

Sears at Alexandria Mall



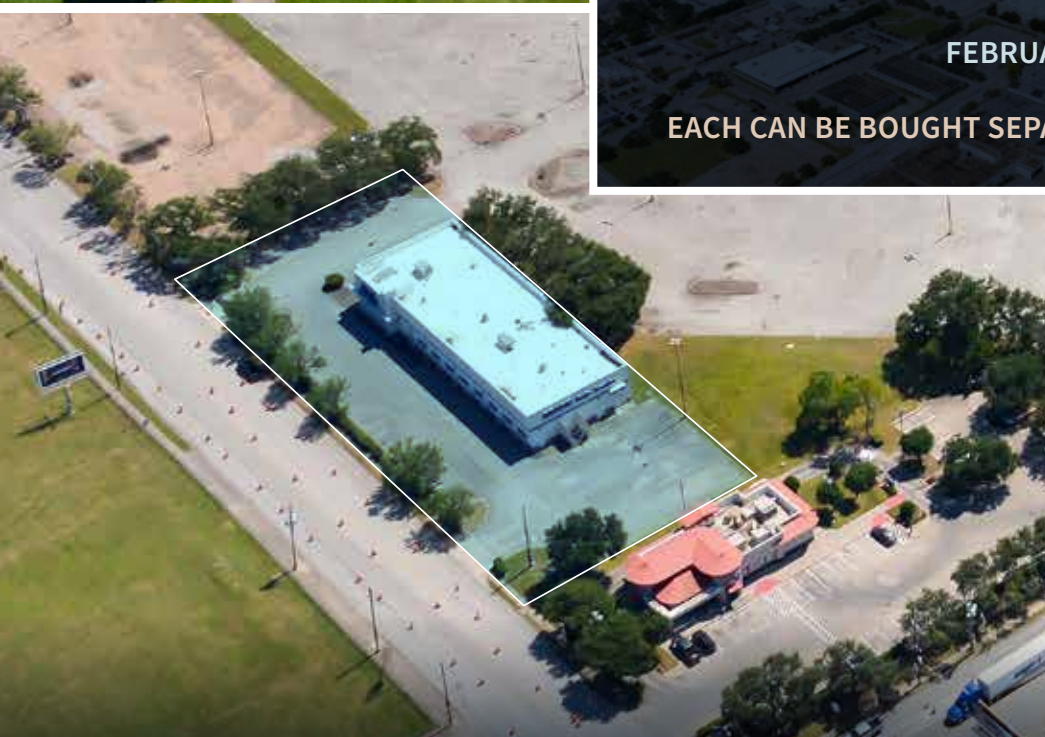
Sears at Macroplaza Mall



TEXAS/LOUISIANA FORMER SEARS PORTFOLIO

FEBRUARY 2025

EACH CAN BE BOUGHT SEPARATELY OR AS A PORTFOLIO



Sears Auto Center at Macroplaza Mall



Sears at Pierre Bossier Mall



FORMER SEARS AT ALEXANDRIA MALL

ALEXANDRIA, LA

FORMER SEARS BOX "AS-IS" WITH REDEVELOPMENT OPPORTUNITY

103,287 SF Building on 10 Acres



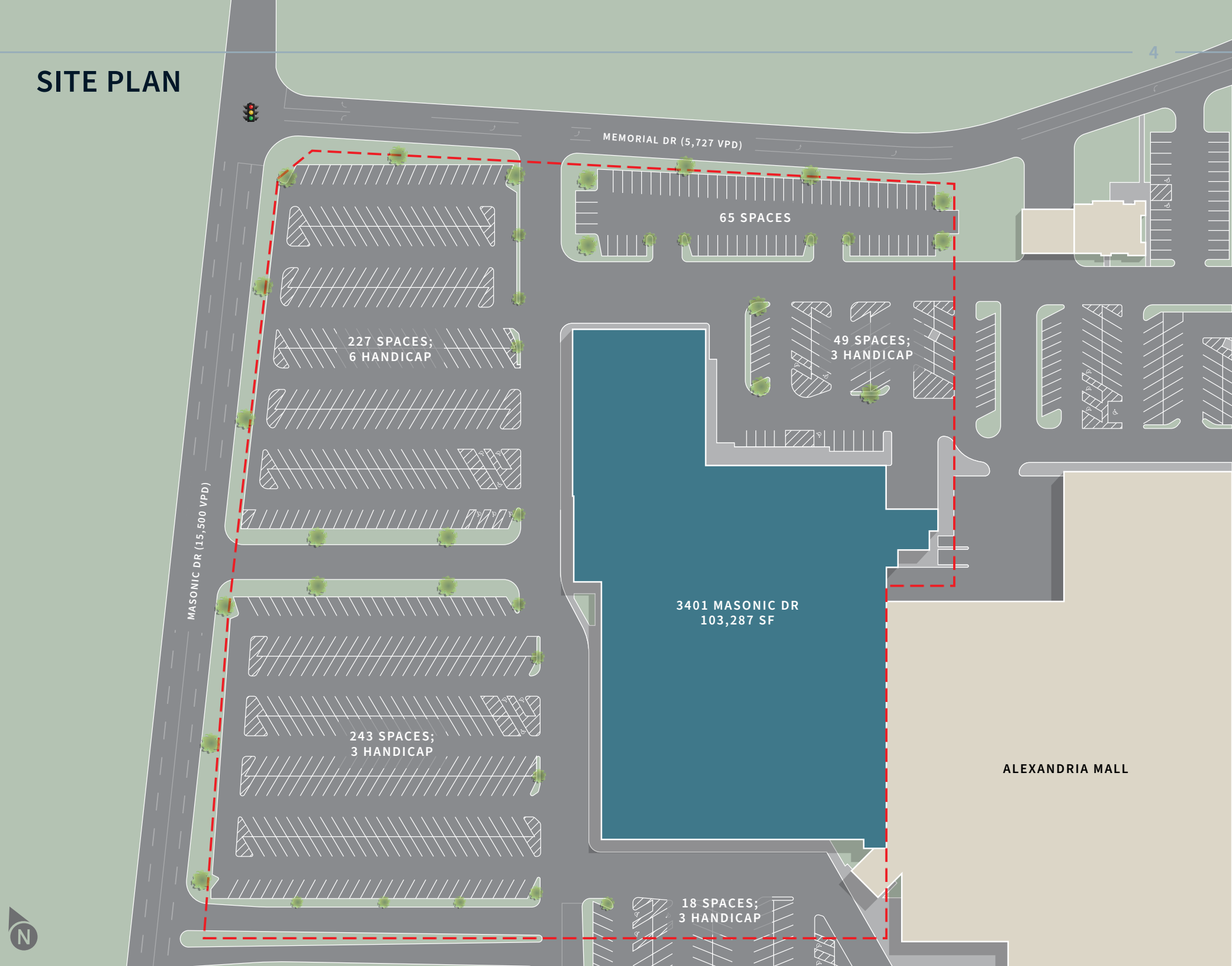
PROPERTY DESCRIPTION

ADDRESS	3401 Masonic Dr, Alexandria, LA 71301
SITE SIZE	10 Acres
YEAR BUILT	1973
BUILDING AREA	103,287 SF

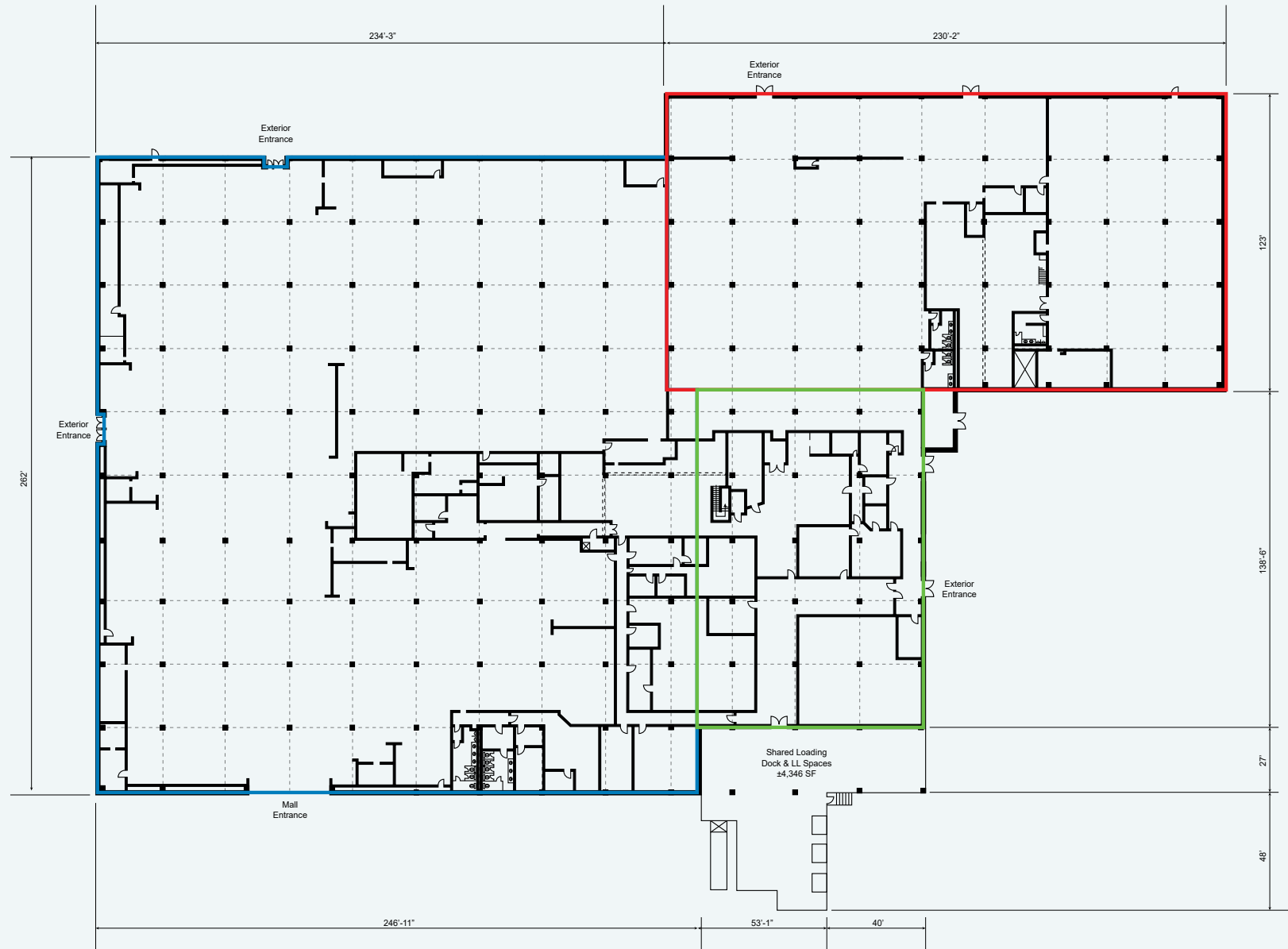
FRONTAGE	Masonic Dr: 719' Memorial Dr: 613'4
ZONING	C-2: General Commercial District
PARKING	602 Total - 15 Handicap Spaces
FLOODPLAIN	No portion of the property is located within the floodplain



SITE PLAN



SITE PLAN - POTENTIAL MULTI-TENANT FLOOR PLAN



INVESTMENT HIGHLIGHTS

Regional Market Potential

Located within Alexandria, the largest city in central Louisiana, offering a substantial customer base both from urban and surrounding rural areas.

Adaptable Space

Large department store space attached to a well performing mall providing open floor plans and the ability to easily reconfigure. The space could be subdivided for multiple tenants or repurposed for other retail uses.

Hard Corner of Highly Trafficked Retail Destination

The Property is located in Central Louisiana's most visited mall, Alexandria Mall, which boasts over 2.34 Million visits per year, well above the median of 580k for retail centers in Louisiana.

Premium Alexandria Location

The Property is located adjacent to Tennyson Oaks, Alexandria's most affluent neighborhood. Home values average \$570K compared to the rest of Alexandria at \$130K bringing increased spending power to the property.



DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
2024 Population	5,105	44,777	57,157
Median Age	40.5	40.0	39.6
2024 Households	2,103	18,516	23,619
Average Household Size	2.30	2.36	2.35
Average Household Income	\$62,164	\$81,091	\$78,186



FORMER SEARS AT MACROPLAZA MALL

PASADENA, TX

FORMER SEARS BOX “AS-IS” WITH REDEVELOPMENT OPPORTUNITY

163,641 SF Building on 2.31 Acres



PROPERTY DESCRIPTION

ADDRESS	999 Pasadena Blvd, Pasadena, TX 77506
SITE SIZE	2.31 AC
YEAR BUILT	1997
BUILDING AREA	163,641 SF
LOT AREA	100,624 SF

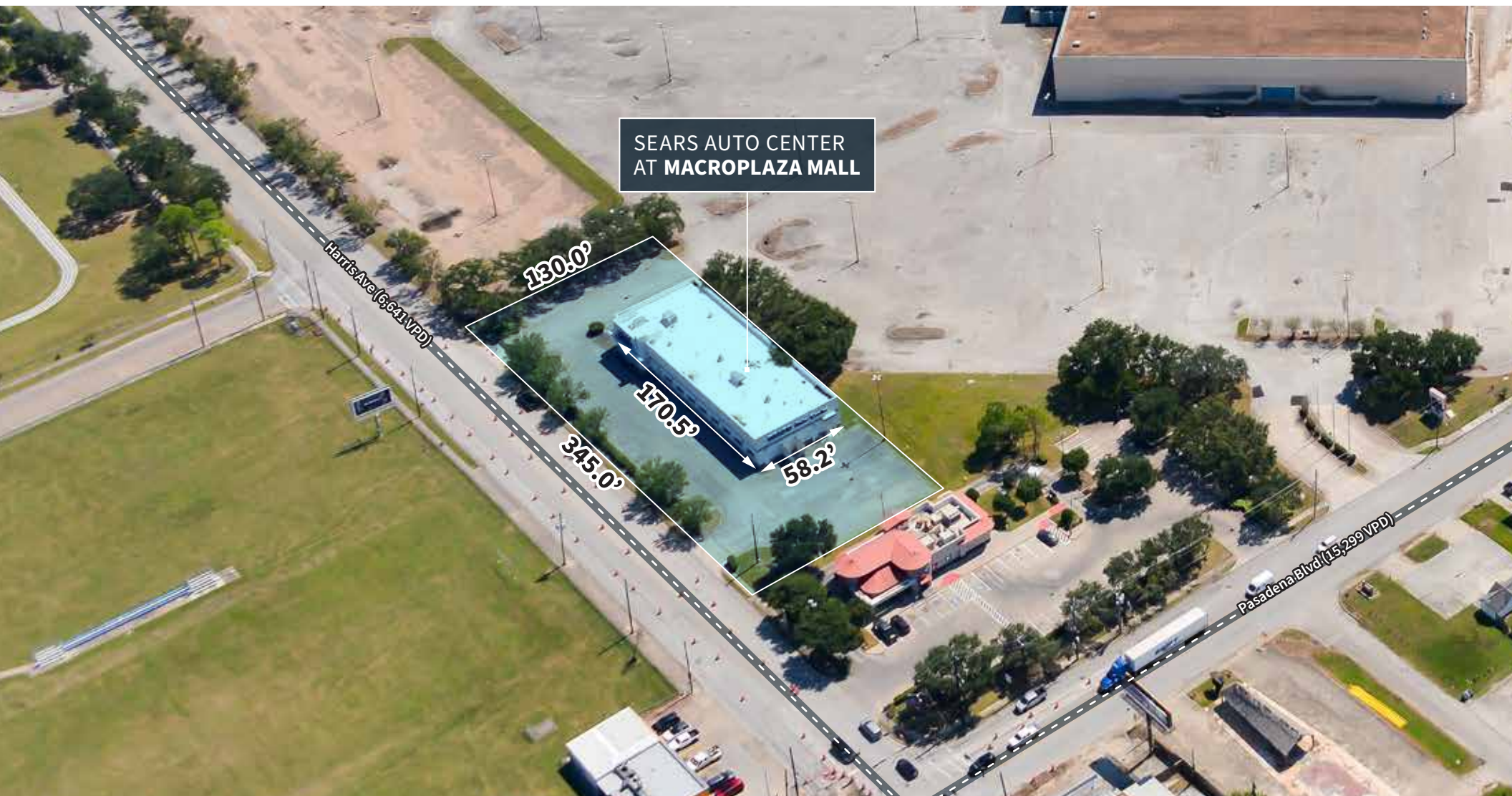
ZONING	No Zoning Restrictions
FRONTAGE	Harris Ave - 1,244' Pasadena Blvd - 1,378'
FLOOD PLAIN	No Hazard
SCHOOLS	Gardens Elementary School, DeZavala Middle School, Jackson Intermediate School, Sam Rayburn High School



PROPERTY DESCRIPTION

ADDRESS	909 Pasadena Blvd, Pasadena, TX 77506
SITE SIZE	1.03 AC
YEAR BUILT	1997
BUILDING AREA	10,060 SF
ZONING	No Zoning Restrictions

PARKING	44 Spaces
PARKING RATIO	4.37/1,000 SF
FRONTAGE	Harris Ave - 345'
FLOOD PLAIN	No Hazard
SCHOOLS	Gardens Elementary School, DeZavala Middle School, Jackson Intermediate School, Sam Rayburn High School



SITE PLAN

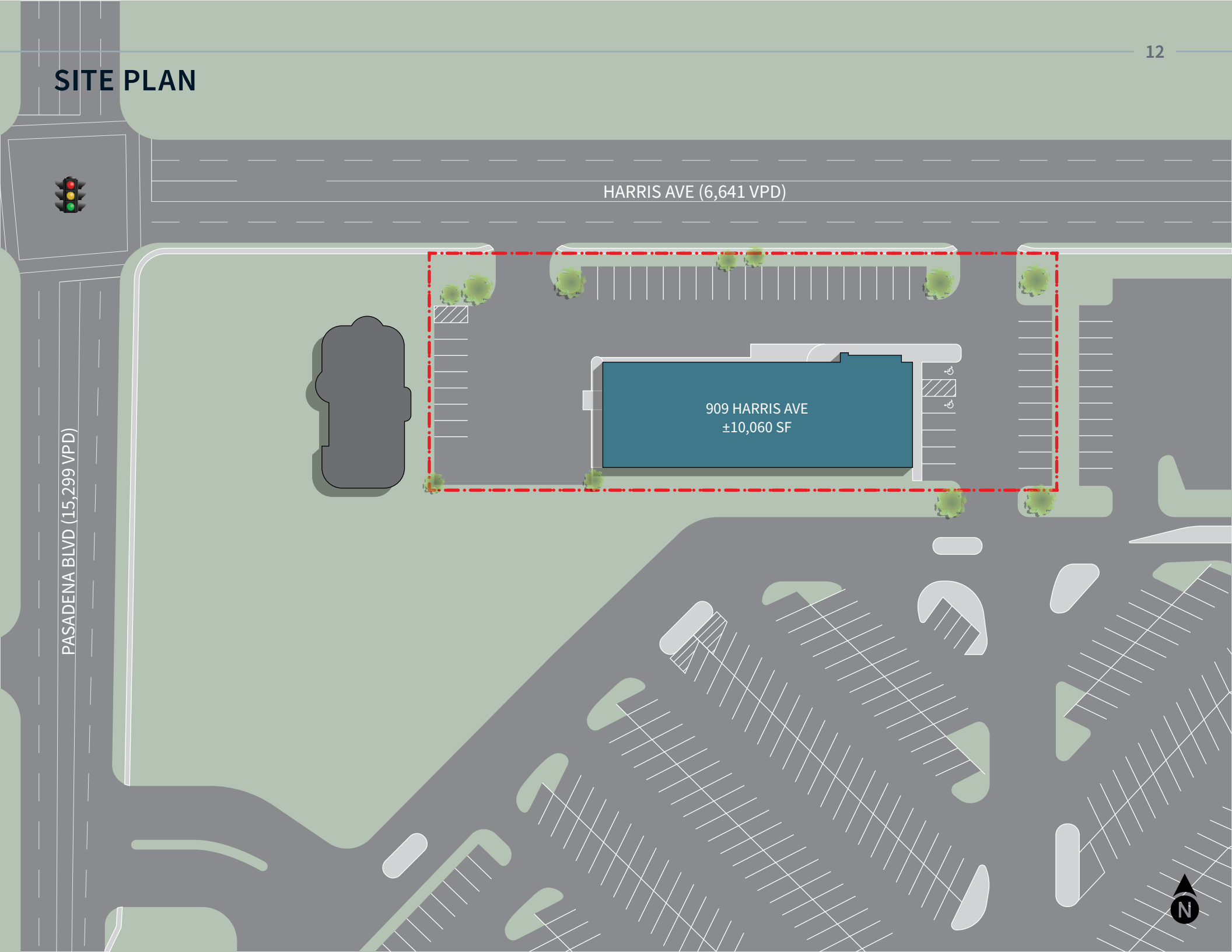
999 PASADENA BLVD
±163,641T SF

PASADENA LVD (15,299 VPD)

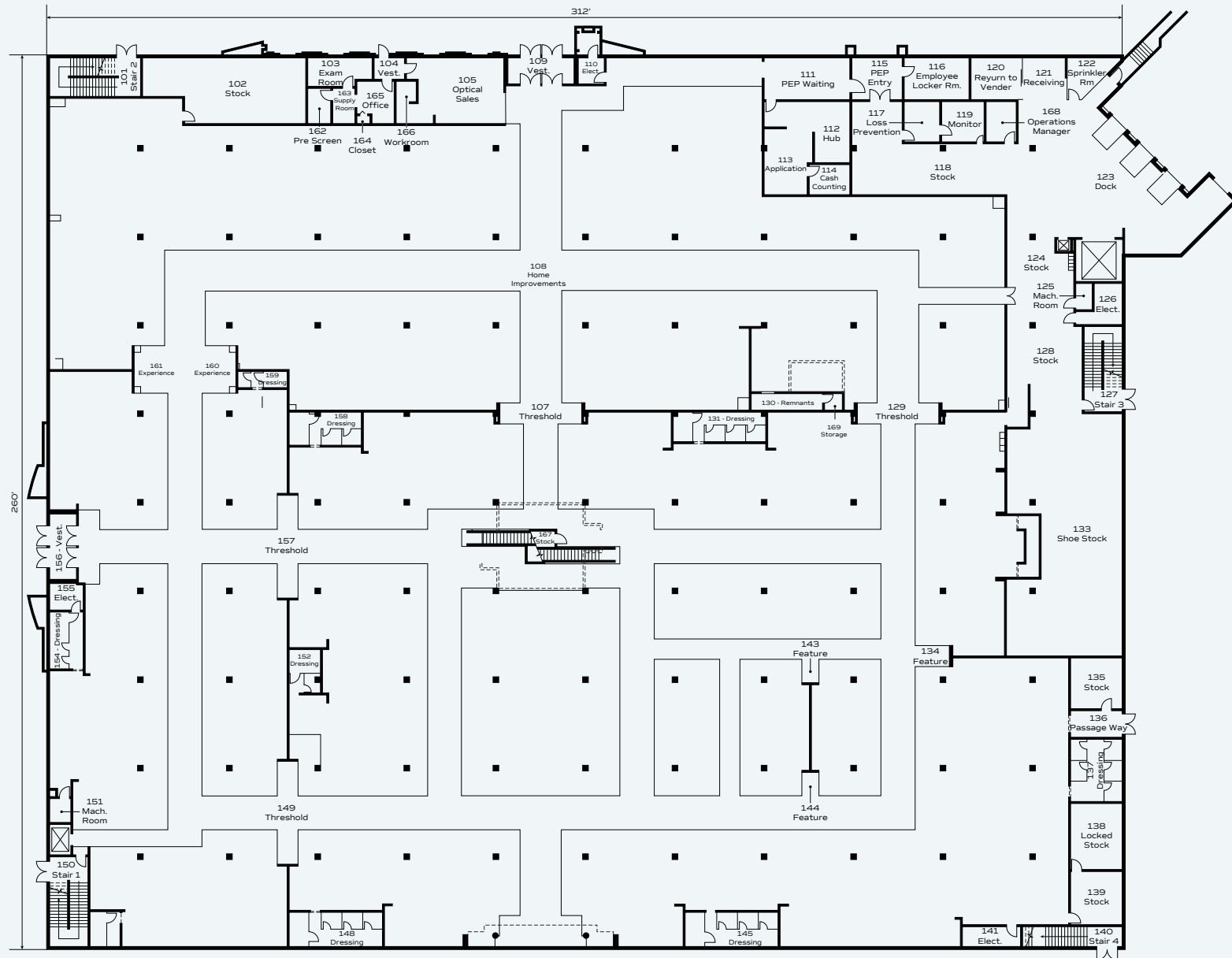
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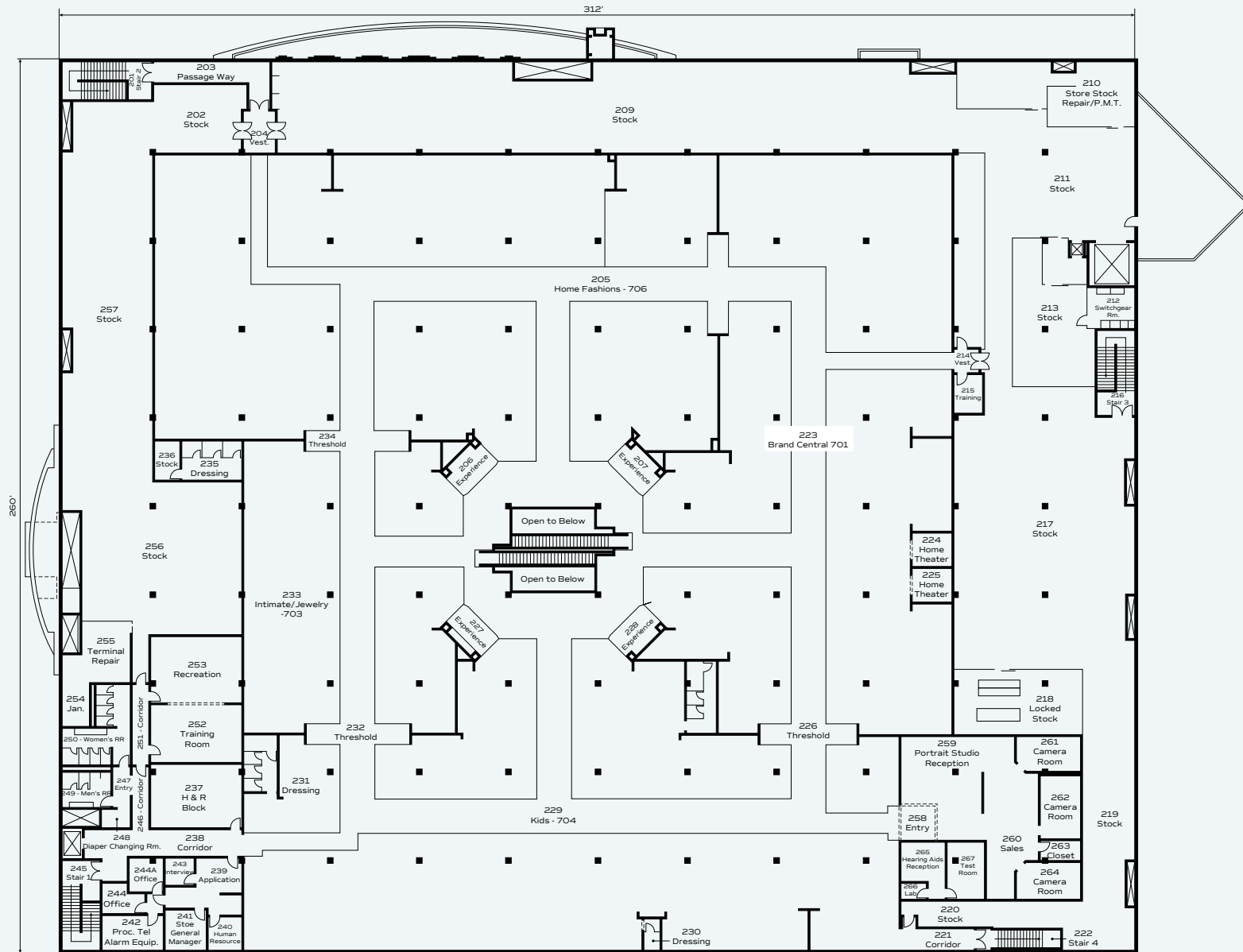
SITE PLAN



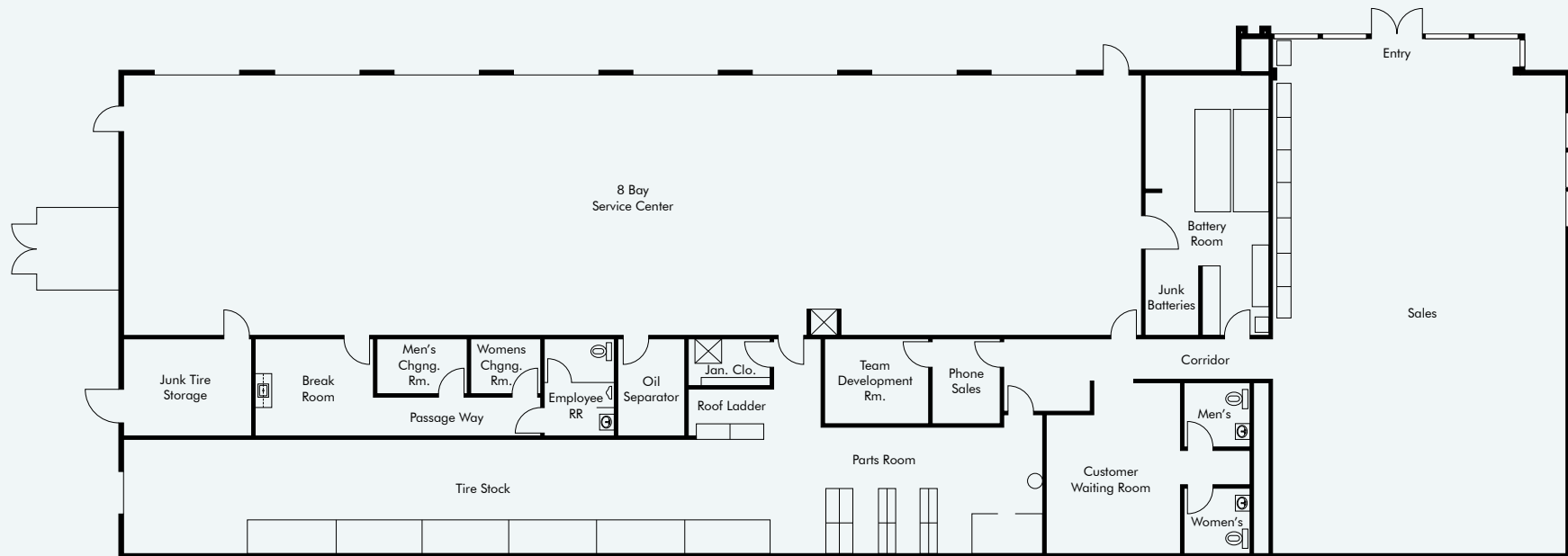
LOWER LEVEL FLOOR PLAN - MAIN BOX



UPPER LEVEL FLOOR PLAN - MAIN BOX



FLOOR PLAN - AUTO CENTER



INVESTMENT HIGHLIGHTS

The Regional Mall Destination of the Port of Houston

Located just 4.5 miles from the Port of Houston, Macroplaza Mall is the go-to regional retail hub for the port's workforce of nearly 60k employees. It's closest competitor, GreenStreet in Downtown Houston, is situated more than twice the distance away from the port at 9.2 miles.

Strong Surrounding Retail

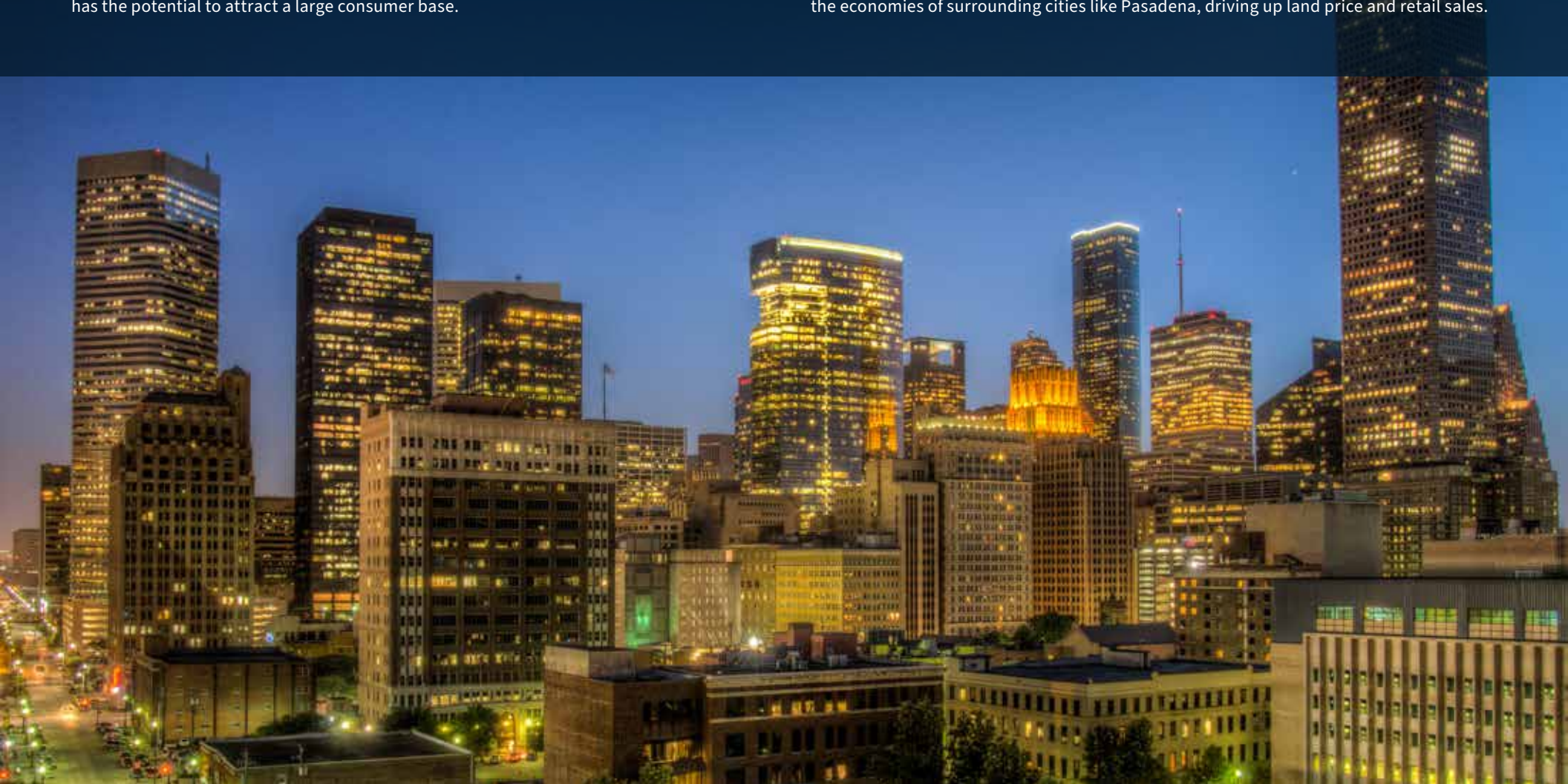
The Walmart located just a few blocks away from The Property ranks in the 95th percentile for visits to Walmarts in the US with 3.2 Million visits per year. This shows the right tenant has the potential to attract a large consumer base.

Premier Adaptable Space

The large department store space has open floor plans that can be easily reconfigured into specific layouts for big box retailers, or subdivided for multiple tenants. The unique potential of this flexible area is a scarce opportunity that can fit almost any kind of tenant.

Part of Houston's Booming MSA

In 2023, Houston MSA was second in the nation in population growth adding nearly 140k residents. The MSA's strong population growth will continue to grow outward and spark the economies of surrounding cities like Pasadena, driving up land price and retail sales.



DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
2010 Population	22,641	119,530	263,306
2024 Population	21,301	115,212	259,727
2024 Median Age	32.3	32.9	33.6
2024 Average Household Income	\$65,781	\$74,355	\$77,124
2024 Housing Unit Occupancy	89.6%	91.0%	90.4%



FORMER SEARS AT PIERRE BOSSIER MALL

BOSSIER CITY, LA

FORMER SEARS BOX "AS-IS" WITH REDEVELOPMENT OPPORTUNITY

91,060 SF Building On 11.3 Acres



PROPERTY DESCRIPTION

ADDRESS	2950 E Texas St, Bossier City, LA 71111
SITE SIZE	11.3 AC
YEAR BUILT	1982
BUILDING AREA	80,196 SF (Anchor Space), 10,864 SF (Auto Center)
LOT AREA	367,211 SF

ZONING	B-3 (General Business)
FRONTAGE	E Texas St – 2,170' & Airline Dr - 935'
PARKING	651 Spaces 7.15/1,000 SF
FLOOD PLAIN	Mostly 500 Year Flood Plain, small portion in 100 Year Flood Plain
SCHOOLS	Plantation Park Elementary School, Greenacres Middle School, Airline High School



SITE PLAN

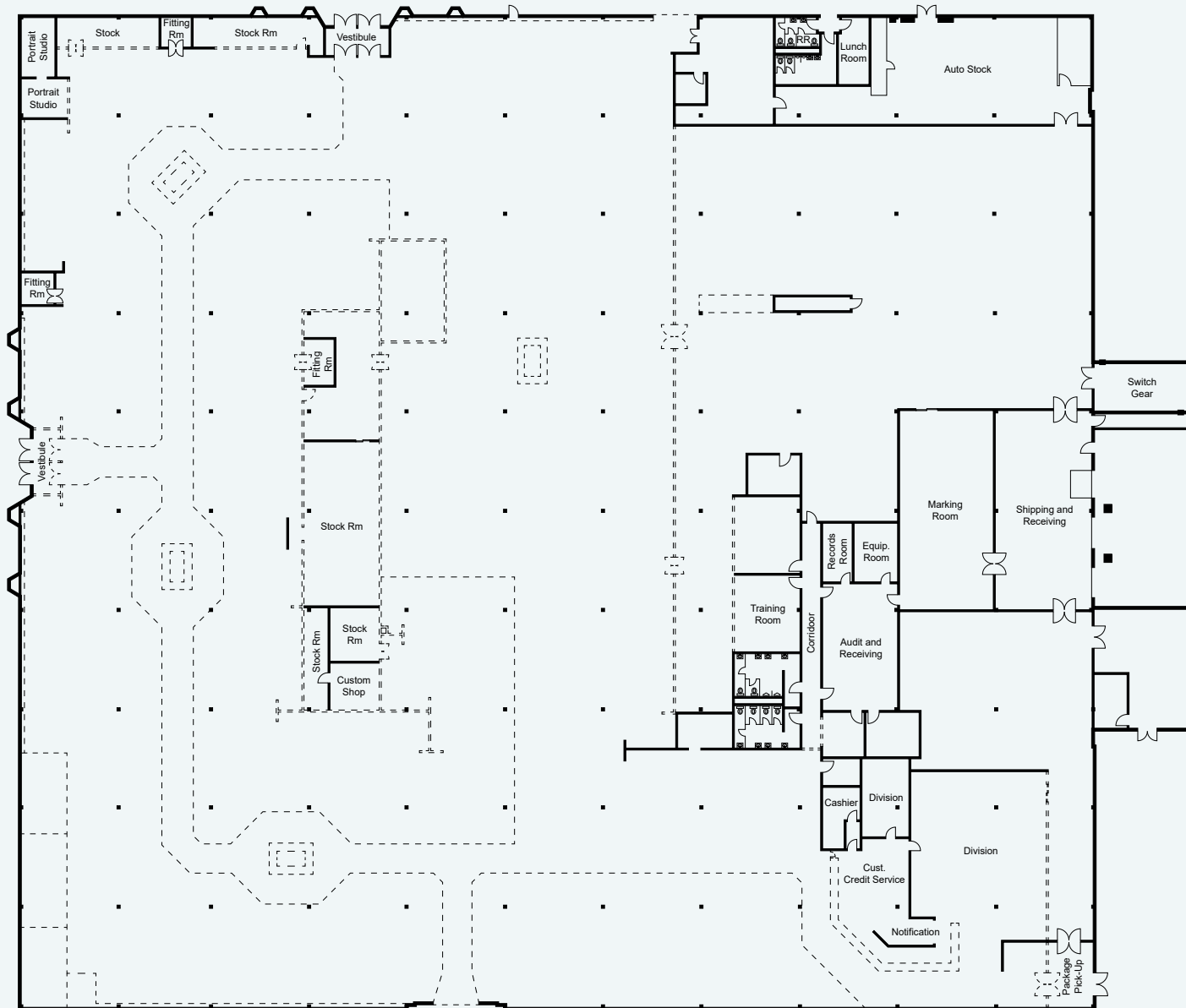
2950 E TEXAS ST
91,060 SF

AIRLINE DR (29,886 VPD)

N



FLOOR PLAN



INVESTMENT HIGHLIGHTS

Next Door to Barksdale Airforce Base

Barksdale Airforce Base is home to 15,000 active military members and their family's that look at Pierre Bossier Mall as their primary entertainment source. The space faces the busiest connecting street to the mall, making it the first thing these members see when driving to pickup dinner, medicine, and most other daily errands.

Strong Established Customer Base

Pierre Bossier Mall has averaged 1.6 Million visitors per year since Covid-19, putting the property in the top 25% of retail centers in Louisiana. New tenants in this space will not have to allocate capital towards attracting customers, and can focus on developing the store and its products.

Premier Adaptable Space

The large department store space has open floor plans that can be easily reconfigured into specific layouts for big box retailers, or subdivided for multiple tenants. The flexibility of this opportunity is unlike anything that potential users will be able to find anywhere except for former Sears spaces.

Super-Regional Retail Destination

The Property attracts consumers from all over Louisiana and into Texas. The widely-known destination will supercharge the start of a new retailer, with some visitors coming from more than 50 miles away. The box has ideal visibility from Interstate 20, East Texas Street, and Airline Drive, accounting for over 78,000 VPD



DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
2010 Population	10,253	43,699	106,088
2024 Population	9,951	41,029	99,164
2024 Median Age	33.0	34.6	36.5
2024 Average Household Income	\$44,988	\$57,378	\$75,638
2024 Housing Unit Occupancy	90.3%	85.8%	86.0%

BARKSDALE AIR FORCE BASE
15,000 Active Members and Families

BELLAIRE
(Residential)

PECAN PARK
(Residential)

COLEMAN PARK
(Residential)

Super 1 Foods
& Discount Pharmacy
FAMILY DOLLAR
my family, my family dollar.
AutoZone

WALLER
(Residential)

TOWNEPLACE SUITES
MARRIOTT
Hampton
By Hilton
Hilton
FOR THE STAY
extended STAY AMERICA

Starbucks
ihop
BURGER KING
TACO BELL
Waffle House

PRESTON PLACE APARTMENTS
(271 Units)

Rusheon Middle School

SEARS AT PIERRE BOSSIER MALL

PARKS ON VILLAGE
(130 Units)

THE OASIS
(271 Units)

210K SF OF RETAIL

OLLIE'S
GOOD STUFF CHEAP
Dirt Cheap

MISTY HOLLOW APARTMENTS
(152 Units)

BOSSIER CITY HALL

FIRST BOSSIER

CVS
UPS
SONIC

PIERRE BOSSIER MALL
623k SF of Retail
Dillard's **JCPenney**
FOREVER 21 **SURGE ENTERTAINMENT** **Bath & Body Works**
Foot Locker

CHAPARRAL APARTMENTS
(184 Units)

BOSSIER CORNERS SHOPPING CENTER

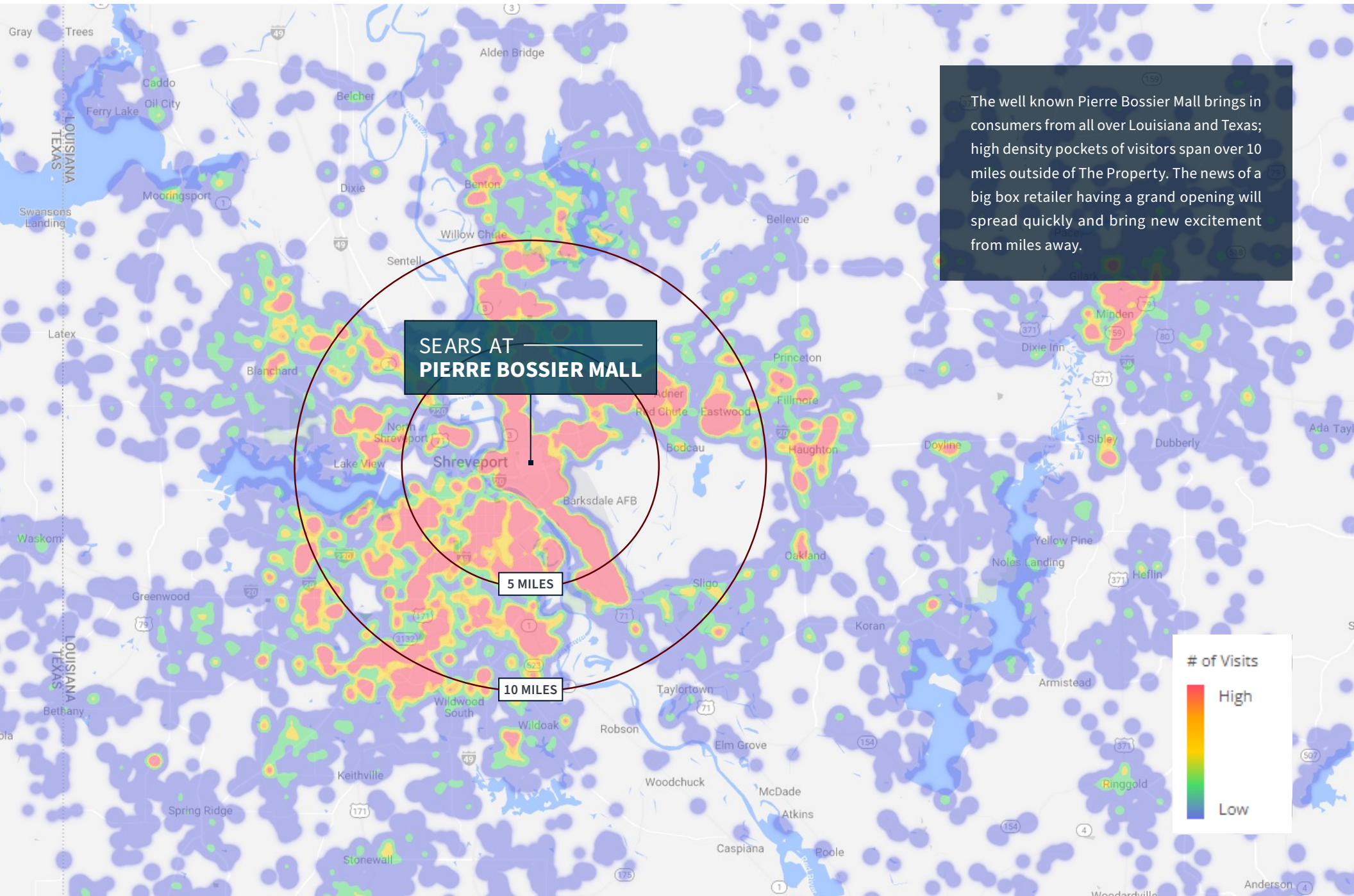
Office DEPOT **JOHNSON'S** **Notini's**
SMOOTHIE KING **Arby's** **Aaron's** **HARBOR FREIGHT**
Easy. Beautiful. Affordable. QUALITY TOOLS. LOWEST PRICES

Artine Dr | 29,886 VPD

20 - 35,933 VPD

E Texas St | 12,470 VPD

PIERRE BOSSIER MALL'S CUSTOMER BASE



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