

SINGLE TENANT

Redevelopment Opportunity

High Quality Building | Oversized 2.44 AC Lot | Excellent Visibility on Main Thoroughfare



1190 S Arkansas Street

SPRINGHILL LOUISIANA

ACTUAL SITE

 **SRS** | CAPITAL MARKETS

EXCLUSIVELY MARKETED BY

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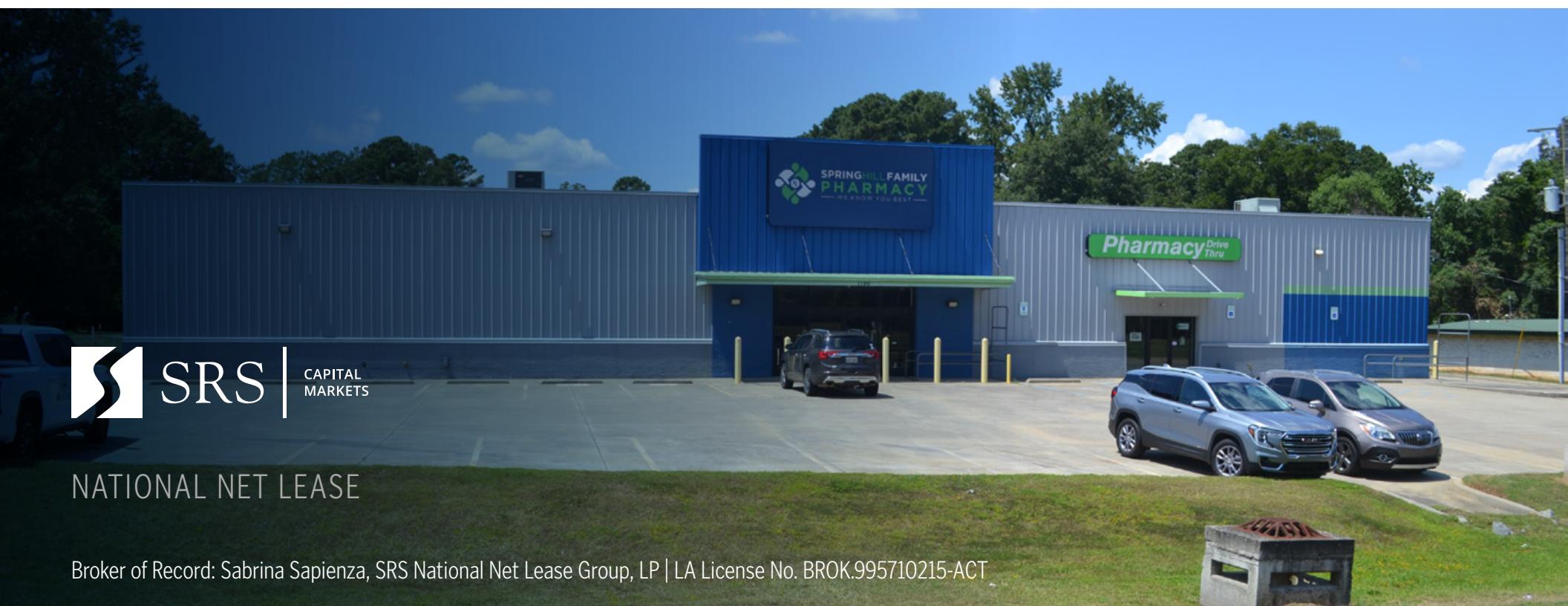
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Broker of Record: Sabrina Sapienza, SRS National Net Lease Group, LP | LA License No. BROK.995710215-ACT

PROPERTY PHOTOS



OFFERING SUMMARY

INVESTMENT HIGHLIGHTS

Strong Northern Louisiana Location | Just South of Arkansas Border

- Property is located ~1 hour north of Shreveport in the Minden Micropolitan Statistical Area
- Situated 2 miles south of the border with Arkansas

Oversized Lot

- The property sits on approximately 2.44 acres of land

Robust Recreational Opportunities

- Springhill draws a significant number of visitors for its many recreational offerings, such as boating and fishing at Williams Lake and Murray Lake, its annual Lumberjack Festival, Rodeo, Piney Woods Jamboree, and the Muddy Bottoms ATV & Recreation Park

New Construction | High Quality Improvements

- Building was completed in 2015 and is in excellent condition
- Suitable for a large assortment of retail users

High Traffic Location | Excellent Visibility

- Located on South Arkansas Street (Hwy 371), a major north-south retail thoroughfare with over 9,000 cars passing the site each day

Proximity to Local High School

- North Webster High School enrolls approximately 585 Students

Strong Retail Synergy Location

- Subject property is surrounded by major national retail tenants such as Walmart, Tractor Supply Co, Dollar General, Dollar Tree, O'Reilly, Piggly Wiggly, McDonalds, Taco Bell and more, ensuring a steady flow of retail customers

PROPERTY SPECIFICATIONS

Property Address	1190 S Arkansas Street Springhill, Louisiana 71075
Ownership	Fee Simple (Land & Building Ownership)
Asking Price	\$1,400,000
Price PSF (Building)	\$87.50
Rentable Area	16,000 SF
Land Area	2.44 AC
Year Built	2015
Parcel Number	124128 & 124129



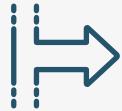
PROPERTY OVERVIEW

LOCATION



Springhill, Louisiana
Webster Parish

ACCESS



S Arkansas St (US 371): 2 Access Points

TRAFFIC COUNTS



S Arkansas St (US 371): 9,005 VPD

IMPROVEMENTS



There is approximately 16,000 SF of existing leasable building area

PARKING



There are ~35 parking spaces on the owned parcel. The parking ratio is approximately 2.19 stalls per 1,000 SF of leasable area.

PARCEL



Parcel Number: 124128 & 124129
Acres: ~2.44
Square Feet: ~106,286.4 SF

CONSTRUCTION



Year Built: 2015

ZONING



B-2: Business





BELLA
VANNA
Coffee

FORMER FRED'S
PHARMACY

803-1

5,600 VPD

S ARKANSAS ST

371

9,000 VPD

COBB ST







**FORMER FRED'S
PHARMACY**

COBB ST

S ARKANSAS ST 9,005 VPD









THE EXCLUSIVE NATIONAL NET LEASE TEAM

of SRS Real Estate Partners

300+

TEAM
MEMBERS

25+

OFFICES

\$ 5 B +

TRANSACTION
VALUE
company-wide
in 2024

600+

CAPITAL MARKETS
PROPERTIES
SOLD
in 2024

\$ 2.5 B +

CAPITAL MARKETS
TRANSACTION
VALUE
in 2024

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