

 THE NET LEASE GROUP

**1802 Southern Ave**  
Shreveport, LA 71101  
**Industrial Building For Sale**



A Net Lease Investment Opportunity  
Confidential Offering Memorandum

# CONFIDENTIALITY & RESTRICTED USER AGREEMENT

The information contained in this Offering Memorandum is confidential, furnished solely for the purpose of review by a prospective purchaser of the Property at 1802 Southern Ave, Shreveport, LA 71101 presented herein (the "Property"), and is not to be used for any other purpose or made available to any other person without the express written consent of The Net Lease Group, LLC. ("NLG"). The material is based in part upon information supplied by Owner and in part upon information obtained by The Net Lease Group from sources it deems reasonably reliable. Summaries of any documents are not intended to be comprehensive or all-inclusive but rather only an outline of some of the provisions contained therein. No warranty or representation, expressed or implied, is made by Owner, The Net Lease Group, or any of their respective affiliates, as to the accuracy or completeness of the information contained herein or any other written or oral communication transmitted to a prospective purchaser in the course of its evaluation of the Property. No legal liability is assumed or implied in connection with the information or such other communications. Without limiting the generality of the foregoing, the information shall not be deemed a representation of the state of affairs of the Property or constitute an indication that there has been no change in the business or affairs of the Property since the date of preparation of the information. Prospective purchasers should make their own projections and conclusions without reliance upon the materials contained herein and conduct their own independent due diligence, including engineering and environmental inspections, to determine the condition of the Property and the existence of any potentially hazardous material located at the site.

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This Offering Memorandum is the Property of The Net Lease Group and may be used only by parties approved by The Net Lease Group and Owner. The Property is privately offered and, by accepting delivery of this Offering Memorandum, the party in possession hereof agrees (i) to return it to The Net Lease Group immediately upon request of The Net Lease Group or Owner and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of The Net Lease Group and Owner.

The terms and conditions set forth above apply to this Offering Memorandum in its entirety.

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- 1 | Executive Summary
- 3 | Investment Highlights
- 5 | Market Overview

DANE BAILEY  
Vice President  
404.551.2013  
[dbailey@thenetleasegroup.com](mailto:dbailey@thenetleasegroup.com)

G. ARCHER FRIERSON, III CCIM, SIOR  
Managing Director  
318.222.2244  
[gfrierson@vintagerealty.com](mailto:gfrierson@vintagerealty.com)

ESMAEL HILL  
Managing Principal  
404.551.2068  
[ehill@thenetleasegroup.com](mailto:ehill@thenetleasegroup.com)

PHILIP WICKSTROM  
Managing Principal  
404.551.2226  
[pwickstrom@thenetleasegroup.com](mailto:pwickstrom@thenetleasegroup.com)



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[WWW.THENETLEASEGROUP.COM](http://WWW.THENETLEASEGROUP.COM)

# THE OFFERING

ASKING PRICE: **\$1,200,000**

PRICE/SF: **\$34.98**

The Net Lease Group exclusively offers for sale a vacant, +/- 34,308 square-foot, industrial building situated on approximately 3.05 acres of land and located at 1802 Southern Avenue in Shreveport, Louisiana. Strategically positioned in the heart of Shreveport, the Property is minutes from downtown Shreveport and Bossier City and surrounded by approximately 57,000 households within a 5-mile radius.

Shreveport boasts excellent connectivity to other regional hubs, including Dallas, Houston, and New Orleans. Situated in northwest Louisiana, Shreveport benefits from its location on the intersection of I-20 and I-49, facilitating efficient transportation of goods and services. These transportation links attract businesses and investors to the area, fostering regional trade and enhancing Shreveport's prominence as a gateway to the regional market.

Constructed in the early 1990s, the Property features two (2) high dock doors and three (3) grade doors. It totals 34,308 square feet of net rentable area, comprising 27,423 square feet of warehouse space and 6,885 square feet of office space.





# PROPERTY INFORMATION

<b>Address</b>	1802 & 1826 Southern Ave
<b>City</b>	Shreveport
<b>State</b>	Louisiana
<b>Zip</b>	71101
<b>Year Built</b>	1991
<b>Square Feet</b>	34,308
<b>Tenancy</b>	Single
<b>% Occupied</b>	Vacant
<b>Total Acres</b>	3.05
<b>FAR</b>	30.41%
<b>Dock Doors</b>	2
<b>Grade Doors</b>	3

# INVESTMENT HIGHLIGHTS



## New Roof

The current owner fully replaced each roof in 2022. This major upgrade eliminates the need for future ownership to incur this expense and enhances the Property's value by reducing long-term maintenance costs.



## Prime Urban Location

Located South of downtown Shreveport, the Property is adjacent to the Union Pacific Railway, which spans 23 states across two-thirds of the United States.



## Strategic Logistics Connectivity

Situated within a mile of I-20, the Property benefits from enhanced regional connectivity. The I-20 expressway spans more than 1,500 miles, linking South Carolina to Texas.



## Vast Nearby Customer Base

With more than 44,600 households within a 10-minute drive and nearly 59,000 households within a five-mile radius of the Property, businesses have access to an expansive pool of clientele.



# SHREVEPORT, LOUISIANA

Shreveport is part of the Shreveport-Bossier City Metropolitan Statistical Area (MSA) in northwest Louisiana, which has a population of over 385,000 residents and nearly 160,000 households. The economy is anchored by several major industries, including healthcare, government/military, trade and transportation, and leisure/hospitality. The average household income in the MSA is approximately \$87,294 per year.

Shreveport hosts several higher education institutions, such as Louisiana State University in Shreveport, Centenary College of Louisiana, and Remington College – Shreveport. These institutions, along with workforce development programs, ensure a steady supply of skilled labor for local businesses.

Barksdale Air Force Base is the MSA's largest employer, with over 5,000 active-duty members, 1,300 reservists, and 2,500 civilian employees. Other significant employers include Willis-Knighton Medical Center, Caddo Parish Schools, Ochsner/LSU Health, General Dynamics, and Margaritaville Resort and Casino.

The Shreveport MSA is also home to the Port of Caddo-Bossier, an inland port on the Red River that serves as a multimodal transport hub. The port connects the area to the Mississippi River and the Gulf Intracoastal Waterway. Its extensive facilities, including a slackwater harbor, docks, warehouses, and open storage areas, provide logistical advantages. The port's connectivity via rail and road further enhances its appeal, making it a crucial asset for industrial operations requiring diverse and flexible transportation options.

The industrial sector in Shreveport spans 36.6 million square feet, with logistics space accounting for approximately 22.5 million square feet and flex space covering about 2.9 million square feet. Limited construction activity in recent years has made available space scarce. However, the market's strong regional connectivity and more affordable rents compared to larger markets like Dallas, New Orleans, and Houston make Shreveport an attractive location for businesses in trade and transportation.

## 2025 DEMOS | 5 MILES



**132,317**  
Population



**135,560**  
Daytime Population



**57,197**  
Total Households



**\$71,458**  
Average Household  
Income



**20,093**  
Bachelor Degree or  
Higher

Sources: 710keel.com, portcb.com, installations.military.onesource.mil, Costar, BLS, Sites USA



**SITE**

amazon

Shreveport Downtown Airport

Bossier Parish Community College

Bossier High School

Cardo Parish High School

Barksdale Air Force Base

Mall St. Vincent  
Dillard's Bath & Body Works  
SEARS HIBBETT SPORTS

Elm Grove Middle School

Shreveport Regional Airport

Parkway High School

THE NET LEASE GROUP

5

LA 3132

EquipmentShare

SUSLA

INTERSTATE 49

INTERSTATE 220

METRO AVIATION

PWR PAGE WIRE ROPE

CVS pharmacy

STATE MOBILE

hardware resources

Sabre Industries

BRANTON

VALVEWORKS USA

CAMPING WORLD

HALLIBURTON

Walmart

LOWE'S

LOTT OIL

INTERSTATE 20

JOHNSON'S FURNITURE & MATTRESS GALLERY

TEECO

Farmers Seafood

APP Alloy Piping Products

Bally's SHREVEPORT

VALENCE DRILLING FLUIDS LLC

STORE SUPPLY WAREHOUSE

MUSIC MOUNTAIN

Shreve City

Walmart DOLLAR TREE

Walmart

RRAC Contractors

HIDEAWAY HARBOR STORAGE

INTERSTATE 220

LIBBEY

STATE FAIR OF LOUISIANA

UNITED STATES POSTAL SERVICE

Ochsner LSU Health SHREVEPORT

EAGLE DISTRIBUTING

CFG RECYCLING

PERFORMANCE FOODSERVICE

SOUTHWESTERN ELECTRIC POWER COMPANY

Mall St. Vincent Dillard's Bath & Body Works SEARS HIBBETT SPORTS

BROOKSHIRE GROCERY ARENA

UPS Authorized Shipping Outlet

Air Liquide

Glazer's Beer & Beverage

INTERSTATE 49

TARGET sam's club BEST BUY

Albertsons

HOBBY LOBBY

LOWE'S

goodwill

ABC Supply Co. inc.

SUPERIOR POOL PRODUCTS LLC

Walmart

LIBERTY

# CONNECTIVITY

Shreveport offers excellent connectivity to regional hubs such as Dallas, Houston, and New Orleans. Located in northwest Louisiana, Shreveport benefits from its strategic position at the intersection of I-20 and I-49, facilitating efficient transportation of goods and services. Additionally, Shreveport is home to the Port of Caddo-Bossier, a multimodal port on the Red River. This connectivity attracts businesses and investors, bolstering regional trade and enhancing Shreveport's role as a gateway to broader markets.



## HIGHWAY CONNECTIVITY

Shreveport is well-connected via major highways. Interstate 20 links the city to Dallas/Fort Worth to the west and Jackson, Mississippi, Birmingham, and Atlanta to the east. Interstate 49 passes through the southern section of Shreveport and connects to Interstate 10 to the south, providing access to Baton Rouge, New Orleans, San Antonio, and Houston. Additionally, Interstate 220 circumvents the city, further enhancing road transport efficiency.



## RAIL SYSTEM

Shreveport is served by Union Pacific and Canadian Pacific Kansas City (CPKC) Railway, two of the largest Class I railroads in the United States. These railroads connect Shreveport to major markets nationwide. The Port of Caddo-Bossier features over 25 miles of industrial-grade track, serviced by both Union Pacific and CPKC rail systems, ensuring robust rail transport options.



## SHREVEPORT REGIONAL AIRPORT

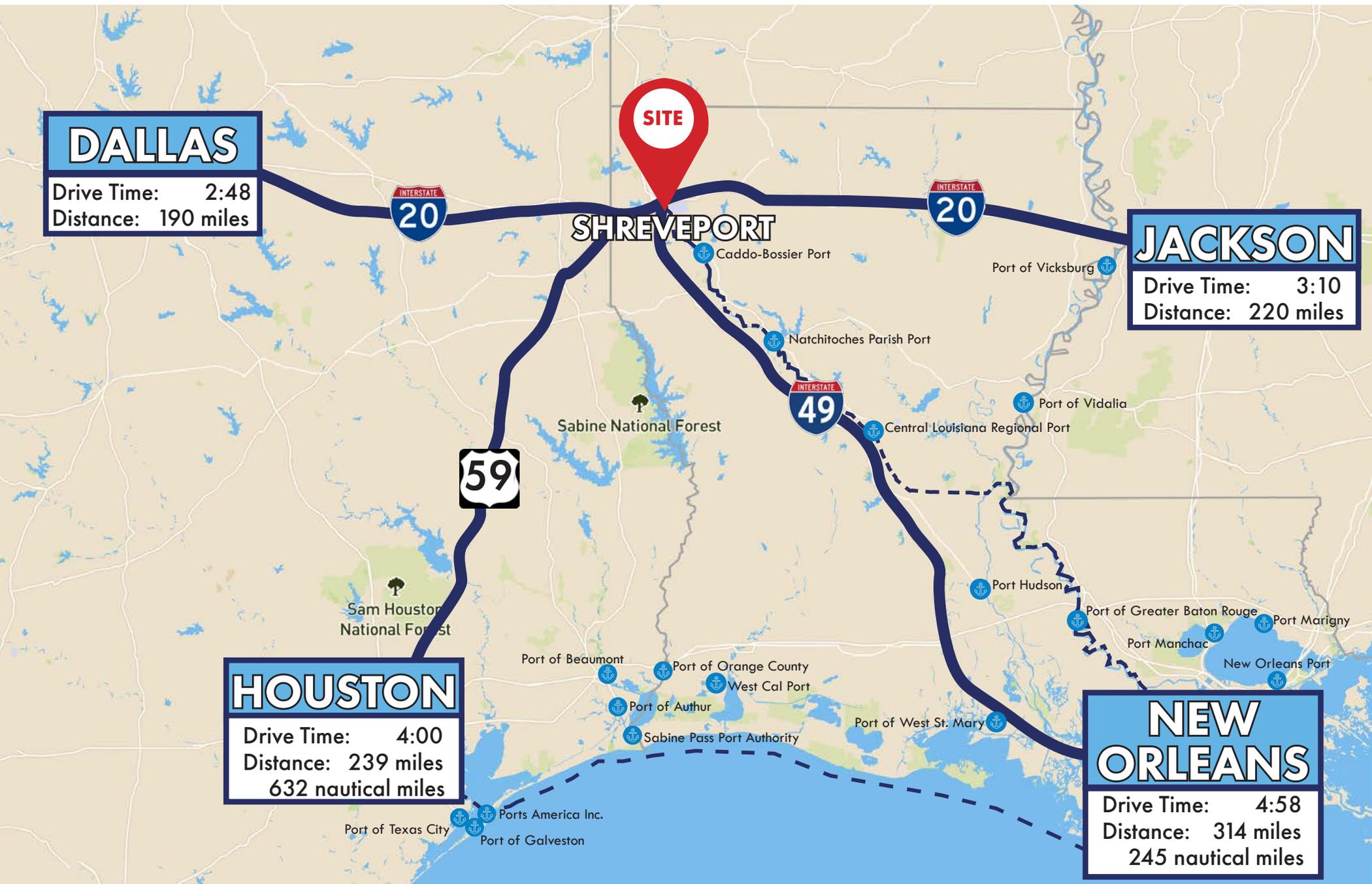
Shreveport Regional Airport offers flights to various destinations via four airlines, including Delta, American, and United Airlines. It is the second-busiest air cargo airport in Louisiana, with daily services from FedEx, UPS, and Mountain Air Cargo. The airport features rail access and is a designated U.S. Customs Port of Entry, facilitating easier domestic and international goods transportation.



## PORT ACCESS

The Inland Port of Caddo-Bossier, located about 15 miles south of downtown Shreveport, spans 2,600 acres. The port features 90,000 square feet of covered warehouse storage, a general cargo dock, slack water dock, and Class I rail transportation. Shreveport is also within 250 miles of two major maritime trade ports: the Port of New Orleans, approximately 315 miles southeast via I-49 and I-10, and the Port of Houston, about 240 miles southwest via US-59.

Sources: flyshreveport.com, shreveportla.gov, portcb.com





**DANE BAILEY**

Vice President  
404.551.2013  
dbailey@thenetleasegroup.com

**G. ARCHER FRIERSON, III CCIM, SIOR**

Managing Director  
318.222.2244  
gfrierson@vintagerealty.com

**ESMAEL HILL**

Managing Principal  
404.551.2068  
ehill@thenetleasegroup.com

**PHILIP WICKSTROM**

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404.551.2226  
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