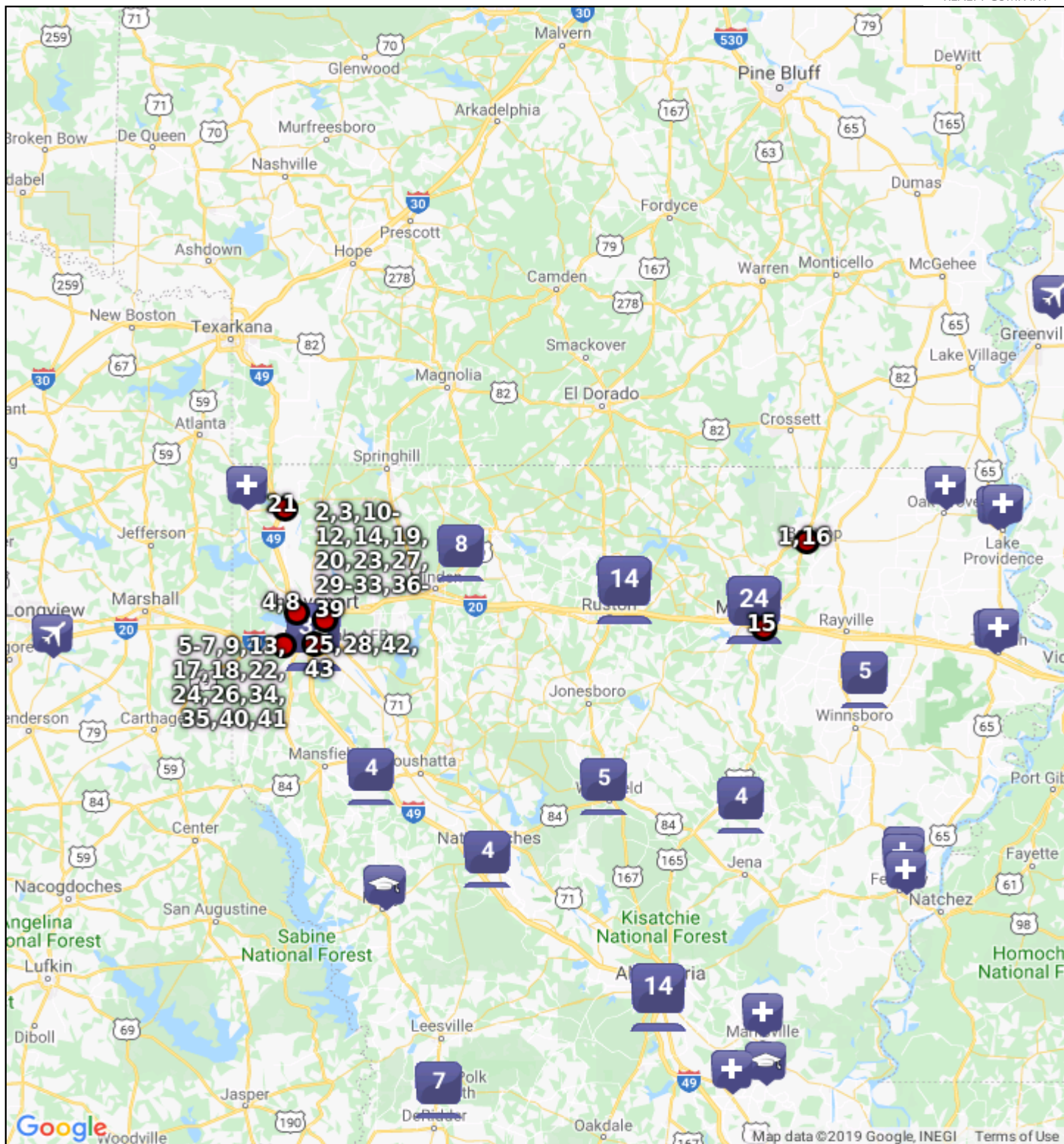


Opportunity Zone Listings



Opportunity Zone Listings



LISTING ID: 30291770

1. 727 N. Washington Ave. - 727 N. Washington Ave. Bastrop, LA 71220

Price:	\$885,000	Size:	15,000 SF	Type:	Retail-Commercial For Sale
Unit Price:	\$59 PSF	Land Size:	2.34 Acres	Subtype:	Free-Standing Building, Street Retail
Sale Terms:	Cash to Seller	Modified:	12/17/2018	Zoning:	See Agent
Cap Rate:					

15,000 square feet. Lot Size 2.34 acres. Hard Corner Location on LA Hwy 425. Primary Commercial Corridor for Bastrop. Ample Parking / Paved Surface. Rear Dock High Delivery. Easy Access. Excellent Signage Visibility. New Roof Installed November 2019.

Bickham Dickson, III Vintage Realty Company

318-222-2244

bdickson@vintagerealty.com



LISTING ID: 216252

2. Marshall St., 330 (Beaird Tower) - 330 Marshall St Shreveport, LA 71101

Lease Rate:	\$15.50 - 17.50 PSF (Annual)	Available Space:	530 - 4,838 SF	Type:	Office For Lease
Lease Type:	Full Service, Gross Lease, Modified Gross	Space Type:	Sublet, Relet	Subtype:	Office Building
Office Class:	Class A	Modified:	11/8/2019	Zoning:	See Agent

Class "A" Professional Office Building Available for Lease.

Desirable Central Business District location across from City Hall and within easy walking distance to all business activity in CBD. Convenient reserved tenant and visitor parking in attached garage, generous parking ratio. Beautiful state of the art conference center and hospitality suite available to all tenants at no cost. High speed fiber connectivity.

Professionally managed by Vintage Realty Company. All common areas recently renovated and elevators modernized. On site storage available. Locally owned and managed. Security personnel - ...

Hilary Bransford Vintage Realty Company

318-222-2244

Hbransford@vintagerealty.com



LISTING ID: 30186926

3. Shed Rd - 1.03 Acres Bossier City - Shed Rd Bossier City, LA 71111

Price:	\$100,000	Land Size:	1.03 Acres	Type:	Vacant Land For Sale
Unit Price:	\$97,087 Per Acre	Land Splits:	No	Uses:	See Agent
Sale Terms:	Cash to Seller	Adjacent Parcel:	No	Zoning:	See Agent
		Modified:	6/17/2019		

1.03 Acres Tract of Land in Bossier City

Located at Shed Road & Stockwell Road

Great Location

Sale Price: \$100,000.

Archer Frierson, III Vintage Realty Company

318-222-2244

gfrierson@vintagerealty.com



LISTING ID: 30153618

4. Audrey Lane - 2401 Audrey Ln Shreveport, LA 71107

Price: **\$99,000**
Unit Price: **\$12,975 Per Acre**
Sale Terms: **Cash to Seller**
Tax ID: **181417000006300**

Land Size: **7.63 Acres**
Land Splits: **Yes**
Adjacent Parcel: **No**
Modified: **7/18/2019**

Type: **Vacant Land For Sale**
Uses: **Mobile Home Park, Multi-Family**
Zoning: **See Agent**

North Shreveport Development Opportunity

7.6 Acres Available

\$99,000.00 Asking Price

Prime for Residential Development

Owner's Willing to Subdivide

Less than One Mile from Green Oaks High School

Close Proximity to Southern University - Shreveport

Land Directly Accessible from Audrey Lane.

Kendall Demouchet Vintage Realty Company

318-222-2244

kdemouchet@vintagerealty.com



LISTING ID: 30370394

5. 6005 Financial Plaza - 6005 Financial Plaza Shreveport, LA 71129

Price: **\$1,300,000**
Unit Price: **\$59.09 PSF**
Sale Terms: **Undisclosed**
Cap Rate:

Size: **22,000 SF**
Land Size: **2.44 Acres**
Modified: **10/15/2019**

Type: **Office For Sale**
Subtype: **Office Building**
Zoning: **C-3**

Two-Story Single Tenant Office Building. Prime location in West Shreveport - Financial Plaza and Raspberry Lane. 22,928 Sf. 2.436 Acres. Covered Porch at Front Entrance: 164 SF. Fire Suppressing Sprinkler System throughout

1st Floor: 11,464 SF. Large lobby, numerous general offices and numerous cubicals. and workstations, two conference rooms, large commercial. kitchen, dining room, small retail sales room, a security office, two. large public/employee restroom

Founder's Private Suite: including an executive office, secretarial. office, lounge, private restroom with shower

2nd Floor: 11,464 ...

Michael Morrison Vintage Realty Company

318-222-2244

mmorrison@vintagerealty.com



LISTING ID: 30370419

6. 6005 Financial Plaza, Suite: 6005 - 6005 Financial Plaza Shreveport, LA 71129

Lease Rate:	\$10 - 15 PSF (Annual) \$19,106 - 28,660 (Monthly)	Available Space:	22,928 SF	Type:	Office For Lease
		Space Type:	New	Subtype:	Office Building
		Modified:	1/22/2019	Zoning:	C-3
Lease Type:	Modified Gross				
Office Class:	Class A				

Two-Story Single Tenant Office Building

Prime location in West Shreveport - Financial Plaza and Rasberry Lane

22,928 Sf

2.436 Acres

Covered Porch at Front Entrance: 164 SF

Fire Suppressing Sprinkler System throughout

1st Floor: 11,464 SF

Large lobby, numerous general offices and numerous cubicals and workstations, two conference rooms, large commercial kitchen, dining room, small retail sales room, a security office, two large public/employee restroom

Founder's Private Suite: including an executive office, secretarial office, lounge, ...

Michael Morrison Vintage Realty Company

318-222-2244

mmorrison@vintagerealty.com



LISTING ID: 30197397

7. Former Circle K Convenience Store - 6025 W 70th St Shreveport, LA 71129

Price:	\$259,000	Size:	2,464 SF	Type:	Retail-Commercial For Sale
Unit Price:	\$105.11 PSF	Modified:	5/20/2019	Subtype:	Convenience Store, Free-Standing Building
Sale Terms:	Cash to Seller			Zoning:	See Agent
Cap Rate:					

Great building and site for retail/restaurant! Located on the southeast corner of W. 70th and Pines Rd with Walgreens, CVS, and Home Depot located across the street. Subject Property is just minutes from I-20, Hwy 3132, and Shreveport Regional Airport.

Deed restrictive and tanks have been pulled please contact agent for more detail

Michael Berlin Vintage Realty Company

318-222-2244

mberlin@stirlingprop.com



LISTING ID: 30153769

8. Freddie Street, 2710 - 2710 Freddie St Shreveport, LA 71107

Price:	\$30,000	Land Size:	1 - 2 Acres	Type:	Vacant Land For Sale
Sale Terms:	Cash to Seller	Land Splits:	Yes	Uses:	Mobile Home Park, Multi-Family
Tax ID:	181417000004800	Adjacent Parcel:	No	Zoning:	See Agent
		Modified:	8/19/2019		

Two (2) Acres Available

\$15,000 an Acre

Located Less Than a Mile from Green Oaks High School

Close Proximity to Southern University - Shreveport

Area Qualifies for Tax Credit Housing

Kendall Demouchet Vintage Realty Company

318-222-2244

kdemouchet@vintagerealty.com



LISTING ID: 29772462

9. 5,000 SF Office/Warehouse - 6821 W 70th St Shreveport, LA 71129

Price:	\$400,000	Size:	5,000 SF	Type:	Industrial For Sale
Unit Price:	\$80 PSF	Land Size:	1 Acre	Subtype:	Flex Space, Free-Standing
Sale Terms:	Cash to Seller	Gross Bldg Area:	5,000 SF	Zoning:	I-2
Loading:	1 Door	Modified:	8/16/2019		
Ceiling:	12 ft.				

Location: Located at the southwest corner of W. 70th St. and Brooks Rd. in West Shreveport; 0.4± mi. east of W. Bert Kouns Industrial Loop (LA 526), 1± mi. east of the I-20/W. Bert Kouns Industrial Loop interchange (58,983 VPD) and 1.7± mi. west of Pines Rd.; quick and easy access to the GE Transformer Plant in the West Shreveport Industrial Park, Smith International/Schlumberger, Shreveport Tractor and other industrial giants in the area; minerals not included.

Property: 5,000± SF office/warehouse on 1± acres; 1,700± SF of office space, including a large reception/waiting area, 2 individual offices, a conference room, ...

Michael Berlin Vintage Realty Company

318-222-2244 mberlin@stirlingprop.com



LISTING ID: 29826963

10. Old Minden Rd. @ E. Texas (21.07 Acres) - Old Minden Rd. @ E. Texas Bossier City, LA 71111

Price:	\$4 PSF	Land Size:	21.07 Acres	Type:	Vacant Land For Sale
Sale Terms:	Cash to Seller	Land Splits:	No	Uses:	Industrial, Office
Tax ID:	1813225AX	Adjacent Parcel:	No	Zoning:	B-3
		Modified:	5/17/2019		

21.07 ACRES OF LAND FOR SALE ON HIGHWAY 80 CORRIDOR

GREAT LOCATION IN A DEVELOPING AREA FOR MANY USES INCLUDING OFFICE, R & D, INDUSTRIAL, RETAIL AND MULTI-FAMILY DEVELOPMENT

EASY ACCESS TO: BOSSIER PARISH COMMUNITY COLLEGE. CSC - COMPUTER SCIENCES CORPORATION. JUST EAST OF BUSY RETAIL CORRIDOR. BOSSIER PARKS & RECREATION FIELDS

ZONED B-3

Michele Sauls Vintage Realty Company

318-222-2244 msauls@vintagerealty.com



LISTING ID: 28778999

11. East Texas St., Bossier City, Next to Albertson's, 9 +/- For Sale - E. Texas St. Bossier City, LA 71111

Price:	\$1,191,630	Land Size:	9 Acres	Type:	Vacant Land For Sale
Unit Price:	\$132,403 Per Acre	Land Splits:	Yes	Uses:	Hospitality, Office
Sale Terms:	Cash to Seller	Adjacent Parcel:	No	Zoning:	B-3
Tax ID:	138550	Modified:	1/9/2019		

This property is located one block east of Airline Dr. in Bossier Towne Center on E. Texas Street in the heart of Bossier City. This site offers easy access to downtown Shreveport, Harrah's Louisiana Downs, I-20 and I-220. The subject property consists of approximately 9 acres of undeveloped land. It is cleared, appears to be level and well-drained, and is at street grade. This property is ready for commercial development. Minerals not included.

Michael Morrison Vintage Realty Company

318-222-2244 mmorrison@vintagerealty.com



LISTING ID: 30446556

12. Light Industrial For Lease, Suite: 3803 - 3803 McCoy Dr Bossier City, LA 71111

Lease Rate:	\$8 PSF (Annual) \$2,000 (Monthly)	Available Space:	3,000 SF	Type:	Industrial For Lease
Lease Type:	Gross Lease	Space Type:	Relet	Subtype:	Light Industrial
		Modified:	6/20/2019	Zoning:	See Agent

3,000 SF - Warehouse with small office

Zoned A-1

3 - Overhead doors

3 - Phase power

Half ton crane

Rock yard - Fully fenced

\$2,000.00/mo. gross

Brad Armstrong Vintage Realty Company

318-222-2244 barmstrong@vintagerealty.com



LISTING ID: 216229

13. Pines Rd., 6713 (Huntington Park Shopping Center) - 6713 Pines Rd Shreveport, LA 71109

Lease Rate:	\$9.75 PSF (Annual)	Available Space:	2,000 SF	Type:	Retail-Commercial For Lease
Lease Type:	NNN	Gross Bldg Area:	177,895 SF		
		Space Type:	Relet	Also:	Shopping Center
		Modified:	11/8/2019	Subtype:	Mixed Use
				Zoning:	See Agent

Agent Commission Incentive! Tenant Incentives! Call for details.

Huntington Park Shopping Center is located at the intersection of I-20 and Pines Road. Tenants include GNC, Rainbow, O'Reilly Auto Parts, Family Dollar, Boost Mobile, and Dragon Buffet.

This high traffic area is surrounded by retailers such as Walmart SuperCenter, Home Depot, CVS, Ivan Smith Furniture, Walgreens, numerous restaurants including McDonald's, Burger King, Cracker Barrel, Waffle House, and several hotels.

This strategic position provides excellent accessibility via I-20, I-220 and LA Hwy 3132.

Hilary Bransford Vintage Realty Company

318-222-2244 Hbransford@vintagerealty.com



LISTING ID: 216065

14. Highway 80 East, 4600 Block - Hwy 80 Bossier City, LA 71111

Price:	\$420,267	Land Size:	0.80 Acres	Type:	Vacant Land For Sale
Unit Price:	\$525,333 Per Acre	Land Splits:	No	Uses:	See Agent
Sale Terms:	Cash to Seller	Adjacent Parcel:	No	Zoning:	B-3
		Modified:	12/19/2018		

.804 acres located between McDonalds & Phillips 66, frontage on Hwy 80 & Industrial.

Andrew Querbes Vintage Realty Company

318-222-2244 aquerbes@vintagerealty.com



15. Pecanland Mall for Lease, Suite: 3511 - 3511 Pecanland Mall Dr. Monroe, LA 71203

Lease Rate:	\$14 PSF (Annual) \$12,133 (Monthly)	Available Space:	10,400 SF	Type:	Shopping Center For Lease
Lease Type:	NNN	Space Type:	Relet	Subtype:	Strip Center
		Modified:	4/24/2018	Zoning:	See Agent

LISTING ID: 30269144

Archer Frierson, III Vintage Realty Company

318-222-2244 gfrierson@vintagerealty.com



16. 727 N. Washington Ave., Suite: 727 - 727 N. Washington Ave. Bastrop, LA 71220

Lease Rate:	\$5 PSF (Annual) \$6,250 (Monthly)	Available Space:	15,000 SF	Type:	Retail-Commercial For Lease
Lease Type:	NN	Space Type:	Relet	Subtype:	Free-Standing Building, Street Retail
		Modified:	1/30/2019	Zoning:	See Agent

LISTING ID: 30025116

15,000 square feet
Lot Size 2.34 acres
Hard Corner Location on LA Hwy 425
Primary Commercial Corridor for Bastrop
Ample Parking / Paved Surface
Rear Dock High Delivery
Easy Access
Excellent Signage Visibility
New Roof Installed November 2019

Bickham Dickson, III Vintage Realty Company

318-222-2244 bdickson@vintagerealty.com



17. W. 70th and Dinkins - W. 70th @ Dinkins Dr. Shreveport, LA 71129

Price:	\$20,000 - 45,000 Per Acre	Land Size:	112.59 Acres	Type:	Vacant Land For Sale
Sale Terms:	Cash to Seller	Land Splits:	Yes	Uses:	Industrial
Tax ID:	161516000000700	Adjacent Parcel:	No	Zoning:	C-3
		Modified:	5/14/2019		

INDUSTRIAL LAND FOR SALE IN WEST SHREVEPORT

LISTING ID: 28588109

112.59 ACRES ZONED I-2

LOCATED IN WEST SHREVEPORT CLOSE TO INTERSTATE 20

12' WATER LINE ON W. 70TH STREET AND 16' WATER LINE ON DINKINS DRIVE

TRACT A: \$45,000/ACRE. TRACT B: \$45,000/ACRE. TRACT C: \$20,000/ACRE

Archer Frierson, III Vintage Realty Company

318-222-2244 gfrierson@vintagerealty.com



LISTING ID: 29772479

18. 5,000 SF Office/Warehouse, Suite: 6821 - 6821 W 70th St Shreveport, LA 71129

Lease Rate:	\$8 PSF (Annual) \$3,333 (Monthly)	Available Space:	5,000 SF	Type:	Industrial For Lease
Lease Type:	NNN	Gross Bldg Area:	5,000 SF	Subtype:	Flex Space, Free-Standing
Loading:	1 Door	Space Type:	Relet	Zoning:	I-2
Ceiling:	12 ft.	Modified:	5/18/2015		

Location:

Located at the southwest corner of W. 70th St. and Brooks Rd. in West Shreveport; 0.4± mi. east of W. Bert Kouns Industrial Loop (LA 526), 1± mi. east of the I-20/W. Bert Kouns Industrial Loop interchange (58,983 VPD) and 1.7± mi. west of Pines Rd.; quick and easy access to the GE Transformer Plant in the West Shreveport Industrial Park, Smith International/Schlumberger, Shreveport Tractor and other industrial giants in the area; minerals not included.

Property:

5,000± SF office/warehouse on 1± acres; 1,700± SF of office space, including a large reception/waiting area, 2 individual offices, a ...

Michael Berlin Vintage Realty Company

318-222-2244 mberlin@stirlingprop.com



LISTING ID: 30323769

19. Downtown Office Building For Lease – 212 Texas St. - 212 Texas St. Shreveport, LA 71101

Lease Rate:	\$9 PSF (Annual)	Available Space:	601 - 3,672 SF	Type:	Office For Lease
Lease Type:	Full Service	Gross Bldg Area:	15,480 SF	Subtype:	Office Building
		Space Type:	Relet	Zoning:	See Agent
		Modified:	11/8/2019		

Centrally located in Central Business District. Full service lease with nightly janitorial service. Great signage on Texas Street. Beautiful courtyard in front and back. Suite 202 - 2,032 SF. Suite 203 - 1,039 SF. Suite 204 - 601 SF. Nice second floor spaces. First month's rent free. \$9 psf/annually/gross.

Christopher Susilovich Vintage Realty Company

318-222-2244 csusilovich@vintagerealty.com



LISTING ID: 28819024

20. 4440 Viking Dr. - 4440 Viking Dr. Bossier City, LA 71111

Price:	\$1,600,000	Size:	8,800 SF	Type:	Office For Sale
Unit Price:	\$181.82 PSF	Land Size:	40,000 SF	Subtype:	Office Building
Sale Terms:	Cash to Seller	Modified:	9/16/2019	Zoning:	I-1
Cap Rate:	8.0%				

8 units for sale — 1,100 SF each. 40,000 SF of ADDITIONAL land with utilities in place for future development. Zoned I-1. 8% cap rate including additional land. Financial information available.

Brad Armstrong Vintage Realty Company

318-222-2244 barmstrong@vintagerealty.com



LISTING ID: 30348479

21. 1,750 Acre Farm-Ranch For Sale - I-49 & Highway 2 Hosston, LA 71043

Price:	\$6,500,000	Land Size:	1,750 Acres	Type:	Farm/Ranch For Sale
Sale Terms:	Cash to Seller	Land Splits:	No	Also:	Special Purpose
Tax ID:	221418000001300	Adjacent Parcel:	No	Uses:	Cash Crop
		Modified:	10/23/2019	Zoning:	See Agent

The Walker Farm consist of 1,750+/- acres in Caddo Parish, Louisiana, approximately 23 miles north of Shreveport. The farm is located between Interstate 49 and the Red River and is easily assessable from LA Highway 2 (Hosston-Plain Dealing Hwy). The Farm Service Agency (FSA) reports a total of 1,457.56 cropland acres, of which 1,000+/- are irrigated. The farm is located at the origin of the Red Bayou Irrigation District which consists of 2-500 HP pumps on the Red River with a 42" discharge line that flows south to Gilliam, Louisiana. The cropland is primarily suited for a corn and soybean rotation, but the soils on the farm also ...

Archer Frierson, III Vintage Realty Company

318-222-2244 gfrierson@vintagerealty.com



LISTING ID: 28244994

22. Westport Ave. (Westport/Dupree) - Westport Avenue Shreveport, LA 71129

Price: **\$55,000 Per Acre**
Sale Terms: **Cash to Seller**

Land Size: **9.35 Acres**
Land Splits: **Yes**
Adjacent Parcel: **No**
Modified: **10/17/2019**

Type: **Vacant Land For Sale**
Uses: **Hospitality, Industrial**
Zoning: **I-2**

9.35 ACRES FOR SALE IN WEST SHREVEPORT

LOCATED ON WESTPORT AVENUE WITH I-20 VISIBILITY

GENERALLY LEVEL AT STREET GRADE

Archer Frierson, III Vintage Realty Company

318-222-2244

gfrierson@vintagerealty.com



LISTING ID: 28681184

23. Swan Lake Rd. and Shed Rd. - 1300 Swan Lake Rd Bossier City, LA 71111

Price: **\$8 PSF**
Sale Terms: **Cash to Seller**

Land Size: **2.26 Acres**
Land Splits: **Yes**
Adjacent Parcel: **No**
Modified: **8/19/2019**

Type: **Vacant Land For Sale**
Uses: **Retail**
Zoning: **B-2**

2.26 ACRES FOR RETAIL DEVELOPMENT ON SWAN LAKE WITH 350' +/- OF FRONTAGE, AND AN ADDITIONAL 150' +/- OF FRONTAGE ON SHED ROAD

WELL LOCATED SITE SURROUNDED BY ESTABLISHED RETAIL AND NEAR MIDDLE SCHOOL AND SOFTBALL FIELDS

WILL BENEFIT FROM SWAN LAKE ROAD WIDENING

EASY ACCESS TO UTILITIES

LAND IS CLEARED AND LEVEL

ZONED B-2

LOCATED - "IN OPPORTUNITY ZONE"

Michael Morrison Vintage Realty Company

318-222-2244

mmorrison@vintagerealty.com



LISTING ID: 30514104

24. Multi-Story Office Building For Sale - 6007 Financial Plaza Shreveport, LA 71129

Price:	\$700,000	Size:	130,034 SF	Type:	Office For Sale
Unit Price:	\$5.38 PSF	Land Size:	8.54 Acres	Subtype:	Office Building
Sale Terms:	Cash to Seller	Gross Bldg Area:	130,034 SF	Zoning:	C-1
Cap Rate:		Modified:	10/15/2019		

7 story mid-rise office building for sale

130,034 square feet with 117,549 of Net rentable area

8.54 acre site improved with 411 surface level parking spots

2 passenger elevators and one freight elevator

Magnetic card entry for security

HVAC: 3 separate 300-ton chillers with capability of running in 50 ton segments

Located just off of Interstate 20 in West Shreveport

Built in 1984

See Agent For Sale Price!

Archer Frierson, III Vintage Realty Company

318-222-2244

gfrierson@vintagerealty.com



LISTING ID: 30412907

25. 1055 Louisiana Ave - 1055 Louisiana Ave Shreveport, LA 71101

Price:	\$385,000	Size:	8,979 SF	Type:	Industrial For Sale
Unit Price:	\$42.88 PSF	Land Size:	29,346 SF	Subtype:	Flex Space, Free-Standing
Sale Terms:	Cash to Seller	Gross Bldg Area:	8,979 SF	Zoning:	C-UC URBAN CORRIDOR
		Modified:	4/22/2019		

Two buildings with gross area of 8,979 square feet. *Primary office is a two-story 5,930 square foot building that was recently renovated.
*Secondary building is 3,049 square feet and serves as a climate controlled warehouse

Land area is approximately 29,346 sf

Conveniently located near I-20 & I-49

Zoned- C-UC Urban Corridor/Commercial

Priced at \$385,000

Archer Frierson, III Vintage Realty Company

318-222-2244

gfrierson@vintagerealty.com



LISTING ID: 1918947

26. Financial Plaza, 5905 (Huntington Warehouse) - 5905 Financial Plaza Shreveport, LA 71129

Lease Rate:	\$3.25 PSF (Annual)	Available Space:	2,500 - 15,000 SF	Type:	Industrial For Lease
Lease Type:	NN, Net Lease	Space Type:	Relet	Subtype:	Warehouse/Distribution
		Modified:	11/8/2019	Zoning:	See Agent

40,000 square foot multi-tenant warehouse facility. Great access to I-20. Dock & Grade Level Overhead Doors with 20 foot ceilings. Fully sprinkled units available. 10,000 Available Square Feet. \$3.25/SF - NN

Christopher Susilovich Vintage Realty Company

318-222-2244

csusilovich@vintagerealty.com



LISTING ID: 29948007

27. Shed Rd., 4609 - 4609 Shed Rd. Bossier City, LA 71111

Price: **\$649,500**
Unit Price: **\$257.94 PSF**
Sale Terms: **Cash to Seller**
Cap Rate:

Size: **2,518 SF**
Land Size: **18,000 SF**
Modified: **9/16/2019**

Type: **Retail-Commercial For Sale**
Subtype: **Convenience Store, Service Station/Gas Station**
Zoning: **B-3**

2,518 SQUARE FOOT C-STORE/GAS STATION

2 MPD'S UNDER A 529 SQUARE FOOT CANOPY

CONCRETE PAVED PARKING LOT

INTERIOR OF THE STORE AND THE EQUIPMENT WERE UPDATED AND REFURBISHED IN 2009

C-STORE WAS A CIRCLE-K AND IS SURROUNDED BY A DENSE NEIGHBORHOOD

LOCATED ON THE NORTHWEST CORNER OF SHED ROAD AND SWAN LAKE ROAD

SWAN LAKE ROAD HAS BEEN RECENTLY UPGRADED BY THE CITY OF BOSSIER AS A MAJOR NORTH-SOUTH ARTERIAL CORRIDOR

Andrew Querbes Vintage Realty Company

318-222-2244 aquerbes@vintagerealty.com



LISTING ID: 30018023

28. Rite Aid For Lease – 2758 W. 70th St., Shreveport, Suite: 2758 - 2758 W. 70th St. Shreveport, LA 71108

Lease Rate: **\$8 PSF (Annual)**
\$10,336 (Monthly)
Lease Type: **NN**

Available Space: **15,504 SF**
Space Type: **Relet**
Modified: **2/20/2018**

Type: **Retail-Commercial For Lease**
Subtype: **Street Retail**
Zoning: **See Agent**

Located in shopping center with Family Dollar and Auto Zone.
Available April 1, 2017.

Bickham Dickson, III Vintage Realty Company

318-222-2244 bdickson@vintagerealty.com



LISTING ID: 28819000

29. Viking Dr., 4440 – Calliope Court – For Lease, Suite: 200 - 4440 Viking Dr Bossier City, LA 71111

Lease Rate: **\$16.36 PSF (Annual)**
\$1,500 (Monthly)
Lease Type: **Other**
Office Class: **Class B**

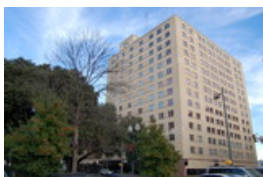
Available Space: **1,100 SF**
Space Type: **Relet**
Modified: **10/23/2019**

Type: **Office For Lease**
Subtype: **Office Building**
Zoning: **I-1**

Convenient access to I-220.

Brad Armstrong Vintage Realty Company

318-222-2244 barmstrong@vintagerealty.com



LISTING ID: 29970434

30. Milam St., 525, Suite: 1 - 525 Milam St. Shreveport, LA 71101

Lease Rate:	\$12 - 16 PSF (Annual) \$140,000 - 186,666 (Monthly)	Available Space:	1,400 - 140,000 SF	Type:	Office For Lease
Lease Type:	Full Service, Gross Lease	Max. Contiguous:	140,000 SF	Subtype:	Mixed Use, Office Building
Office Class:	Class B	Space Type:	Relet	Zoning:	D-1
		Modified:	10/17/2019		

OFFICE BUILDING FOR SALE OR LEASE

14 STORY, 249,214 SQUARE FOOT BUILDING

WELL-MAINTAINED, UPSCALE FINISHES THROUGHOUT

OUTSTANDING LOCATION AND VISIBILITY

EASY ACCESS TO I-20, I-220 AND I-49

STATE-OF-THE-ART SYSTEMS AND SECURITY

SEE ATTACHED PACKAGE FOR MORE DETAILS

Michele Sauls Vintage Realty Company

318-222-2244 msauls@vintagerealty.com



LISTING ID: 30478126

31. 333 Texas Street Regions Sublease, Suite: 2nd floor - 333 Texas St Shreveport, LA 71101

Lease Rate:	\$16 PSF (Annual) \$11,276 (Monthly)	Available Space:	8,457 SF	Type:	Office For Lease
Lease Type:	Gross Lease	Gross Bldg Area:	56,222 SF	Subtype:	Office Building
Office Class:	Class A	Space Type:	Sublet	Zoning:	See Agent
		Modified:	8/27/2019		

Up to 8,457 +/- square feet of contiguous Class A office space in Downtown Shreveport available for sublease

Conveniently located on the 2nd floor of the 26-story Regions Building in Shreveport's Central Business District

Consists of reception area, 22 private offices, 2 file rooms & private conference room

Attached 1,000 parking space garage

Archer Frierson, III Vintage Realty Company

318-222-2244 gfrierson@vintagerealty.com



LISTING ID: 30443910

32. 400 Commerce Street Historic Site Downtown Shreveport - 400 Commerce St Shreveport, LA 71101

Price:	\$990,000	Size:	26,200 SF	Type:	Retail-Commercial For Sale
Unit Price:	\$37.79 PSF	Modified:	6/14/2019	Subtype:	Restaurant, Tavern/Bar/ Nightclub
Sale Terms:	Cash to Seller			Zoning:	See Agent
Cap Rate:					

- 26,000+/- SF. • Located in opportunity zone. • Historic tax credits available. • 2 levels with mezzanine. • 4 bars, dance floor, & stage.
- Gaming area on mezzanine. • VIP lounge. • 6 restrooms. • Kitchen (full) with 2 walk-in coolers, 1 walk-in freezer, & dumbwaiter. • Capacity of 900 people. • Video surveilled security system. • Property taxes: \$29,000/annually. • Utilities average \$2,750 monthly as a night club. • Sale price: \$990,000

Michael Berlin Vintage Realty Company

318-222-2244 mberlin@stirlingprop.com



LISTING ID: 927955

33. Travis St., 624 (Travis Place) - 624 Travis Street Shreveport, LA 71101

Lease Rate:	\$12 PSF (Annual)	Available Space:	829 - 5,000 SF	Type:	Office For Lease
Lease Type:	Gross Lease	Space Type:	Relet	Subtype:	Office Building
Office Class:	Class A	Modified:	11/8/2019	Zoning:	See Agent

Located in the Central Business District. 829 to 5,000 square feet available. Full Service Office Building. Professional Tenant Mix. Easy Access to I-20 and I-49. Attached Parking Garage

Hilary Bransford Vintage Realty Company

318-222-2244 hbransford@vintagerealty.com



LISTING ID: 1782985

34. Pines Road and Interstate 20, .95 Acres – FOR SALE - Pines Road Shreveport, LA 71129

Price:	\$331,056	Land Size:	0.95 Acres	Type:	Vacant Land For Sale
Unit Price:	\$348,480 Per Acre	Land Splits:	No	Uses:	Office, Retail
Sale Terms:	Cash to Seller	Adjacent Parcel:	No	Zoning:	B-3
Tax ID:	171524065000200	Modified:	11/19/2018		

VACANT LAND for SALE: .95 Acres off of Pines Road and Interstate 20. The land is cleared and leveled with detention area provided. City Water and sewage is available for this property.

Near Wal-Mart SuperCenter and in heavy density retail area.

Brad Armstrong Vintage Realty Company

318-222-2244 barmstrong@vintagerealty.com



LISTING ID: 29540046

35. Office/Showroom/Warehouse For Sale or Lease – 6901 W. 70th St. - 6901 W. 70th St. Shreveport, LA 71129

Price:	\$2,000,000	Size:	68,500 SF	Type:	Industrial For Sale
Unit Price:	\$29.20 PSF	Land Size:	3.80 Acres	Subtype:	Flex Space, Free-Standing
Sale Terms:	Cash to Seller	Gross Bldg Area:	68,500 SF	Zoning:	I-2
Loading:	11 Doors	Modified:	11/4/2019		

Excellent property for distribution or similar uses requiring good clear height, multiple docks and easy access to Interstate 20. The building is solid concrete construction built in 1980, and new roof in 2014. The heated warehouse is approximately 47,000 sf, with 20'-24' clear height, 12 dock-high overhead doors, one ramp for grade level access, 6 dock levelers, 480 volt, 3-phase power, and 30' column spacing. A 6,300 sf climate controlled showroom has approximately 18' clear height, and is accessible to the warehouse via one OHD. The office space is approximately 17,000 sf, and was renovated in 2014 with new HVAC, paint and ...

Michael Morrison Vintage Realty Company

318-222-2244 mmorrison@vintagerealty.com



LISTING ID: 29767757

36. Shed Rd., 4000, Suite: 1 - 4000 Shed Rd. Bossier City, LA 71111

Lease Rate:	\$6.37 PSF (Annual)	Available Space:	5,650 SF	Type:	Industrial For Lease
	\$3,000 (Monthly)	Space Type:	Relet	Subtype:	Flex Space, Free-Standing
Lease Type:	NN, NNN	Modified:	7/23/2019	Zoning:	See Agent

INDUSTRIAL/OFFICE/SHOWROOM/WAREHOUSE FOR LEASE

5,650 SQUARE FEET

30' X 50' COVERED STORAGE AREA

4 OFFICES, SHOWROOM & TWO RESTROOMS

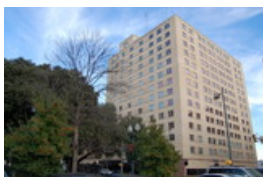
2 GRADE LEVEL OVERHEAD DOORS (16' X 12' & 14' X 16')

14' - 16' EAVE HEIGHTS

OFFERED AT \$3,000 month

Archer Frierson, III Vintage Realty Company

318-222-2244 gfrierson@vintagerealty.com



LISTING ID: 29970416

37. Milam St., 525 - 525 Milam St. Shreveport, LA 71101

Price: **\$13,500,000**
Unit Price: **\$54.17 PSF**
Sale Terms: **Cash to Seller**
Cap Rate:

Size: **249,214 SF**
Modified: **12/17/2018**

Type: **Office For Sale**
Subtype: **Mixed Use, Office Building**
Zoning: **D-1**

OFFICE BUILDING FOR SALE OR LEASE

14 STORY, 249,214 SQUARE FOOT BUILDING

WELL-MAINTAINED, UPSCALE FINISHES THROUGHOUT

OUTSTANDING LOCATION AND VISIBILITY

EASY ACCESS TO I-20, I-220 AND I-49

STATE-OF-THE-ART SYSTEMS AND SECURITY

SEE ATTACHED PACKAGE FOR MORE DETAILS

Michele Sauls Vintage Realty Company

318-222-2244 msauls@vintagerealty.com



LISTING ID: 216276

38. Texas St., 415 (One Texas Centre) - 415 Texas Shreveport, LA 71101

Lease Rate: **\$12 - 14 PSF (Annual)**
Lease Type: **Full Service, Gross Lease**

Available Space: **352 - 4,934 SF**
Space Type: **Relet**
Modified: **11/8/2019**

Type: **Office For Lease**
Subtype: **Office Building**
Zoning: **See Agent**

One Texas Centre is a beautiful boutique style professional office building located in the heart of the central business district. The five story atrium with fountain provides a tranquil relaxed setting with nicely appointed common areas. Convenient parking is located in the basement garage, as well as in the adjacent surface level lots.

One Texas Centre has a common area conference room and break area available for use by all tenants. This building offers a full service gross lease which includes utilities and janitorial service. This prime location on Texas Street is just one block away from the Caddo Parish Court ...

Hilary Bransford Vintage Realty Company

318-222-2244 Hbransford@vintagerealty.com



LISTING ID: 30046219

39. INDUSTRIAL INVESTMENT OFFERING – 1408 Alpine Boulevard - 1408 Alpine Blvd. Bossier City, LA 71111

Price: **\$600,000**
Unit Price: **\$54.55 PSF**
Sale Terms: **Cash to Seller**
Loading: **10 Doors**

Size: **11,000 SF**
Land Size: **1.03 Acres**
Modified: **1/21/2019**

Type: **Industrial For Sale**
Subtype: **Flex Space, Industrial-Business Park**
Zoning: **See Agent**

Price Reduced to \$600,000!! INVESTMENT PROPERTY!. NOI \$68,511

11,000 Square Feet Available for purchase. 6,000 sf office + 5,000 sf warehouse . National credit tenant

Modified Net Lease Structure. Tenant Responsible for Maintenance. Office/Warehouse located in Light Industrial Park. Easy Access to I-20 & I-220. Note: Seller will retain 5,000 SF Warehouse on south side of property

Hilary Bransford Vintage Realty Company

318-222-2244 Hbransford@vintagerealty.com



LISTING ID: 30049439

40. 6940 Pines Rd. — Rite Aid For Lease, Suite: 6940 - 6940 Pines Rd. Shreveport, LA 71129

Lease Rate:	\$8 PSF (Annual) \$10,336 (Monthly)	Available Space:	15,504 SF	Type:	Retail-Commercial For Lease
Lease Type:	NN, Modified Gross	Space Type:	Relet	Subtype:	Free-Standing Building
		Modified:	6/6/2018	Zoning:	B-3

15,504 Square Foot Building
60,000 Square Foot Lot (1.38 acres)
Corner Lot (NW Corner)
Just over a half mile from Interstate 20

Bickham Dickson, III Vintage Realty Company

318-222-2244 bdickson@vintagerealty.com



LISTING ID: 30317415

41. West 70th St. and Buncombe Rd., NWC - West 70th St. and Buncombe Rd., NWC Shreveport, LA 71129

Price:	\$3 PSF	Land Size:	1 - 6.96 Acres	Type:	Vacant Land For Sale
Sale Terms:	Cash to Seller, Owner Financing, Build-to-Suit	Land Splits:	Yes	Uses:	Hospitality, Office
		Adjacent Parcel:	No	Zoning:	C-3
		Modified:	8/19/2019		

Located in Opportunity Zone!

Lot 2 - 1.67 acres. Lot 3 - 0.96 acres. Tract A - 4.32 acres. Total acreage of 6.958 acres. \$3.00 per square foot. Zoned C-3. Owner financing available. Will build to suit. Located West of Highway LA 3132 and South of I-20.

Hilary Bransford Vintage Realty Company

318-222-2244 Hbransford@vintagerealty.com



LISTING ID: 30496416

42. Office Retail Space For Lease, Suite: 1A - 8039 Line Ave Shreveport, LA 71106

Lease Rate:	\$12 PSF (Annual) \$2,500 (Monthly)	Available Space:	2,500 SF	Type:	Office For Lease
Lease Type:	Gross Lease	Space Type:	Relet	Subtype:	Office Building
		Modified:	9/9/2019	Zoning:	C-2

2500 square feet - Office Retail Space

\$12psf or \$2,500/month gross

Excellent location and great visibility

Open floor plan downstairs with office space upstairs

Common area conference room

Located in the "Opportunity Zone"

Zoned C-2

Brad Armstrong Vintage Realty Company

318-222-2244 barmstrong@vintagerealty.com



43. Class A Medical Office For Lease, Suite: 8711 - 8711 Line Ave Shreveport, LA 71106

Lease Rate:	\$21 PSF (Annual)	Available Space:	2,162 SF	Type:	Office For Lease
	\$3,783 (Monthly)	Space Type:	Relet	Subtype:	Medical
Lease Type:	NNN	Modified:	9/12/2019	Zoning:	C-2

2,162sf (included 884 sf of common area, reception, waiting room, break room, & 2 restrooms)

LISTING ID: 30499149

\$21.00sf NNN (\$3,783.50 per month)

2 exam rooms

1 consult room/exam room

Nurses Station

Physicians Office with private restroom

Covered parking with private Physician/Nurse entrance.

Michael Berlin Vintage Realty Company

318-222-2244 mberlin@stirlingprop.com