

# 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



## EXCLUSIVELY MARKETED BY

### GREG LABARRE

Vice President

National Net Lease

greg.labarre@srsre.com

M: 619.997.1242

215 S Highway 101, Suite 200

Solana Beach, CA 92075

CA License No. 02069301

### ROBERT DONNELL

First Vice President

National Net Lease

robert.donnell@srsre.com

M: 619.818.5852

215 S Highway 101, Suite 200

Solana Beach, CA 92075

CA License No. 02082187



NATIONAL NET LEASE

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









**FORMER FRED'S  
PHARMACY**

5,600 VPD

S ARKANSAS ST



9,000 VPD

COBB ST















2025 Estimated Population	
3 Mile	6,148
5 Miles	7,419
10 Miles	11,460
2025 Average Household Income	
3 Mile	\$45,463
5 Miles	\$46,711
10 Miles	56,124
2025 Estimated Total Employees	
3 Mile	2,915
5 Miles	3,287
10 Miles	3,901









## THE EXCLUSIVE NATIONAL NET LEASE TEAM of SRS Real Estate Partners

**300+**

TEAM  
MEMBERS

**25+**

OFFICES

**\$5B+**

TRANSACTION  
VALUE

company-wide  
in 2024

**600+**

CAPITAL MARKETS  
PROPERTIES

SOLD  
in 2024

**\$2.5B+**

CAPITAL MARKETS  
TRANSACTION

VALUE  
in 2024

© 2025 SRS Real Estate Partners, LLC. All rights reserved.

All information in this document and related marketing materials is confidential and intended solely for the recipient and their authorized representatives. This document was prepared by SRS Real Estate Partners, LLC ("SRS") and approved for distribution. While reasonable efforts were made to ensure accuracy, SRS and those represented by SRS make no guarantees, representations, or warranties—express or implied—regarding the completeness or accuracy of the information provided, whether in this document or any other form of communication. Documents have been referred to in summary and should not be considered legal analysis. This material is not all-inclusive and may not contain all the information you require. Any financial projections are provided for reference only and reflect assumptions as of the date of preparation. They may not account for changes in economic performance, market conditions, or future activities related to the property. These materials were created for marketing purposes only and no recipient should make any investment decision predicated on the information contained within. Recipients are strongly encouraged to conduct their own independent evaluation and analysis of any received information and of the subject property.

**SRSRE.COM/CapitalMarkets**