffic: 20,600 vehicles per day from prior marketing material; independent verification recommended.
- Site area sources are inconsistent; a survey and assessor confirmation are recommended before marketing as a precise acreage.
- Building systems, hood and fire suppression, drive-through permissions, fixtures and equipment inventory should be inspected and confirmed.

TRANSACTION NOTES

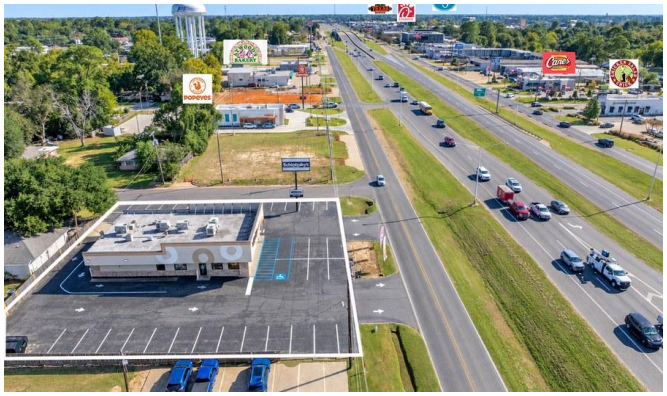
Asking price is the recommended $1,095,000 listing position in the October 13, 2026 broker valuation. Final marketing authorization, seller-approved price, available possession and equipment inclusions should be confirmed prior to distribution.

Photo annotations reflect the supplied photography and should not be interpreted as confirmation that neighboring businesses remain in operation.

Aerial & Corridor Photography



MacArthur Drive exposure



Property within the corridor



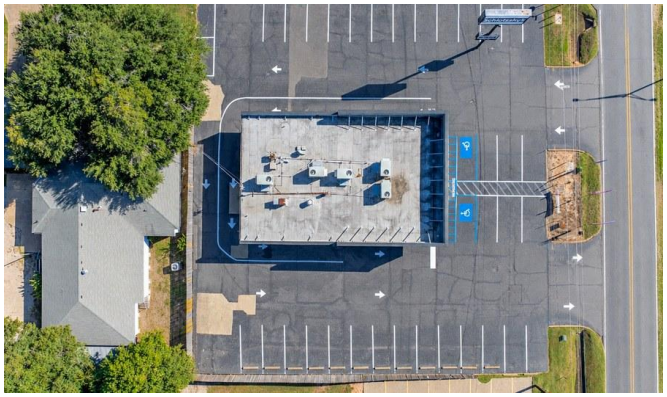
Regional retail context



Broader restaurant corridor



Surrounding commercial area



MacArthur Drive overview

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Exterior & Dining Photos



Window Sitting Area



Front elevation and customer entrance



Building and site overview



Dining room view



Dining and service counter



Dining room finishes

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Kitchen & Food-Service Photos



Customer service counter and ordering area



Commercial kitchen preparation area



Stainless steel food-service equipment

Contact & Disclaimer

959 MacArthur Drive

Alexandria, Louisiana

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President / Broker

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IMPORTANT INFORMATION

This memorandum is for informational purposes only and does not constitute an appraisal or an offer to convey a business. Property data and the recommended asking price are derived from the comparative market analysis dated October 13, 2026, and the photographs supplied. All areas, parcel boundaries, available parking, frontage, traffic counts, conditions, permitted uses, equipment ownership and sale terms must be independently verified. Sale price and availability are subject to seller confirmation and change. No warranty of accuracy is made.

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