





### Offering Summary

|                     |                                |
|---------------------|--------------------------------|
| Sale Price:         | \$795,000                      |
| Price / SF:         | \$73.27                        |
| Lease Rate:         | \$3,404 - 7,387 per month (MG) |
| Building Size:      | 10,850 SF                      |
| Available Lease SF: | 5,000 - 10,850 SF              |
| Lot Size:           | 1.25 Acres                     |
| Year Built:         | 1993                           |

### Location Overview

Positioned on high traffic East Texas Street/US Highway 80, less than one block from Benton Road/LA Highway 3, the property offers convenient access to I 20 ( $\pm 1.3$  miles), the Louisiana Boardwalk ( $\pm 2.5$  miles), the East Bank District ( $\pm 2$  miles), Downtown Shreveport ( $\pm 3$  miles), The central location provides excellent connectivity, visibility, and access to the Shreveport Bossier commercial market.

Heath Plaza is a partially leased commercial property totaling +/-10,850 SF on a ±1.25-acre B-3 zoned lot, located along high-traffic East Texas Street. The property offers dual access from E. Texas Street (front) and Nina Street (rear), with the rear entrance accommodating larger truck access. A ±1.25 acre paved and fenced yard provides secured outdoor functionality.

The building consists of two suites: Suite 2058 (occupied) and Suite 2060 (currently vacant, ±5,850 SF). The current vacancy at Suite 2060 presents an immediate value-add opportunity through lease-up or owner-user occupancy. Modified Gross lease, there is an additional \$75/mo CAM charge for each suite in addition to the base rent.

The site features a large concrete parking lot, strong street presence, and signage visibility along one of Bossier City's primary commercial corridors. New roof in 2021. Suite 2058 received a new HVAC unit in 2024.

#### **Property Highlights**

- ±10,850 SF total building size
- Suite 2058: ±5,000 SF (occupied)
- Suite 2060: ±5,850 SF (vacant, includes ±850 SF second-floor space)
- Each suite includes approximately 2,000 SF showroom/office and 3,000 SF insulated warehouse
- 22' clear warehouse height throughout
- Three total 14' drive-in doors (1 at 2058, 2 at 2060)
- Dual access from E. Texas Street (front) and Nina Street (rear)
- Rear access suitable for larger trucks
- Paved, fenced yard ±125' x 60'
- Large concrete parking lot
- High visibility and signage opportunities along E. Texas Street





### Lease Information

|              |                   |             |                             |
|--------------|-------------------|-------------|-----------------------------|
| Lease Type:  | MG                | Lease Term: | Negotiable                  |
| Total Space: | 5,000 – 10,850 SF | Lease Rate: | \$3,404 – \$7,387 per month |

### Available Spaces

| Suite         | Tenant    | Size (SF) | Lease Type     | Lease Rate        |
|---------------|-----------|-----------|----------------|-------------------|
| ■ 2058 & 2060 | Available | 10,850 SF | Modified Gross | \$7,387 per month |
| ■ 2058        | Available | 5,000 SF  | Modified Gross | \$3,404 per month |
| ■ 2060        | Available | 5,850 SF  | Modified Gross | \$3,985 per month |

