



HWY 532 TRUCK STOP - DEVELOPMENT OPPORTUNITY



OFFERING SUMMARY

Sale Price:	\$950,000
Lot Size:	5.0 Acres
Building Size:	5,800 SF
Market:	LA-Shreveport
Submarket:	Minden
Price / SF:	\$163.79
APN/Tax:	129713

PROPERTY OVERVIEW

The property consists of a former truck stop/fuel station located right off I-20 and Hwy 532 (East of Minden, LA). Situated on five acres of land, the entire property has asphalt paving. As a former gas station location, this property lends itself to be a prime retail location for developers, convenience store chains, fast feeders, etc.

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LOCATION OVERVIEW

Located directly south of I-20 (Exit 52), this property has ideal access and excellent visibility. I-20 has a traffic count of 20,000+ cars per day, and the exit is highly traffic travelers and truckers. Get-N-Geaux Truck and Travel Stop centers are located just north of the Exit 52 /I-20. The property centrally sits 10-minutes east of Minden, LA than 20 minutes west of Arcadia, and only a 30-minute drive west of Ruston, LA.

HIGHLIGHTS

- 5 Acres of Fully Paved Asphalt
- Ideal Location Right of I-20 Near Travel Center Corridor
- Excellent Visibility from I-20

[Click Here for Additional Information](#)

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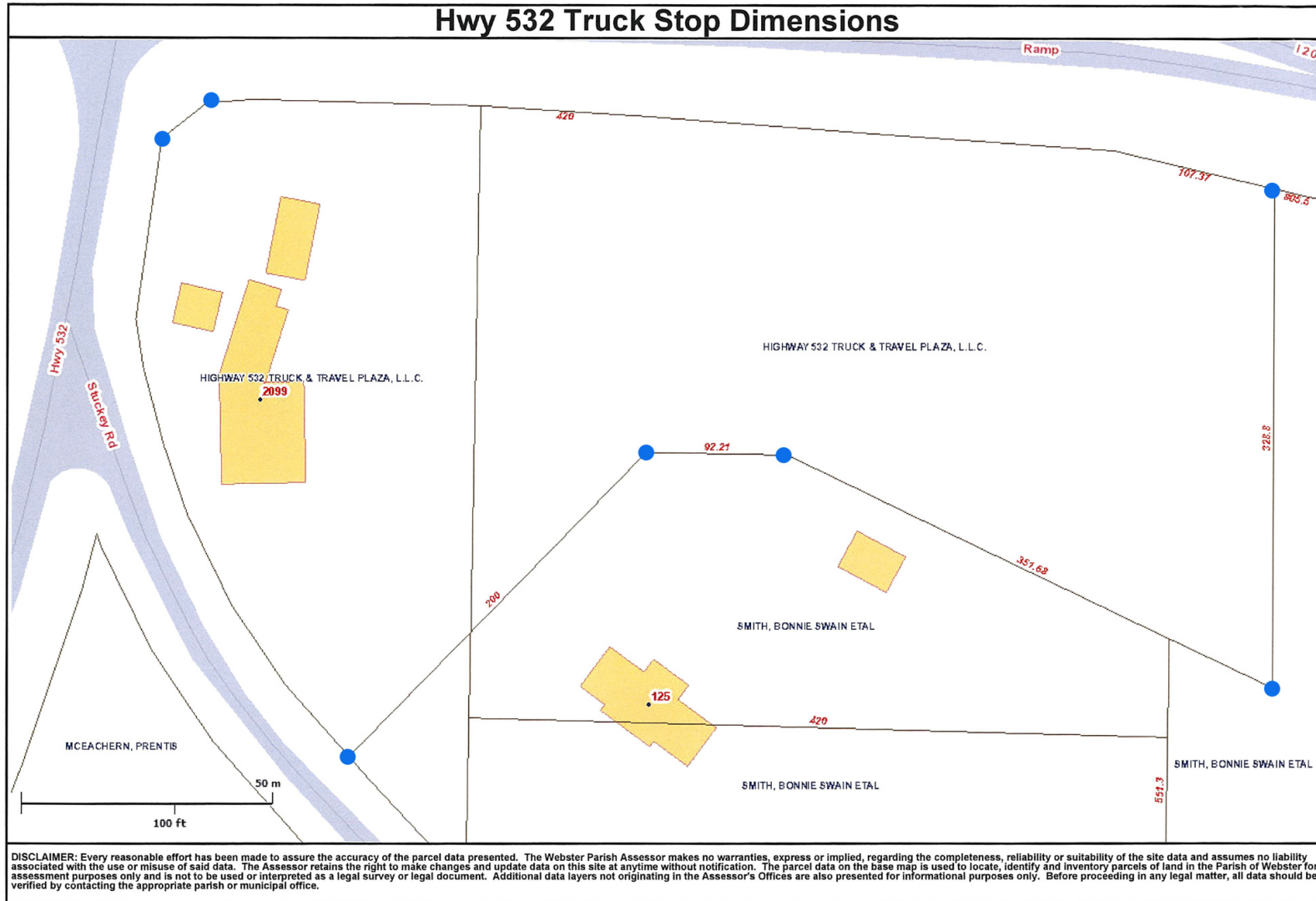
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WEBSTER PARISH: COMMITTED TO PROGRESS

One of northwest Louisiana's most promising parishes, Webster offers new and relocating businesses a rare combination of a business-friendly atmosphere, a great infrastructure, an enviable quality of life and state and federal incentives.

Webster Parish covers 593 sq. miles and is conveniently accessible on interstate 20. The Parish supports an estimated 2017 population of 39,610 residents, who earn a median household income of \$36,795. The civilian labor force of 14,865 is employed primarily in the healthcare, construction, manufacturing, and retail services sectors. Unemployment in Webster Parish stands at 7.4% (February 2017).

Three major industrial facilities: Camp Minden, North Webster Industrial District and South Webster Industrial Park provide ample space and infrastructure to businesses looking for sustainable advantages.



CAMP MINDEN

A former ammunition plant, is now used for military training and houses a growing industrial community. The facility offers high security; site-owned electric; sewer and telecommunications; rail; more than 100 miles of roads; and within close proximity to interstate.

NORTH WEBSTER INDUSTRIAL DISTRICT

A 160-acre industrial park just 28 miles north of I-20 and adjacent to Kansas City Southern rail lines with a rail spur and loading dock on-site. Electricity, natural gas, park-owned water and sewer, and telecommunications service are available.

SOUTH WEBSTER INDUSTRIAL PARK

Conveniently located just 1.5 miles from I-20 on U.S. Hwy 371, this industrial park boasts a three-lane road and railroads. The park has electric, water, sewer, natural gas and telecommunications.



Courtesy of North Webster Industrial Park, Facebook 2018

Tax Structure: Cost of Doing Business

STATE CORPORATE INCOME TAX

- 4% on the first \$25,000 of net income
- 5% on the next \$25,000
- 6% on the next \$50,000
- 7% on the next \$100,000
- 8% on the excess of \$200,000
- Louisiana uses single sales factor

STATE CORPORATE FRANCHISE TAX

- \$1.50 /\$1,000 or major fraction thereof up to \$300,000
- \$3.00 per \$1,000 or major fraction thereof in excess of \$300,000
- The initial corporation franchise tax is \$110

2016 PARISHWIDE MILLAGE (PROPERTY TAX) RATE
104.2 mills*

* To calculate property tax, multiply the assessed value of the property by the appropriate millage rate. The assessed value is the fair market value of the property times 10% for real property or 15% for personal property. ** Sales taxes include a 5% state tax along with a local portion

Webster Parish Transportation Infrastructure

Major Interstates	Interstate 20
Major Highways	US 79, US 80, US 371, LA 2
Ports	<ul style="list-style-type: none"> • Red River Port - 43 miles • Port of Shreveport Bossier - 45 miles • Port of Natchitoches - 66 miles • Greater Ouachita Port - 71.8 miles
Class 1 Railroads	<ul style="list-style-type: none"> • Kansas City Railroad (KCS) • Midsouth Rail(Operated by KCS) • Louisiana & North West Railroad (LNW)
Airports	<ul style="list-style-type: none"> • Shreveport Regional Airport - 36 miles • Minden-Webster Airport - 2 miles • Springhill Airport - 36 miles

*Based on distance from parish seat **All North Louisiana Ports are connected to deep water ports