

AVAILABLE FOR SALE
OFFERING MEMORANDUM – PROFESSIONAL OFFICE BUILDING INVESTMENT



Southwest Corporate Center
9300 Mansfield Road, Shreveport, LA 71105

Offered Exclusively by Associate Broker Michele Sauls
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PROPERTY DETAILS



Asking Price: **\$3,500,000.00**

NOI: **\$259,075.00**

INVESTMENT PROPERTY – MULTI-TENANT OFFICE BUILDING

Southwest Corporate Center is a well-maintained, three-story professional office building strategically positioned in the heart of the rapidly expanding Mansfield Road/Highway 171 corridor. With strong visibility, stable tenancy, and proximity to major commercial anchors, this asset presents a rare opportunity to acquire the premier office property in the Southwest Shreveport submarket.

THREE-STORY PROFESSIONAL OFFICE BUILDING

- Steel & Concrete Construction
- Gross Building Area: 35,246 SF
- Rentable Area: 33,697 SF
- Occupancy: 93.30% Leased
- Available Suites: 250 SF – 1,235 SF
- Lease Structure: Full-Service Gross with Base Year Expense Stops

SITE INFORMATION

- Site Size: 2.438 Acres (106,169 SF)
- Year Built: 1984
- Zoning: C-2
- Flood Zone: X (Minimal Hazard)

BUILDING FEATURES

- Elevator
- Generous parking with excellent ratios
- Security system at key access points
- Newly installed master-key system
- All interior walls are non-structural, allowing flexible reconfiguration

PARKING 135 Total Spaces

- 7 Handicapped
- 12 Covered

STRATEGIC LOCATION WITH HIGH VISIBILITY

The property fronts Mansfield Road/Highway 171, a major north-south artery serving the booming “bedroom communities” of Stonewall, Keithville, and Frierson. This corridor has become one of the most active commercial growth zones in the region.

SURROUNDED BY EXPANDING NATIONAL RETAILERS

The Highway 171 corridor has experienced a surge of new development, adding to existing anchors such as Super Walmart, Tractor Supply, and Brookshire’s Super One Foods. This concentration of national brands reinforces the long-term viability and desirability of the area. Recent additions include:

- 9 Fitness
- Firehouse Subs
- Chicken Express
- Taco Bell - expansion
- Starbucks
- Good Day Farm
- Dutch Bros
- Southern Star Urgent Care
- McAlister’s Deli
- Zaxby’s
- RocketFast Car Wash
- Panda Express
- ALDI



NEAR MAJOR MEDICAL HUB

The property is located near one of the four major Willis-Knighton Health System campuses, which recently opened a Ronald McDonald House in this same business district—further validating the strength and stability of the submarket.



INVESTMENT HIGHLIGHTS - Premier Office Asset in Southwest Shreveport

PROXIMITY TO MAJOR INTERSECTION

Located less than half a mile from the signalized intersection of Highway 171 and Bert Kouns Industrial Loop, one of the top two busiest intersections in Shreveport.

54,914 Average Cars Per Day - City of Shreveport Count

Ingress & egress available - access from Bert Kouns



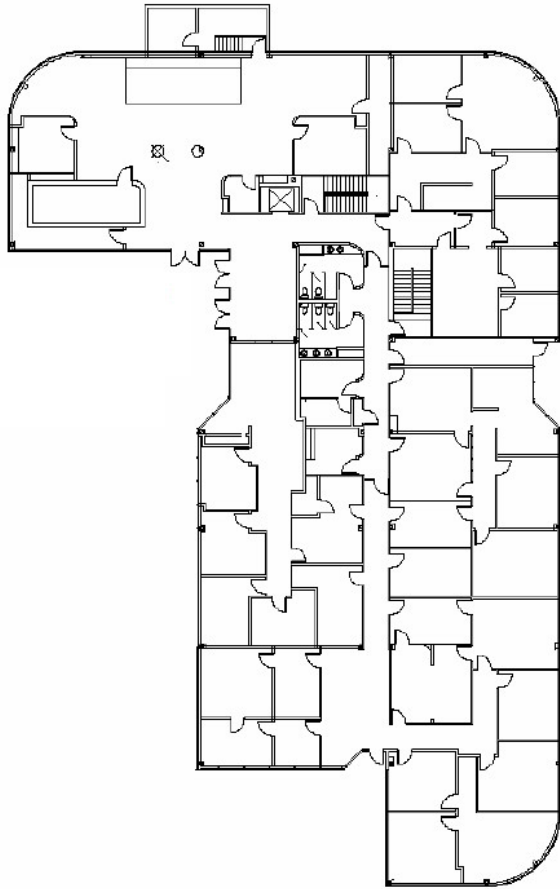
RECENT BUILDING UPGRADES

- Replacement of fluorescent fixtures with LED lighting (ongoing 2025–2026)
- New ADA-compliant restrooms on second floor (2025)
- New Master Lock Key System for enhanced security and management efficiency (2025)
- New Roof – Second Floor (2025)
- New HVAC Rooftop Unit (2022)
- Exterior Window Caulking (2024)
- New Roof – First Floor (2023)
- All Parking Lot Lighting Converted to LED

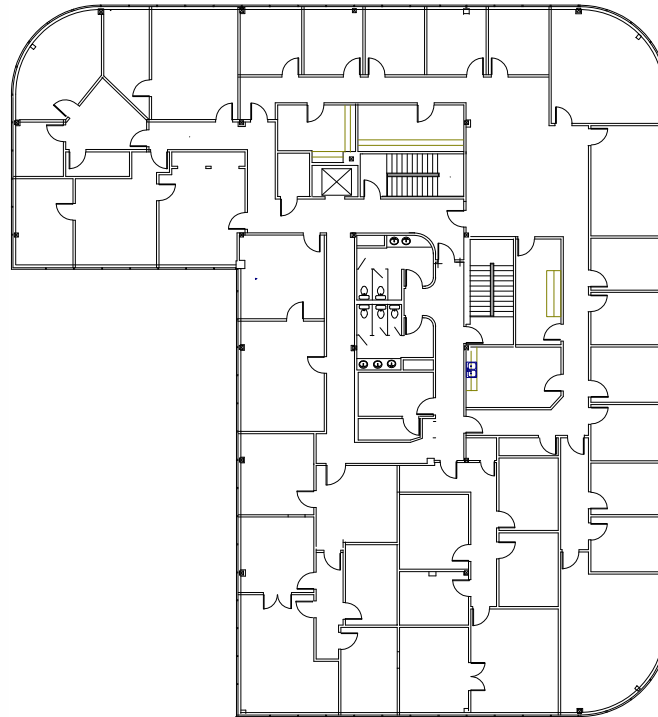


Floor Plans

First Floor 100% Leased

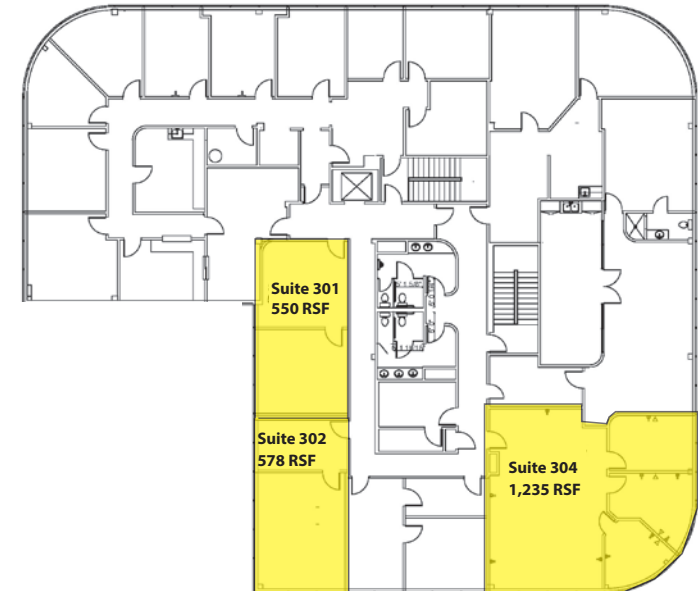


Second Floor 100% Leased



Third Floor

- Suite 301: 550 sq ft
- Suite 302: 578 sq ft
- Suite 304: 1,235 sq ft



Demographics



POPULATION

3 MI: 32,931
5 MI: 77,366
7 MI: 148,617



HOUSEHOLDS

3 MI: 14,035
5 MI: 33,002
7 MI: 65,360

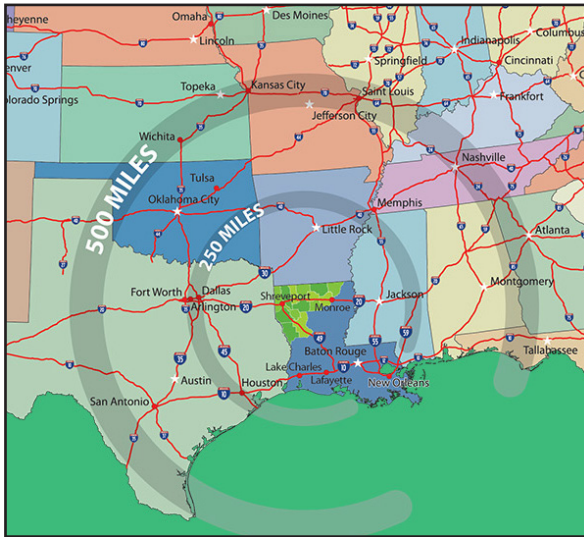


AVERAGE INCOME

3 MI: \$67,643
5 MI: \$62,763
7 MI: \$79,803



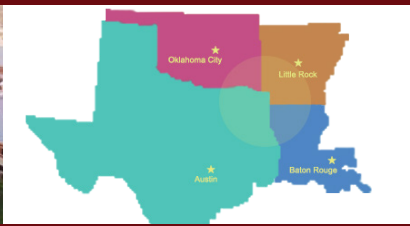
SHREVEPORT-BOSSIER OVERVIEW



Shreveport/Bossier City is part of the area called the Ark-La-Tex, a U.S. socio-economic region where Arkansas, Louisiana, Texas, and Oklahoma intersect. The Shreveport—Bossier City MSA is home to Barksdale Air Force Base, Cyber Innovation Center, the Port of Caddo Bossier, multiple colleges and universities, as well as several upscale riverboat casinos that bring over 8.5 million tourists to the area each year.

North Louisiana’s 14 parishes of over 815,000 residents boast some of the most vibrant and diverse economies in the nation. The population within a 20 mile radius of Shreveport Bossier in 2021 was 370,836 with a projected 2026 population of 368,979. Shreveport’s strategic location at the intersection of I-49 and I-20 is also being considered for a new railway, adding rail travel as a possible means of transportation in addition to aviation and public transport. Source: US Census Bureau and ESRI forecasts.

Northwest Louisiana supports a large and sophisticated healthcare sector, a competitive manufacturing base, a reenergized oil and gas sector (through the exploration of the Haynesville Shale), a sizeable and diverse service sector and supplier network, a transforming timber/paper industry, a hospitality/gaming industry, federal installations and more.



AREA ECONOMIC DEVELOPMENT NEWS



12.2021 - Ternium USA Inc., a leading steel producer, is planning to expand its facility at the Port of Caddo-Bossier with an investment of \$98 million. The company is retaining 157 jobs, and the project will create 35 new direct jobs with an average salary of \$69,000, plus benefits. Louisiana Economic Development estimates the project will result in 98 indirect jobs, for a total of 133 new jobs in Louisiana’s Northwest Region.



3.2026 - Amazon Selects Shreveport-Bossier Louisiana for \$12 Billion Data Center Campuses in Major U.S. Expansion. The investment establishes Amazon’s first data center campuses in Louisiana, supporting cloud computing technologies to serve customers and continues Amazon’s commitment to Louisiana. The project is expected to create 540 on-site new jobs and support an additional 1,700 in the community overall. Amazon is partnering with STACK Infrastructure, the developer and owner of the campuses, to lead the construction and development of the data center facilities. STACK anticipates this project will support up to 1,500 construction jobs, creating significant opportunities for local contractors, skilled trades and suppliers throughout the region.



BARKSDALE AIR FORCE BASE

Constructed on 22,000 acres of cotton fields in the 1930s, Barksdale Air Force Base has grown into one of the U.S. Air Force's premier installations. Barksdale serves as the headquarters for the Air Force's newest major command, Air Force Global Strike Command, as well as Headquarters for the 8th Air Force and the 307th Bomb Wing. Barksdale directly contributes nearly 9,000 jobs and more than \$570 million in payroll to the economy. Its estimated total spending approached \$719 million in 2020.

Barksdale serves a large population made up of over 6,500 active duty and reservists, 4,880 military family members, and over 2,420 civilian employees (appropriated, non-appropriated and contract). In addition, Barksdale services approximately 40,000 retirees and their family members living within a 50 mile radius of the base.



Eighth Air Force is one of two active-duty Numbered Air Forces in Air Force Global Strike Command with headquarters at Barksdale Air Force Base, Louisiana, in the Shreveport-Bossier City community.

The mission of "The Mighty Eighth Air Force" and the Joint – Global Strike Operations Center (J-GSOC) is to conduct indefinite strategic deterrence operations, and on order, neutralize the enemy through global strike in order to protect the United States of America.



The 2nd Bomb Wing conducts the primary mission of Barksdale Air Force Base, LA., with three squadrons of B-52H Stratofortress bombers - the 11th Bomb Squadron, which is the training squadron, the 20th Bomb Squadron and the 96th Bomb Squadron.

Together they ensure the 2d Bomb Wing provides flexible, responsive, global combat capability, autonomously or in concert with other forces, and trains all Air Force Global Strike Command and Air Force Reserve B-52 crews, including our 307th Bomb Wing mission partners here at Barksdale AFB.



Air Force Global Strike Command, activated Aug. 7, 2009, is a major command with headquarters at Barksdale Air Force Base, Louisiana, in the Shreveport-Bossier City community. AFGSC is comprised of more than 33,700 Airmen and civilians responsible for the nation's three intercontinental ballistic missile wings, the Air Force's entire bomber force, to include B-52, B-1 and B-2 wings, the Long Range Strike Bomber program, Air Force Nuclear Command, Control and Communications (NC3) systems, and operational and maintenance support to organizations within the nuclear enterprise.



OCHSNER HEALTH SYSTEM PARTNERS WITH LSU HEALTH

In October of 2018, Ochsner Health System and LSU Health Shreveport jointly formed Ochsner LSU Health Shreveport. The Ochsner-LSU Health Sciences Center is a major job contributor over the past few years and should continue well into the future. Now established and running, Ochsner LSU Health Shreveport has generated \$151.4 million in business sales, \$57.4 million in household earnings and an additional \$9.1 million to the state treasury.

A serious growth engine for this Caddo, Bossier, DeSoto and Webster region recently has been the National Cyber Research Park in Bossier Parish. There are now 1,200 people working at the three units at the park. The National Cyber Research Park also attracts 4,000-plus visitors per year.

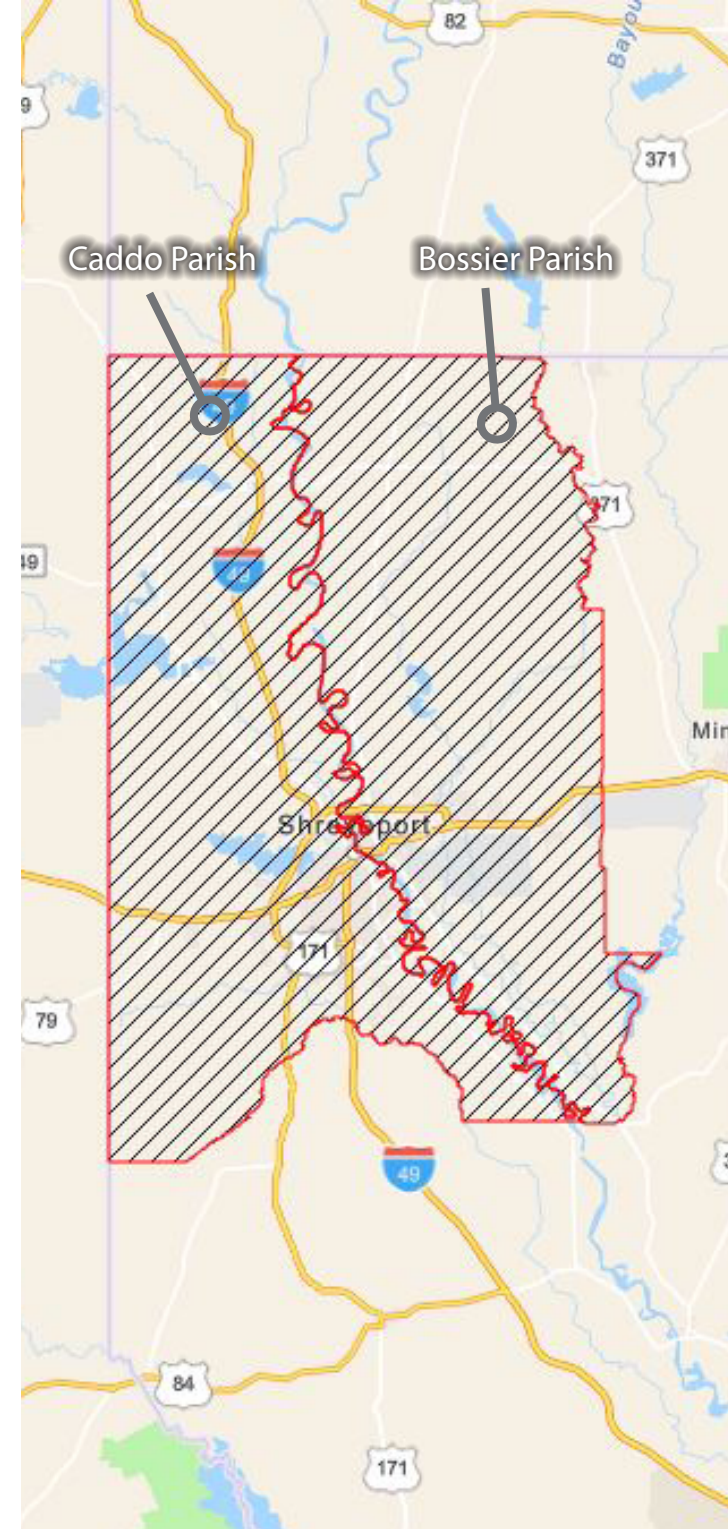
Two New Inpatient Rehabilitation Hospitals broke ground in 2020 - Encompass Health and Nobis Rehabilitation Partners are newcomers to our market and are building new facilities.

Allorica announced it would locate a work from home call center operation in Shreveport, hiring 450 part-time workers on September 2017. The company eventually hire up to 1,000 part-time employees.

Construction is underway on the \$22 million Louisiana Tech Research Institute, which will start with about 200 employees when it initially opens in 2022, before growing to 500.

Two potential projects may settle in the area:

1. A 600 to 1,000-job firm associated with the Air Force's STRIKEWERX program is looking.
2. Called Project X, is more secretive and could generate up to 2,000 new jobs.



CONFIDENTIALITY STATEMENT & DISCLAIMER

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The enclosed materials are being provided solely to facilitate the prospective purchaser's own due diligence for which the purchaser shall be fully and solely responsible.

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The undersigned hereby agrees to keep all information contained within the Investment Offering Package confidential, and shall not make copies of any information provided by Vintage Realty Company. Further, the undersigned agrees to hold all confidential and proprietary information in trust and confidence and agrees that the information provided shall be used for the purpose contemplated herein, and shall not be used for any other purpose or disclosed to any third party without prior written consent of Vintage Realty Company.

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