

INDUSTRIAL PROPERTY FOR SALE

# Former Bayou Outdoors

4306 E Texas St, Bossier City, LA 71111

Presented By:

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### PROPERTY DESCRIPTION

4306 East Texas Street is a ±29,700 square foot flex space on ±8.4 acres in Bossier City, Louisiana. The primary building on site is comprised of ±23,560 square feet of store/showroom space and ±6,200 square feet of warehouse space. The property also consists of two ±10,000 square foot metal storage structures. With frontage on US Highway 80, the property has great exposure and easy access to Interstate 20W.

### PROPERTY HIGHLIGHTS

- ±29,700 Flex Space For Sale
- Three Structures Onsite (Main Building / 2 Storage Buildings)
- Main Building Features a Reinforced Concrete Slab, Metal Beams/Studs, Metal Panel Walls/Roof w/ a Brick Veneer Front Exterior
- Five 14' x 16' Overhead Doors
- 16' - 20' Ceiling Heights
- Mostly Stabilized Lay-down Yard

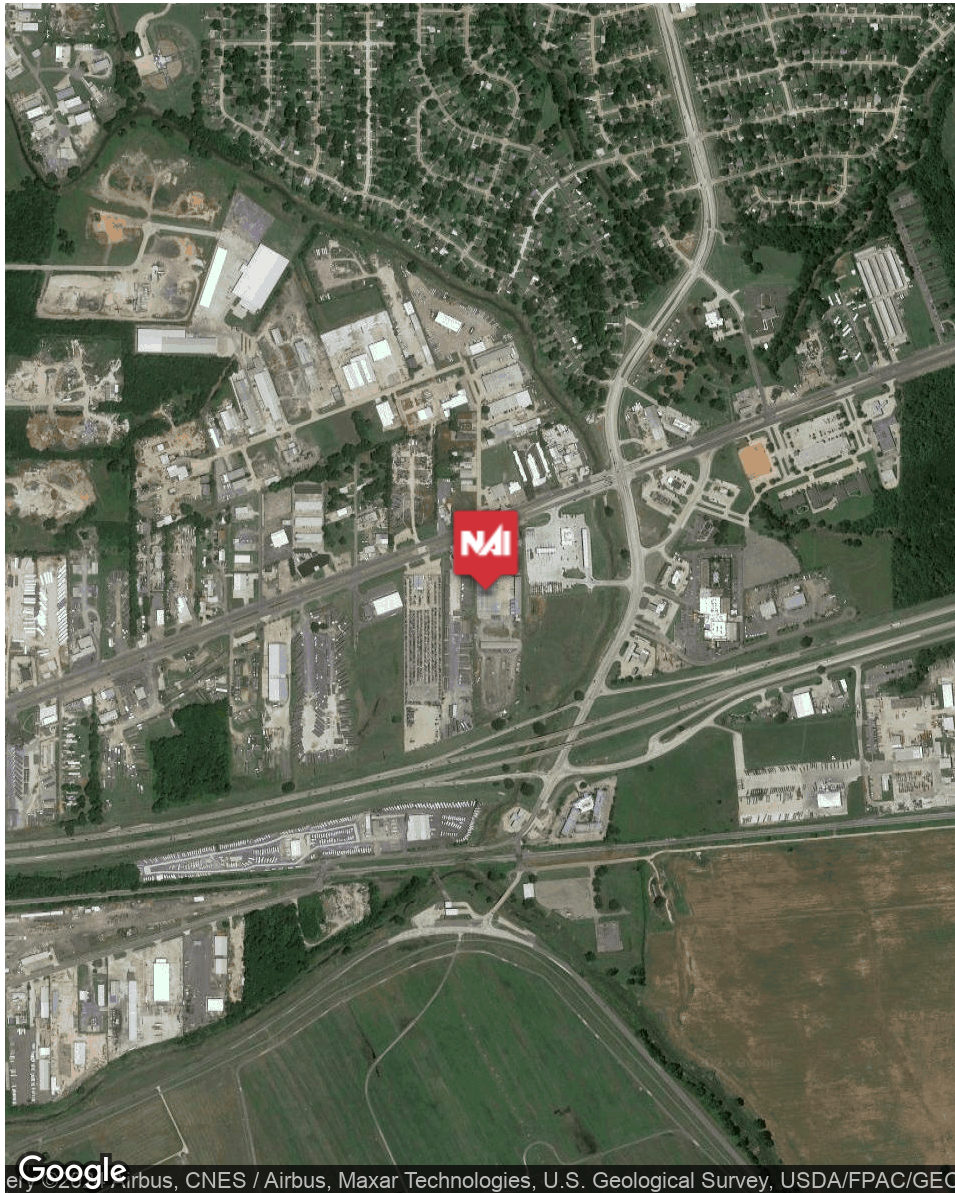
### OFFERING SUMMARY

Sale Price:	\$3,800,000
Lot Size:	8.44 Acres
Building Size:	29,700 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	138	482	1,905
Total Population	248	909	4,111
Average HH Income	\$34,985	\$35,016	\$35,507

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Sale Price

\$3,800,000

## LOCATION INFORMATION

Building Name	Former Bayou Outdoors
Street Address	4306 E Texas St
City, State, Zip	Bossier City, LA 71111
County	Bossier
Market	Shreveport / Bossier City
Sub-market	Bossier City
Cross-Streets	US Hwy 80

## BUILDING INFORMATION

Building Size	29,700 SF
Occupancy %	0.0%
Tenancy	Single
Ceiling Height	20 ft
Minimum Ceiling Height	16 ft
Office Space	1,000 SF
Number of Floors	1
Year Built	1980
Year Last Renovated	2000
Construction Status	Existing
Warehouse %	21.0%
Framing	Metal
Condition	Average
Roof	Metal panel, insulated, 6 foot mansard
Number of Buildings	1

## PROPERTY INFORMATION

Property Type	Industrial
Property Subtype	Warehouse/Distribution
Zoning	A-1 (Airbase Buffer - North) & I-1 (Light Industrial)
Lot Size	8.44 Acres
APN #	139165
Lot Frontage	200 ft
Lot Depth	1,230 ft
Corner Property	No
Traffic Count	25000
Traffic Count Street	E. Texas Street (US Hwy 80)

## Amenities

The main building, constructed circa 1980, underwent significant renovations approximately 20 years ago. Covering an expansive area of 23,650 square feet, the main building comprises 6,200 square feet of store area and 29,850 square feet when considering both store and warehouse areas. Additionally, a covered dock spanning 5,250 square feet and an unfinished attic measuring 400 square feet contribute to the overall functionality of the space.

Waterfront	No
Power	Yes
Rail Access	No

## PARKING &amp; TRANSPORTATION

Parking Type	Surface
Number of Parking Spaces	50

## UTILITIES &amp; AMENITIES

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- Five 14' x 16' Overhead Doors
- 16' - 20' Ceiling Heights
- Mostly Stabilized Lay-down Yard
- Site is Partially Concrete Parking



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For More Information:

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