NAI Rampart

±0.991 ACRES FOR SALE

MacArthur Dr

Presented By:

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NAI Rampart

MacArthur Drive
Alexandria, LA 71303

PROPERTY DESCRIPTION

Located along MacArthur Drive in Alexandria, Lot 8 of Westgate Shopping Center offers approximately 0.991 acres (43,173 SF) of highly visible commercial land in a well-trafficked corridor. With approximately 41,442 vehicles per day, level topography, C-2 Commercial District General zoning, and convenient access to I-49, the site is positioned to accommodate a variety of retail, QSR, medical, financial, and service-oriented uses.

This vacant/owner-user opportunity provides a strong setting for businesses seeking visibility and convenient access in the Alexandria market. The property is served by city utilities, including water, sewer, gas, and power, with fiber optic service also available. Whether developed as a standalone commercial site or as part of a larger development strategy within the Westgate Shopping Center, Lot 8 offers an attractive combination of location, accessibility, and development potential.

OFFERING SUMMARY

Sale Price:	$431,736.60
Price Per Square Foot:	$10.00
Lot Size:	0.991 Acres
Lot Frontage:	202 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

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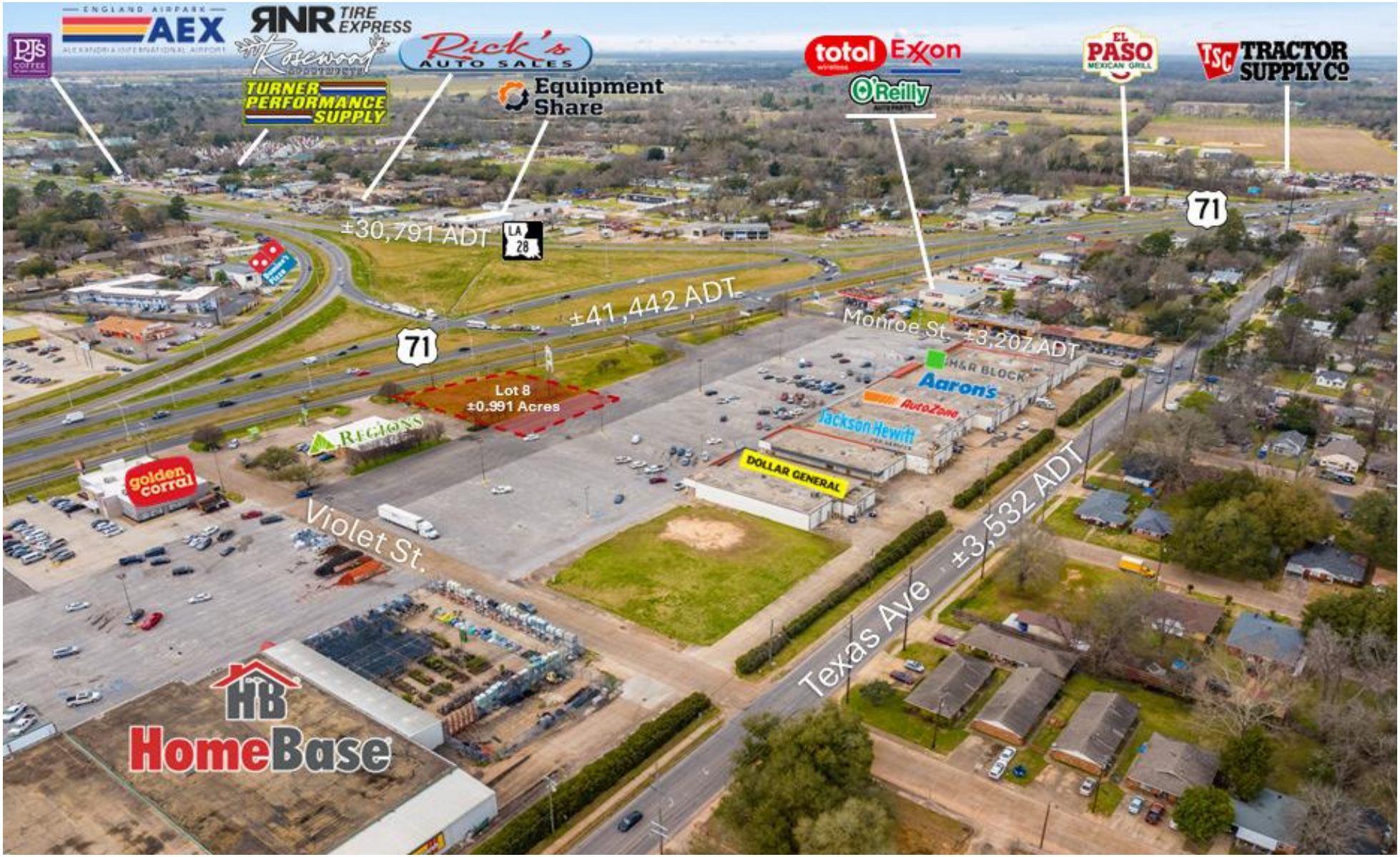

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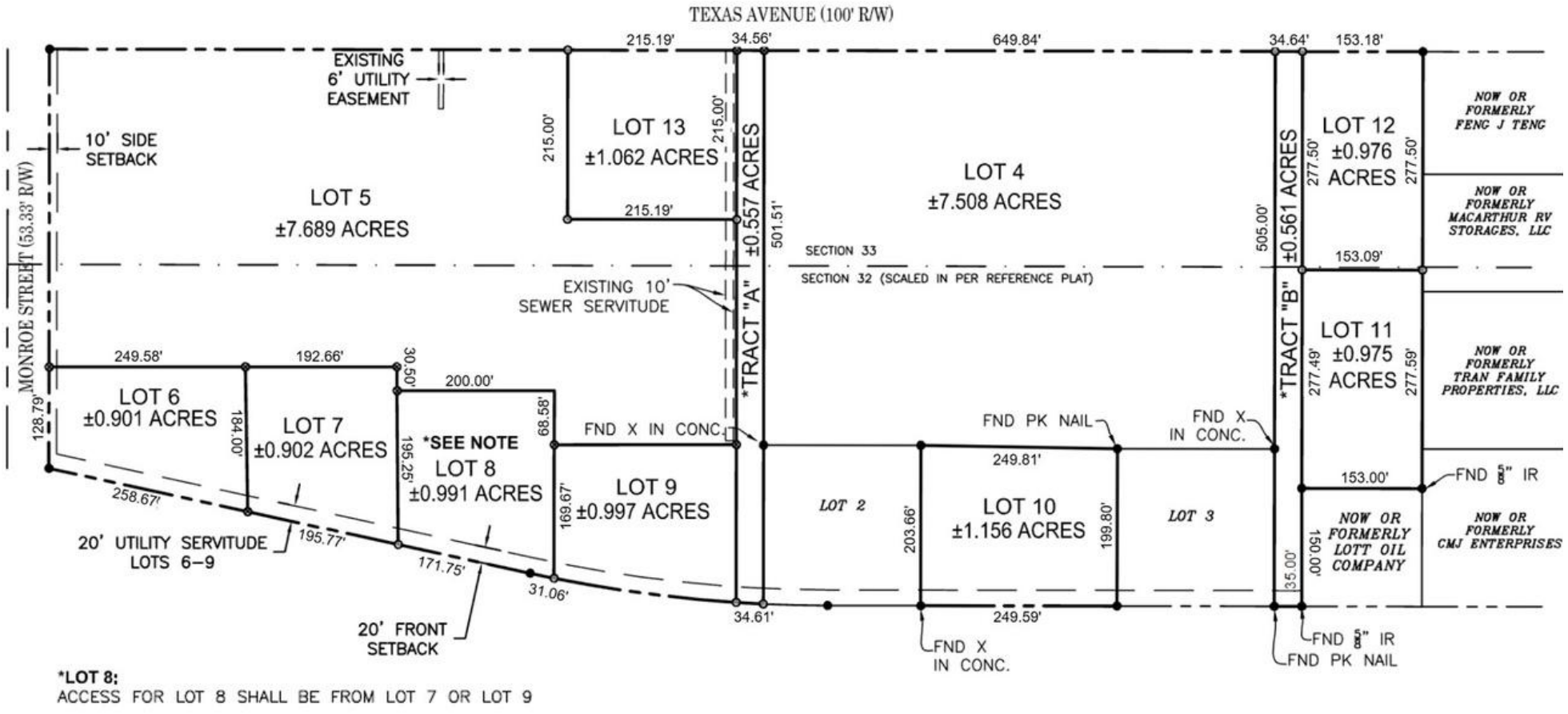

***LOT 8:**
ACCESS FOR LOT 8 SHALL BE FROM LOT 7 OR LOT 9

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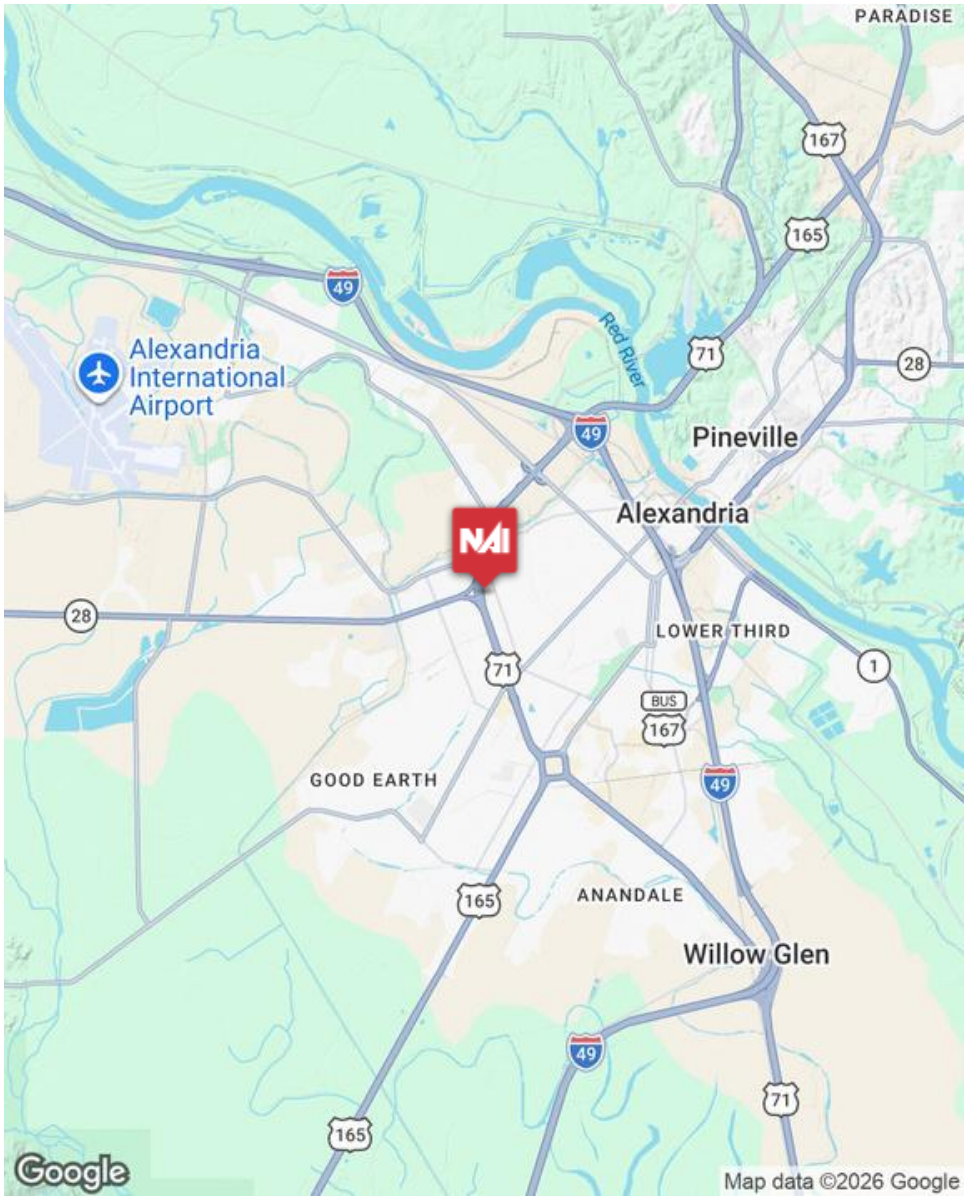

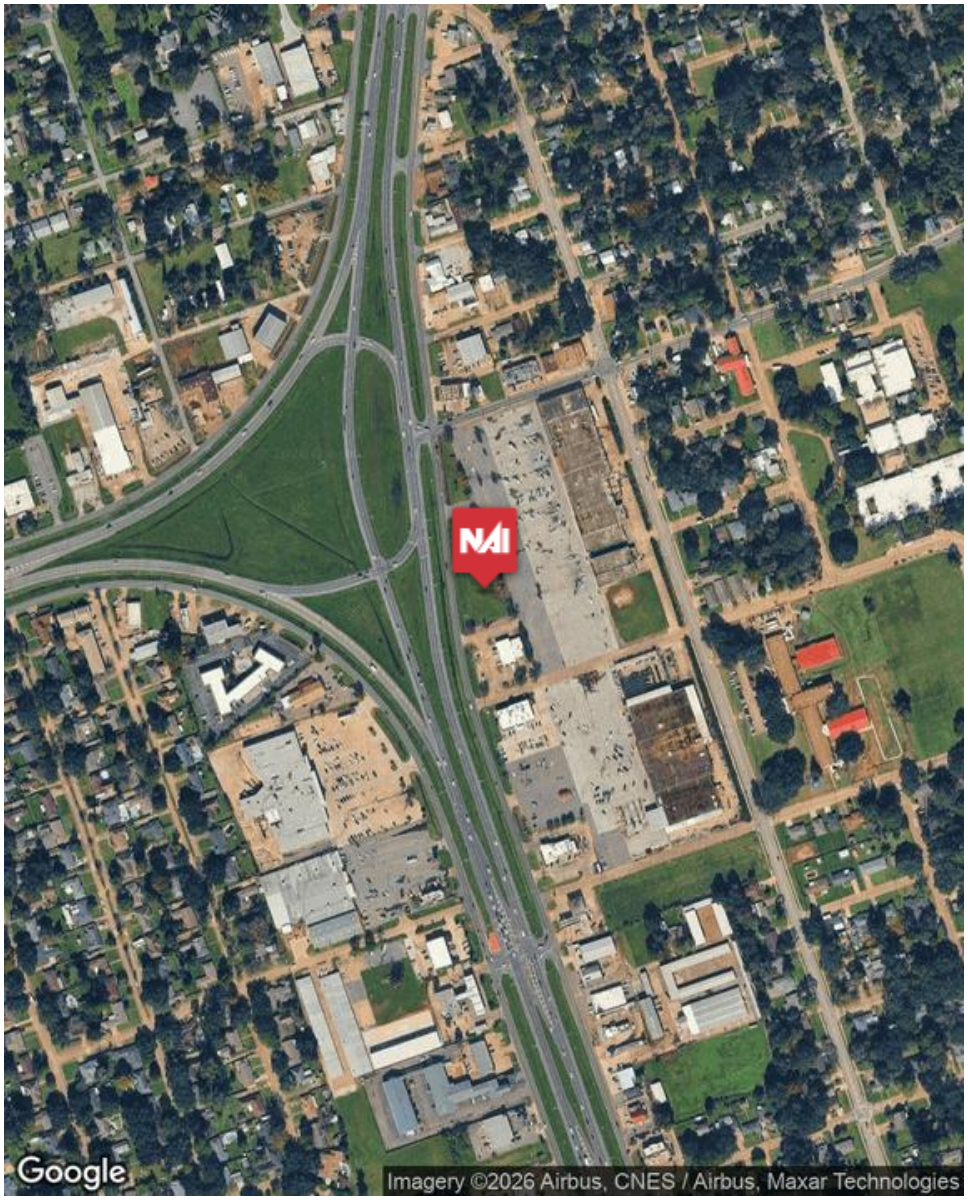

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SPENDING POWER

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

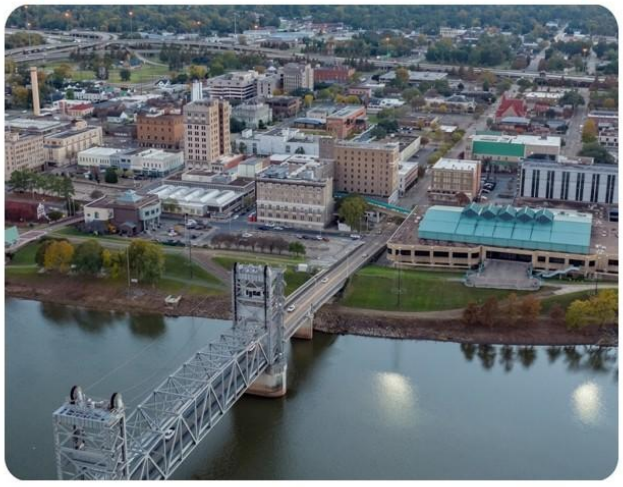
66,000+ regional labor force

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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