

WESTGATE SHOPPING CENTER

EXECUTIVE SUMMARY



TCP REALTY SERVICES, LLC
Commercial Real Estate Investments and Services

RETAIL PROPERTY FOR LEASE // 111-433 MACARTHUR DRIVE // ALEXANDRIA, LA 71303



OFFERING SUMMARY

Available SqFt: $\pm 4,800$ to $82,200$ SqFt

Base Lease Rate: $\$11.00$ - $\$12.00$ SF/yr

Lot Size: ± 26.13 Acres

Building Size: $\pm 167,963$ SqFt

PROPERTY OVERVIEW

Westgate Shopping Center is a well-established retail destination strategically located at 111 MacArthur Drive in Alexandria, Louisiana, at the high-traffic intersection of Highway 28 (Monroe Street) and MacArthur Drive (U.S. Highway 165), one of the city's most prominent commercial corridors. The center benefits from excellent visibility, strong daily traffic counts, and convenient access from multiple entry points.

PROPERTY HIGHLIGHTS

Anchored by Sutherlands Building Materials, a respected regional home improvement retailer occupying approximately 82,200 square feet, Westgate Shopping Center also features a complementary lineup of national and regional tenants including H&R Block, Dollar General, and AutoZone. This diverse tenant mix provides a steady stream of shoppers drawn by essential goods, professional services, and automotive supplies.

The property sits within a dense retail trade area surrounded by established residential neighborhoods, schools, and employment centers, including Rapides Regional Medical Center and Louisiana State University of Alexandria. Its location near major highways and thoroughfares ensures consistent exposure to both local residents and regional travelers.



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99720 Cypresswood Drive, Suite 150 Houston, TX 77070

713.243.6800

<https://tcprealty.com/>

RUBIN KREMLING, CCIM, CPM

Vice President

713.805.8030

713.243.6800

rkremling@tcprealty.com

SHERI CHRISTMANN, CCIM, CPM

Leasing and Property Manager

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schristmann@tcprealty.com

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AVAILABLE SPACES



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LEASE TYPE | NNN TOTAL SPACE | ±4,800 – 82,000 SF LEASE TERM | Negotiable LEASE RATE | \$11.00 - \$12.00 SF/yr



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
219	Available	8,250 SF	NNN	\$11.00 SF/yr
225	Available	6,150 SF	NNN	\$11.00 SF/yr
311	Available	4,800 SF	NNN	\$12.00 SF/yr
515	Available	82,200	NNN	Negotiable



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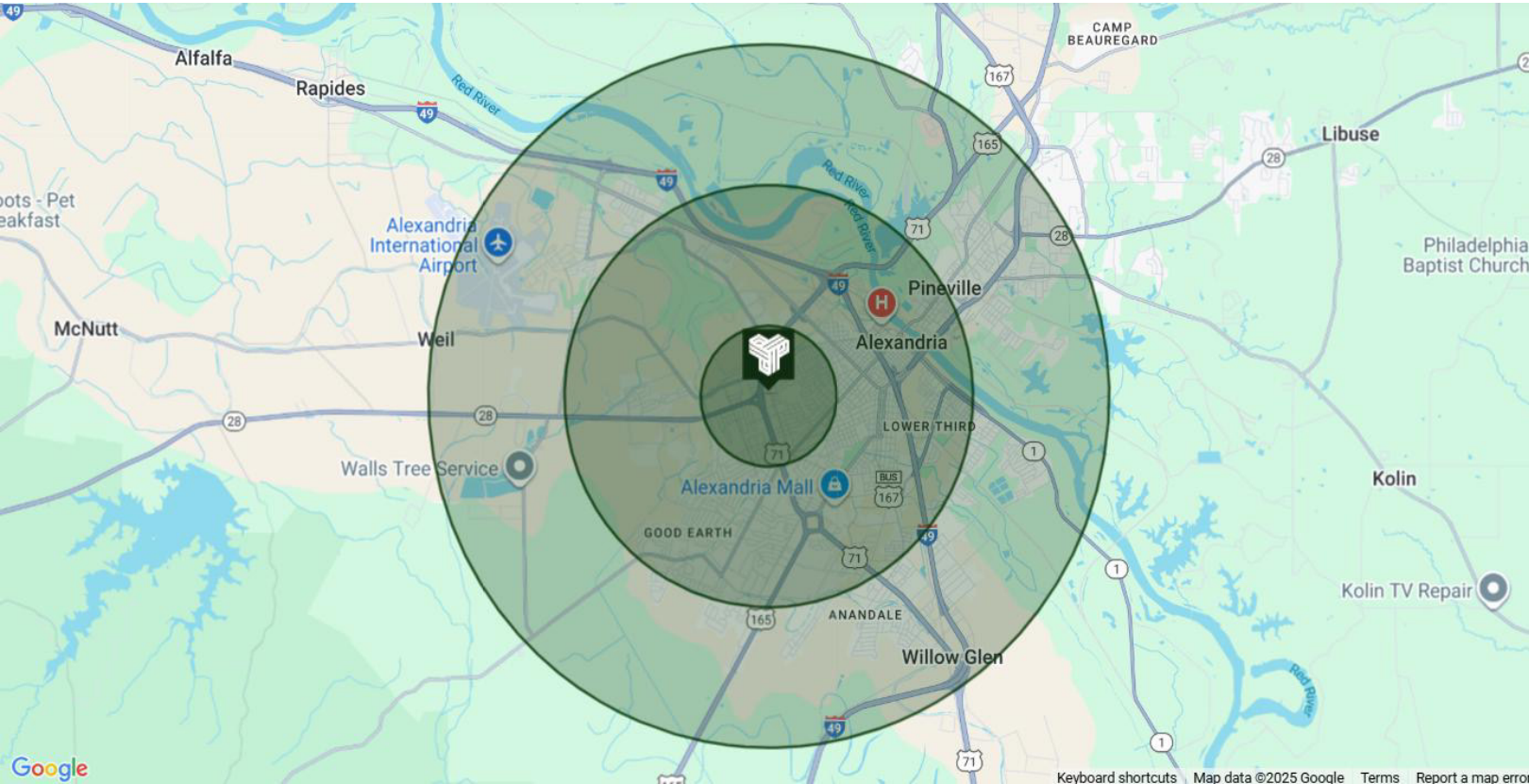
WESTGATE SHOPPING CENTER

DEMOGRAPHICS MAP & REPORT



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POPULATION	3 MILE	5 MILES	10 MILES
Total Population	42,047	67,489	103,563
Median age	37.7	38.9	36.3
Median age (Female)	35.4	37.1	34.3
Median age (Male)	36.8	36	35.4
HOUSEHOLDS & INCOME	3 MILE	5 MILES	10 MILES
Total households	16,277	25,904	39,295
# of persons per HH	2.6	2.5	2.8
Average HH income	\$60,601	\$58,143	\$61,644
Average house value	\$153,166	\$191,346	\$172,100

* Demographic data derived from ACS 2023 5-year data - US Census



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PROPERTY PHOTOS



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AGENCY DISCLOSURE FORM

This document describes the various types of agency relationships that can exist in real estate transactions.

An Agency relationship exists when a real estate licensee represents a client in an removable property transaction. A client to engage who engages a licensee for professional advice and service in their agent. Agency relationships can be formed with buyer/leesses or Ballers/Lessors of both.

Designated Agency results from a contractual relationship between a broker and a client when a licensee affilaated with a broker is designated by the broker to represent the client. The licensee appointed by the broker to represent the client is called a Designated Agent. There is a presumption that the licensee with when a client cocks in his or hor Designated Agent, unless there is a wrstoen agreement to the contrary. Other licensees employed by the broker do not work for the client, so the client should confine his or her discussions to their Designated Agent. Designated Agents must (1) obey all lawful regunes of the client. (2) premove the client's best intevent. (3) exersine acceptable sare and whill in representing the client. (4) maintain the confidentiality of all information that could materially havw the client's negotiation position. (5) present all offers in a simely number. (6) with a transaction at the price and on terms acceptable to the client, and (7) account for all money and property received from the client in a timely manner. A Designated Agent may show alternate properties to buyers, shop properties the client is intormeted in to other buyer clients or receive compansation based on a percentage of the sale price without breathing the duty he or the owes to a client.

Dual Agency exiats when a licensee is working with both the buyer and seller or both the landford and tenant in the same transaction. For example. If your Designated agent is also the listing agent, dual agency ealans. Dual agency is allowed only with the informed consent of all clients. Informed consent is presumed if a client aigna the separate Dual Agency Disclosure form prescribed by the Louisiana Real Estate Commission. Dual Agents was the following notice to both the buyer/seller and the lessor/lesant. (1) treat all clients honestty. (2) provide information shows the property to buyers/tenants. (1) disclose all tenant material defects in the property known to the licensee. (4) disclose financial qualifications of buyers/tenants to sellers/landlords, (5) explain real estate terms. (4) help buyers/tenants arvangs for property inspections. (5) explain closing costs and procedures. (8) help buyers tenpats financing options, and (9) provide information about comparable disperities that have been vold on both clients and make coastted buyers/selling decisions. Dual Agents are not permitted to diectoss (2) confidential information of the client to the other. (2) the price the seller/landford will take other than the listing price without the permission of the seller/landlord, or (3) the price the buyer/tenant is willing to pay without the permission of the buyer/tenant.

Confidential information is information that could materially have the position of a client if discloant. Confidential information does not include material information about the physical condition of property. Thus, a licensee may disclose material information about the condition of property and in fact has a duty to disclose known material defects regarding the condition of property. It is permissible for confidential information to be disclosed by a Designated agent to his or not broker for the purpose of assasing advice or aasltansted for the benefit of the client. Information that would otherwise be confidential will no longer be confidential if (1) the client permits otherwise of euch information by wand or conduct. (2) disclosure of euch information is required by law or would reveal rerious defect, or (3) the information becomes public from a source other than the licensee.

By signing below you acknowledge that you have read and understand this form and that you are authorised to sign this form in the capacity in which you have aigned.

Seller/Lesser:

TCP-AVERBACH WESTGATE, LLC

By: TCP REALTY SERVICES, LLC

Title: MANAGING AGENT

Date: 4/14/25

Licensee: TCP REALTY SERVICES, LLC

Date: 4/14/25

Buyer/Lessee:

By: _____

Title: _____

Date: _____

Licensee: _____

Date: _____

AgencyForm 12/02



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DISCLOSURE AND CONSENT TO DUAL AGENT DESIGNATED AGENCY



This document serves three purposes:

- It discloses that a real estate licensee may potentially act as a disclosed dual agent who represents more than one party to the transaction.
- It includes the concept of disclosed dual agency.
- It seeks your consent to solve the real estate agent to set as a disclosed dual agent.

A LICENSEE MAY LEGALLY ACT AS A DUAL AGENT ONLY WITH YOUR CONSENT. BY CHOOSING TO SIGN THIS DOCUMENT, YOUR CONSENT TO DUAL AGENCY REPRESENTATION IS PRESUMED. BEFORE SIGNING THIS DOCUMENT, PESAAD READ THE FOLLOWING

The undersigned designated agent(s) TCP REALTY SERVICES, LLC
(Insert name(s) of licensee(s) undertaking dual representation)
and any subsequent designated agent(s) may undertake a dual representation agreement both the buyer (or lessee) and the seller (or lessor) for the sale or lease of property described as WESTGATE SHOPPING CENTER
(List address of property, if known)

The undersigned buyer (or lessee) and seller (or lessor) acknowledge that they were informed of the possibility of this type of representation. The licensee(s) will undertake this representation may with the written consent of ALL clients in the transaction.

Any agreement between the clients as to a final contract price and other terms is a result of negotiations between the clients acting in their own best interests and on their own behalf. The undersigned buyer (or lessee) and seller (or lessor) acknowledge that the licensee(s) has undertaken the implications of dual representation, including the risks removed. The undersigned buyer (or lessee) and seller (or lessor) representation that they have been advised to ask independent advice from their advisors or advisors before signing any documents in this transaction.

WHAT A LICENSEE CAN DO FOR CLIENTS WHEN ACTING AS A DUAL AGENT

- Treat all clients honestly.
- Provide information about the property to the buyer (or lessee).
- Disclose all latent material defects in the property that are known to the licensee(s).
- Disclose financial qualifications of the buyer (or lessee) to the seller (or lessor).
- Explain real estate terms.
- Help the buyer (or lessee) to arrange for property inspections.
- Explain closing costs and alternatives.
- Help the buyer compare financing alternatives.
- Provide information about comparable properties that have sold so that both clients may make educated decisions on what price to accept or offer.

WHAT A LICENSEE CANNOT DISCLOSE TO CLIENTS WHEN ACTING AS A DUAL AGENT

- Confidential information that the licensee may know about the clients, without that client's permission.
- The price the seller (or lessor) will take other than the listing price without permission of the seller (or lessor).
- The price the buyer (or lessee) is willing to pay without permission of the buyer (or lessee).

You are not required to sign this document unless you want to allow the licensee(s) to proceed as a dual agent(s), licensees BOTH the buyer (or lessee) and the seller (or lessor) in this transaction. If you do not want the licensee(s) to proceed as a dual agent(s) and do not want to sign this document, please inform the licensee(s).

By signing below, you acknowledge that you have read and understand this form and voluntarily consent to the licensee(s) acting as a dual agent(s), representing BOTH the buyer (or lessee) and the seller (or lessor) should that become necessary.

TCP AUERBACH WESTGATE, LLC

Buyer or Lessor

4/14/25

Date

TCP AUERBACH WESTGATE, LLC

Buyer or Lessor

4/14/25

Date

TCP REALTY SERVICES, LLC

Licensee

4/14/25

Date

Seller or Lessor

Date

Seller or Lessor

Date

Licensee

Date

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