

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

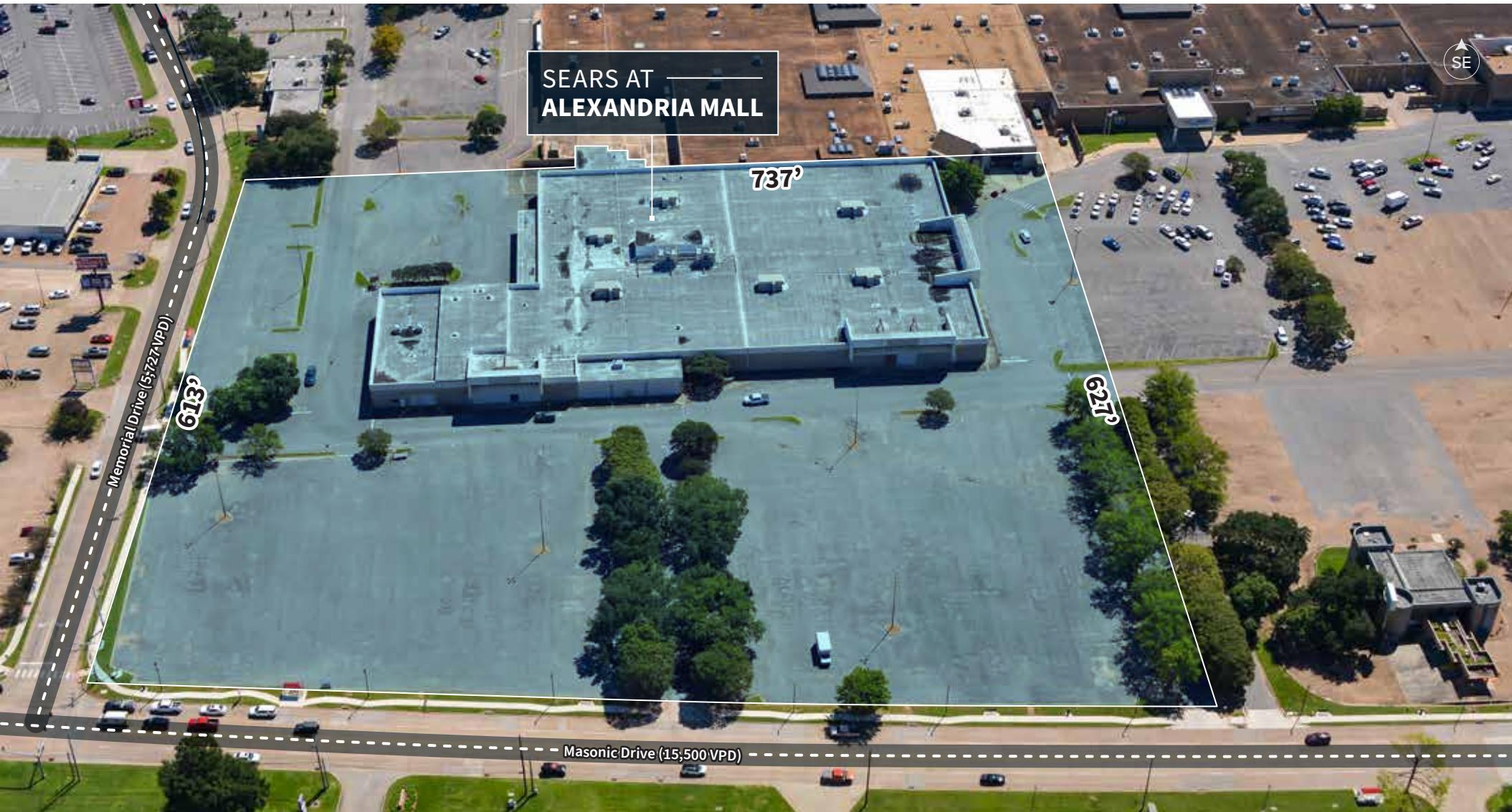
FORMER SEARS BOX "AS-IS" WITH REDEVELOPMENT OPPORTUNITY

103,287 SF Building on 10 Acres

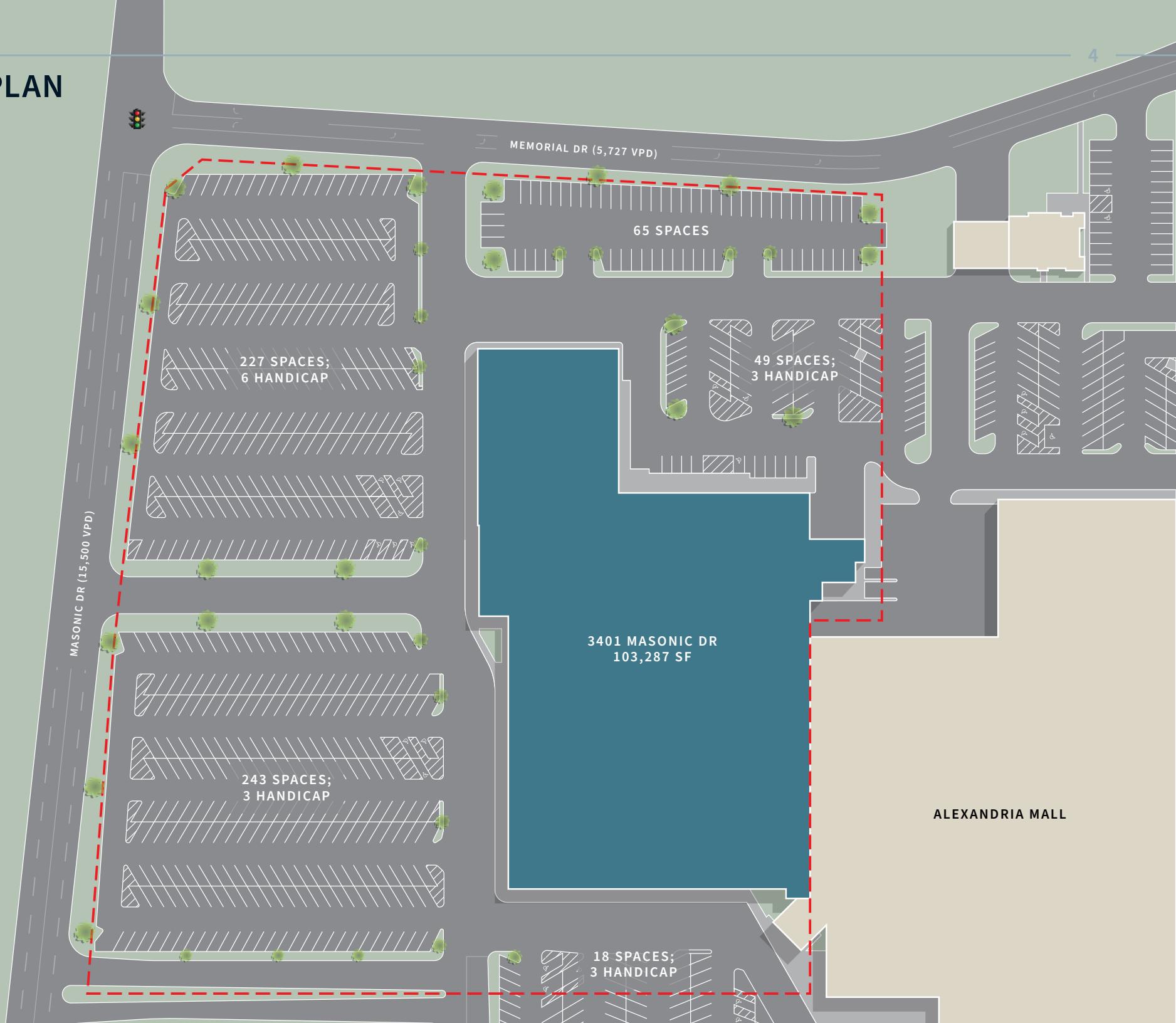


# PROPERTY DESCRIPTION

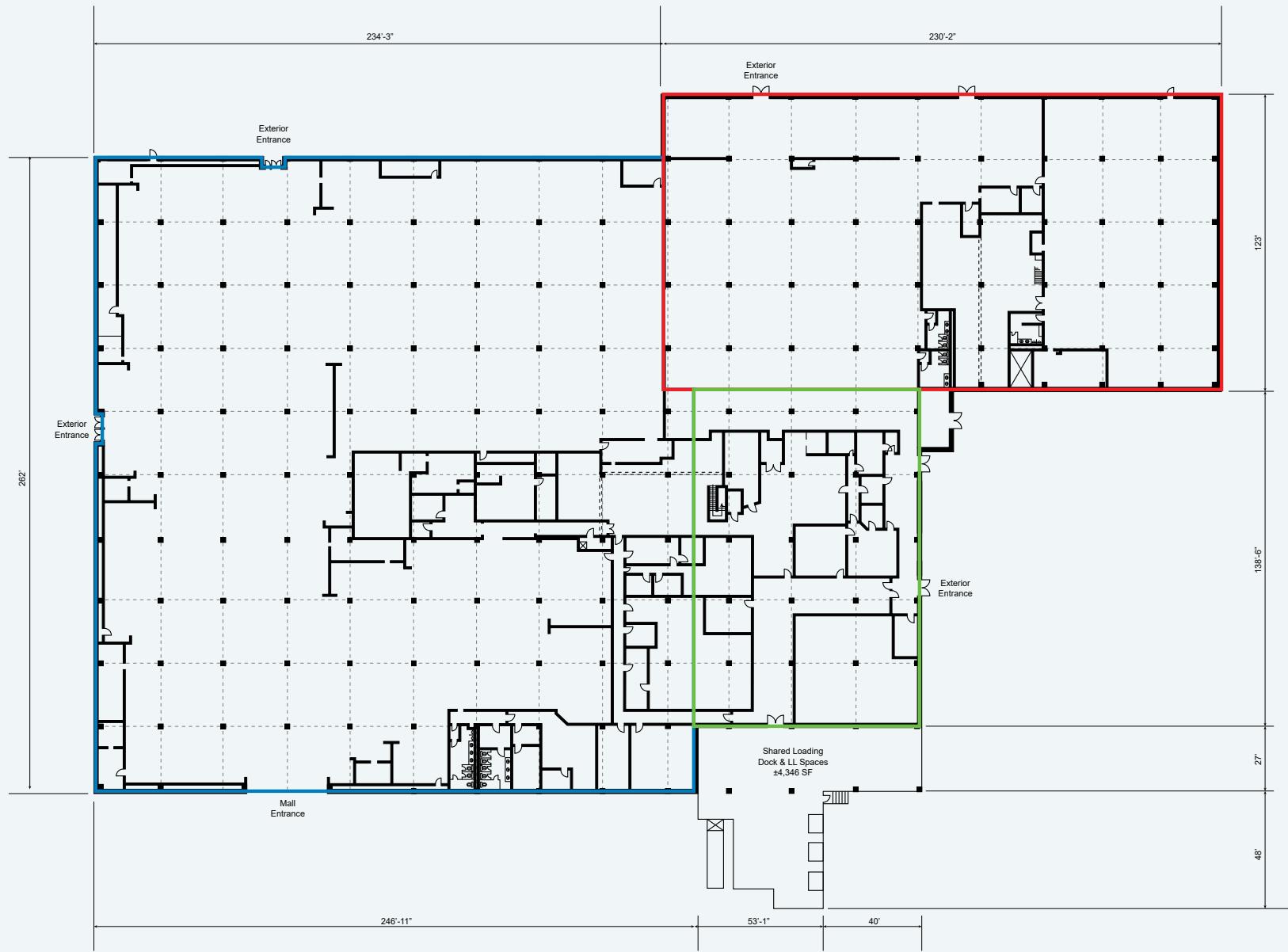
ADDRESS	3401 Masonic Dr, Alexandria, LA 71301	FRONTAGE	Masonic Dr: 719' Memorial Dr: 613'4"
SITE SIZE	10 Acres	ZONING	C-2: General Commercial District
YEAR BUILT	1973	PARKING	602 Total - 15 Handicap Spaces
BUILDING AREA	103,287 SF	FLOODPLAIN	No portion of the property is located within the floodplain



# 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

DOWNTOWN HOUSTON

FALLS OF LAS VILLAS  
(468 Units)

FALLS OF ALTA VISTA  
(514 Units)

PASADENA TOWN CENTER  
110k SF of Retail

ROSS dd's goodwill  
DOLLAR TREE MELROSE Family Fashions

Walgreens Wendy's  
AT&T GameStop  
POPEYES TACO BELL

WALMART

FAMILY DOLLAR  
my family, my family dollar.

TOWN SQUARE APARTMENTS  
(92 Units)

BRYTON HILL MANOR  
(603 Units)

JACKSON  
INTERMEDIATE SCHOOL

SEARS AT  
MACROPLAZA MALL

SEARS AUTO CENTER  
Can be bought  
separately or together

Pasadena Blvd (15,299 VPD)

Harris Ave (6,641 VPD)

CHASE

Southmore Ave (21,389 VPD)

PASADENA POLICE  
DEPARTMENT

PASADENA CITY HALL

MACROPLAZA MALL  
739k SF of Retail  
FINISH LINE JOURNEYS  
Robin's Jewelry CHAMPS  
SPORTS GRIND IT OUT FITNESS

GARDENS  
ELEMENTARY SCHOOL

JLL

W

# PROPERTY DESCRIPTION

ADDRESS	999 Pasadena Blvd, Pasadena, TX 77506	ZONING	No Zoning Restrictions
SITE SIZE	2.31 AC	FRONTAGE	Harris Ave - 1,244' Pasadena Blvd - 1,378'
YEAR BUILT	1997	FLOOD PLAIN	No Hazard
BUILDING AREA	163,641 SF	SCHOOLS	Gardens Elementary School, DeZavala Middle School, Jackson Intermediate School, Sam Rayburn High School
LOT AREA	100,624 SF		



# PROPERTY DESCRIPTION

ADDRESS	909 Pasadena Blvd, Pasadena, TX 77506	PARKING	44 Spaces
SITE SIZE	1.03 AC	PARKING RATIO	4.37/1,000 SF
YEAR BUILT	1997	FRONTAGE	Harris Ave - 345'
BUILDING AREA	10,060 SF	FLOOD PLAIN	No Hazard
ZONING	No Zoning Restrictions	SCHOOLS	Gardens Elementary School, DeZavala Middle School, Jackson Intermediate School, Sam Rayburn High School



# SITE PLAN

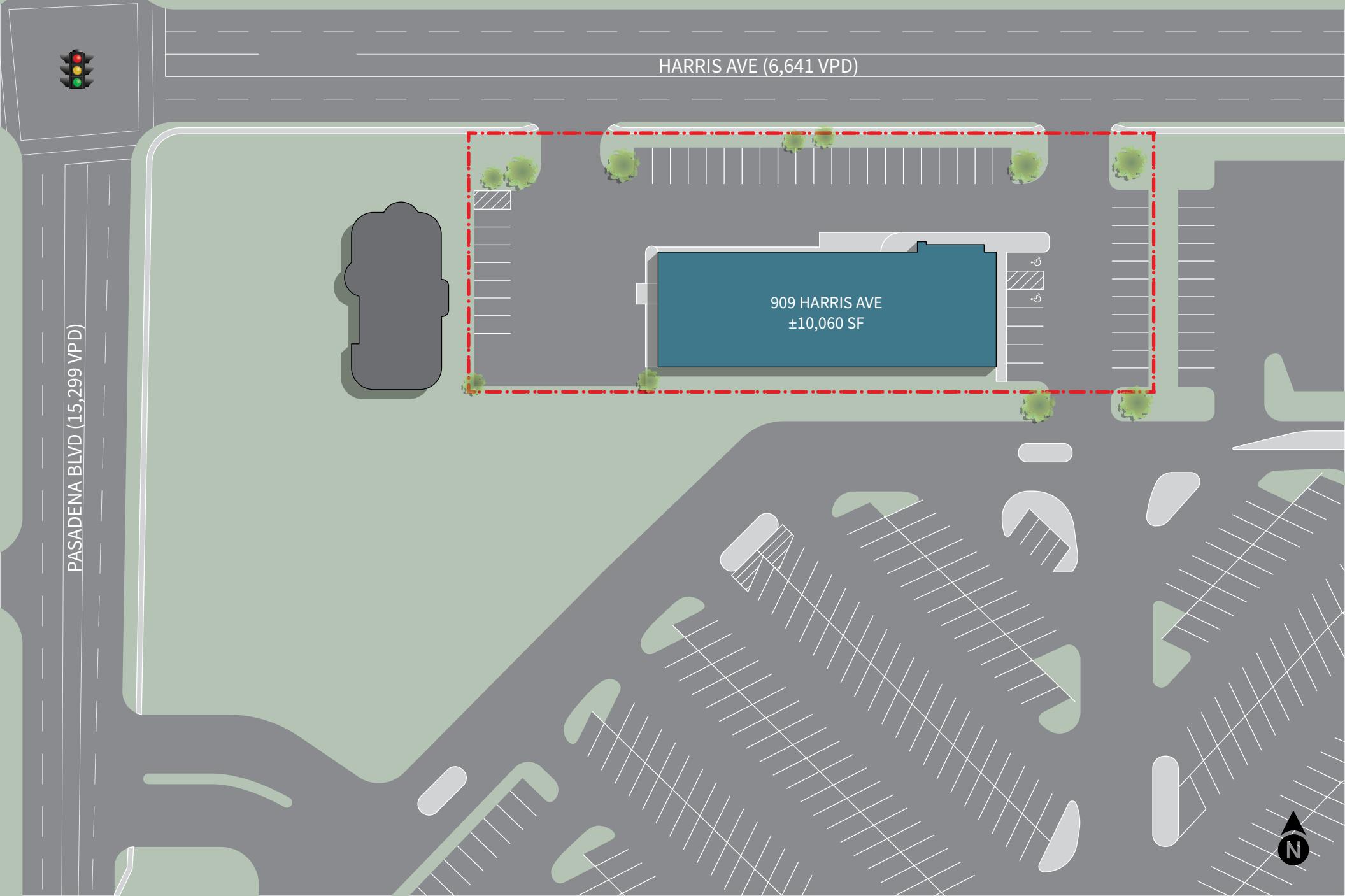
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**999 PASADENA BLVD**  
**±163,641T SF**

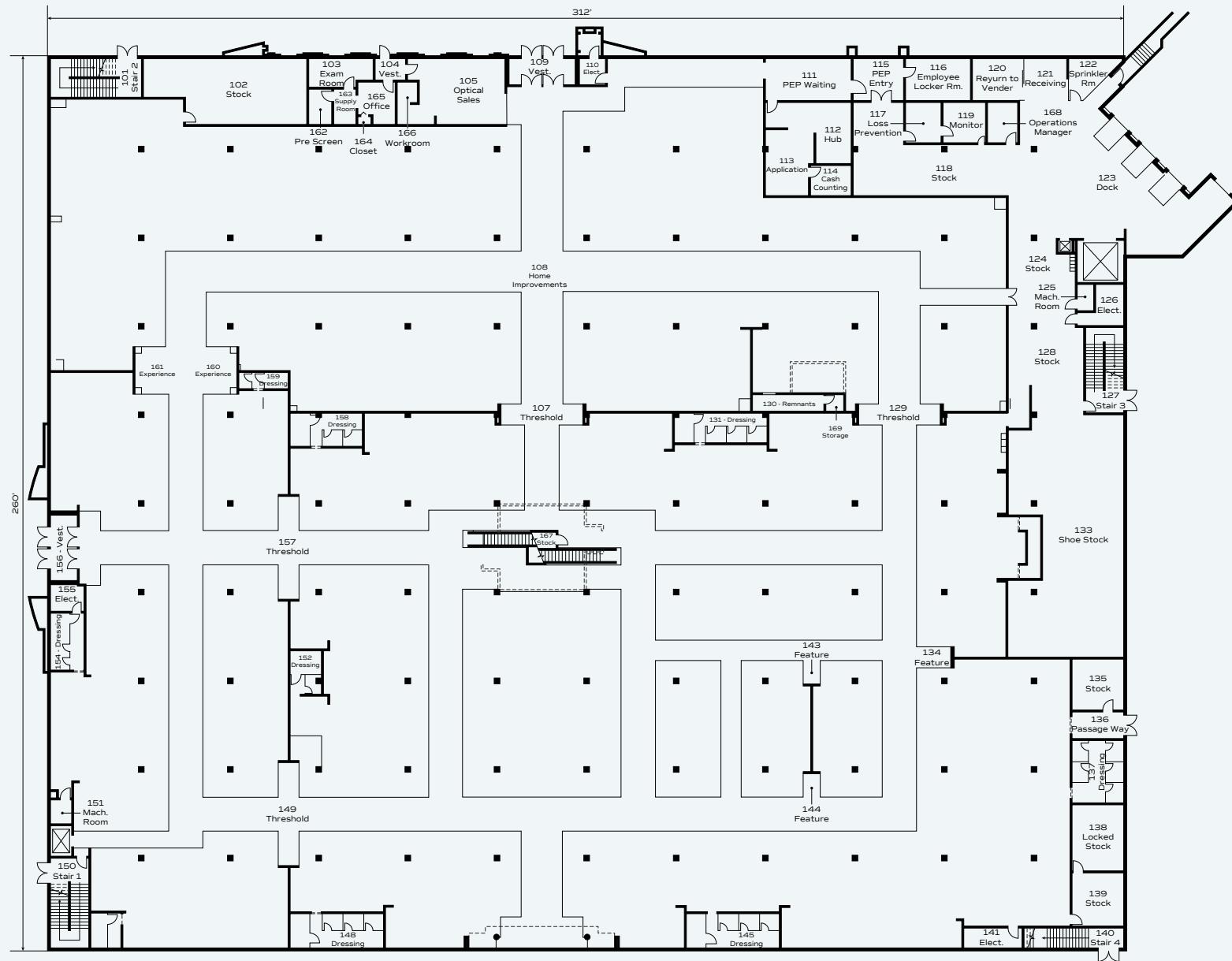
PASADENA LVD (15,299 VPD)



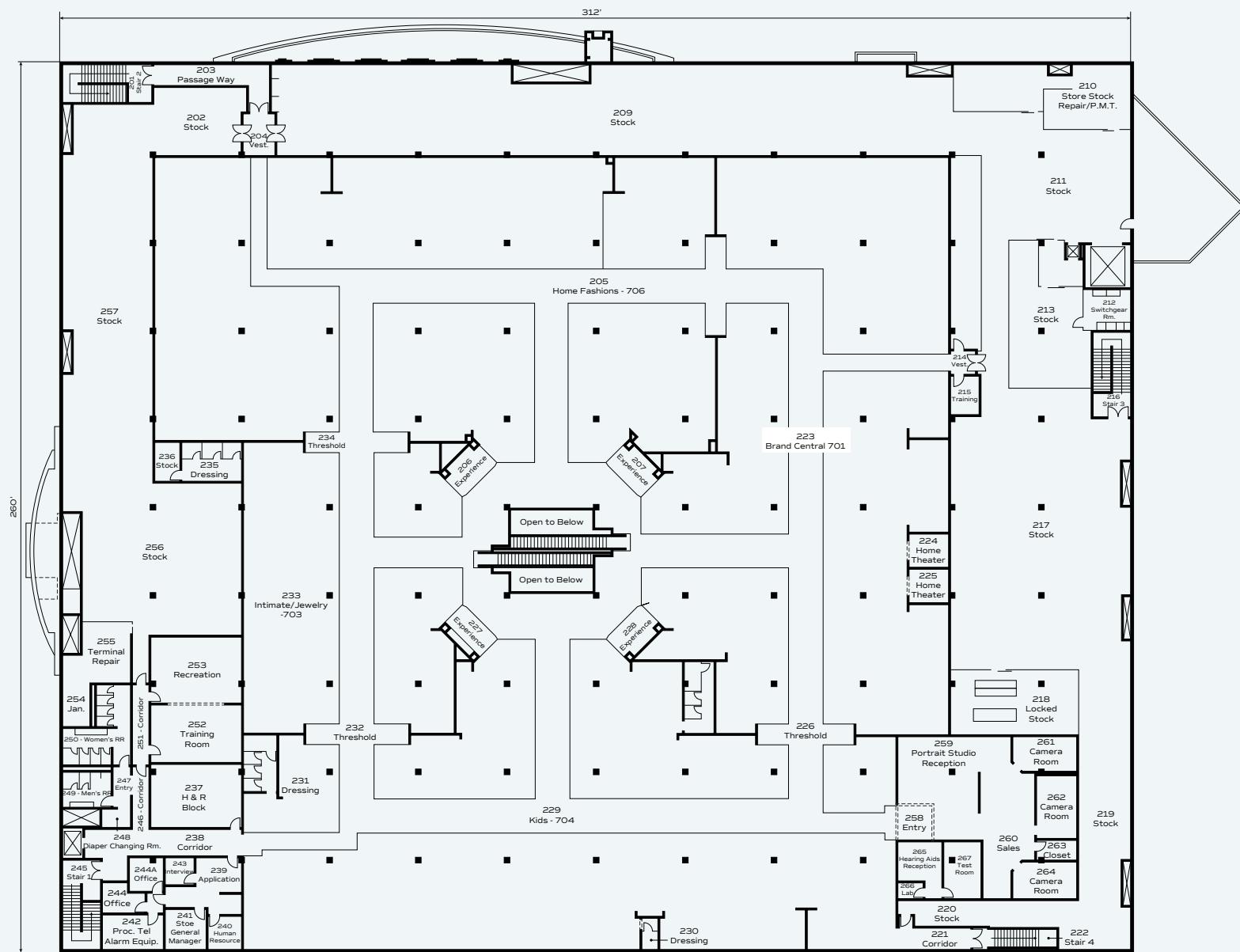
# SITE PLAN



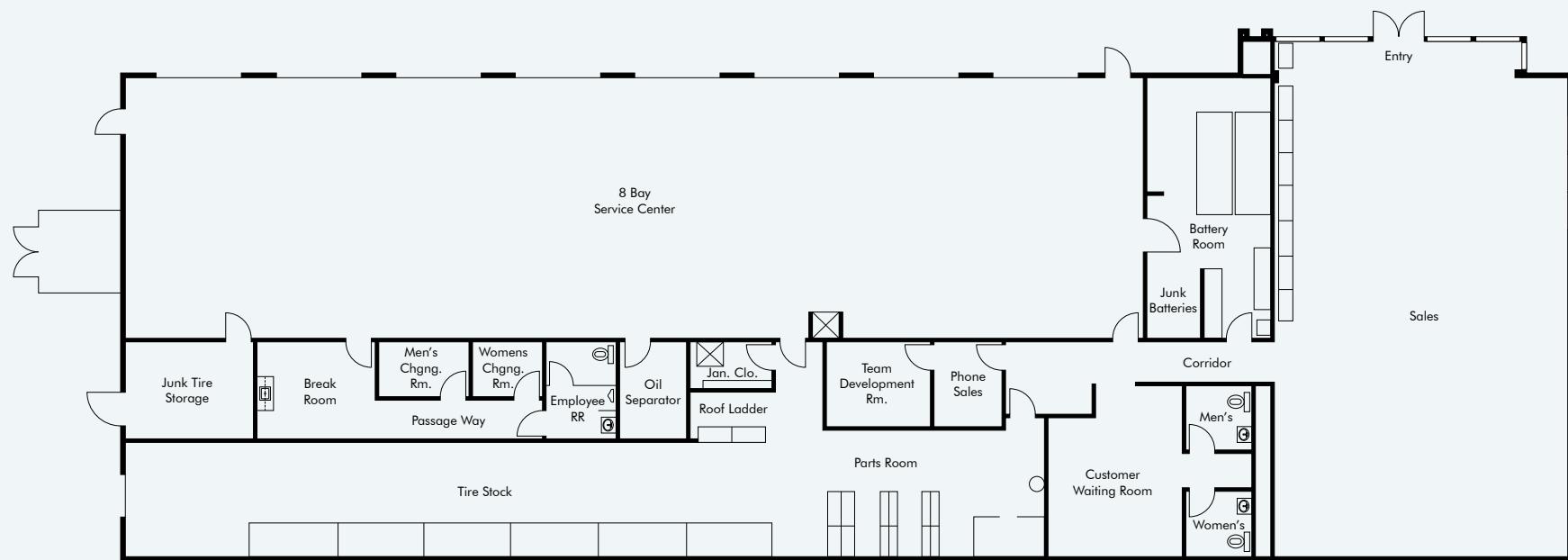
## LOWER LEVEL FLOOR PLAN - MAIN BOX



# 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

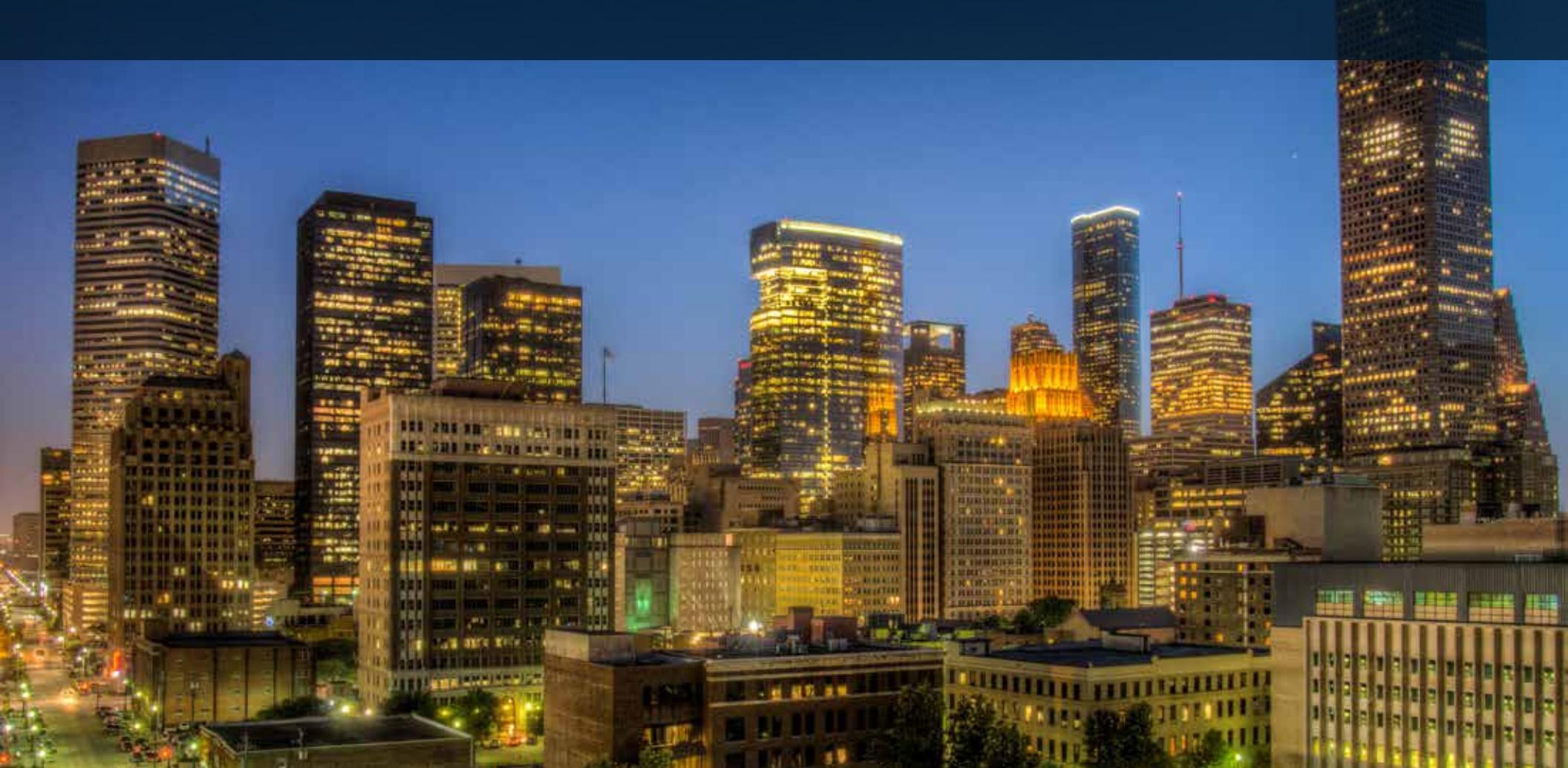
The Walmart located just a few blocks away from The Property ranks in the 95th percentile for visits to Walmarts in the US with 3.2 Million visits per year. This shows the right tenant has the potential to attract a large consumer base.

## 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

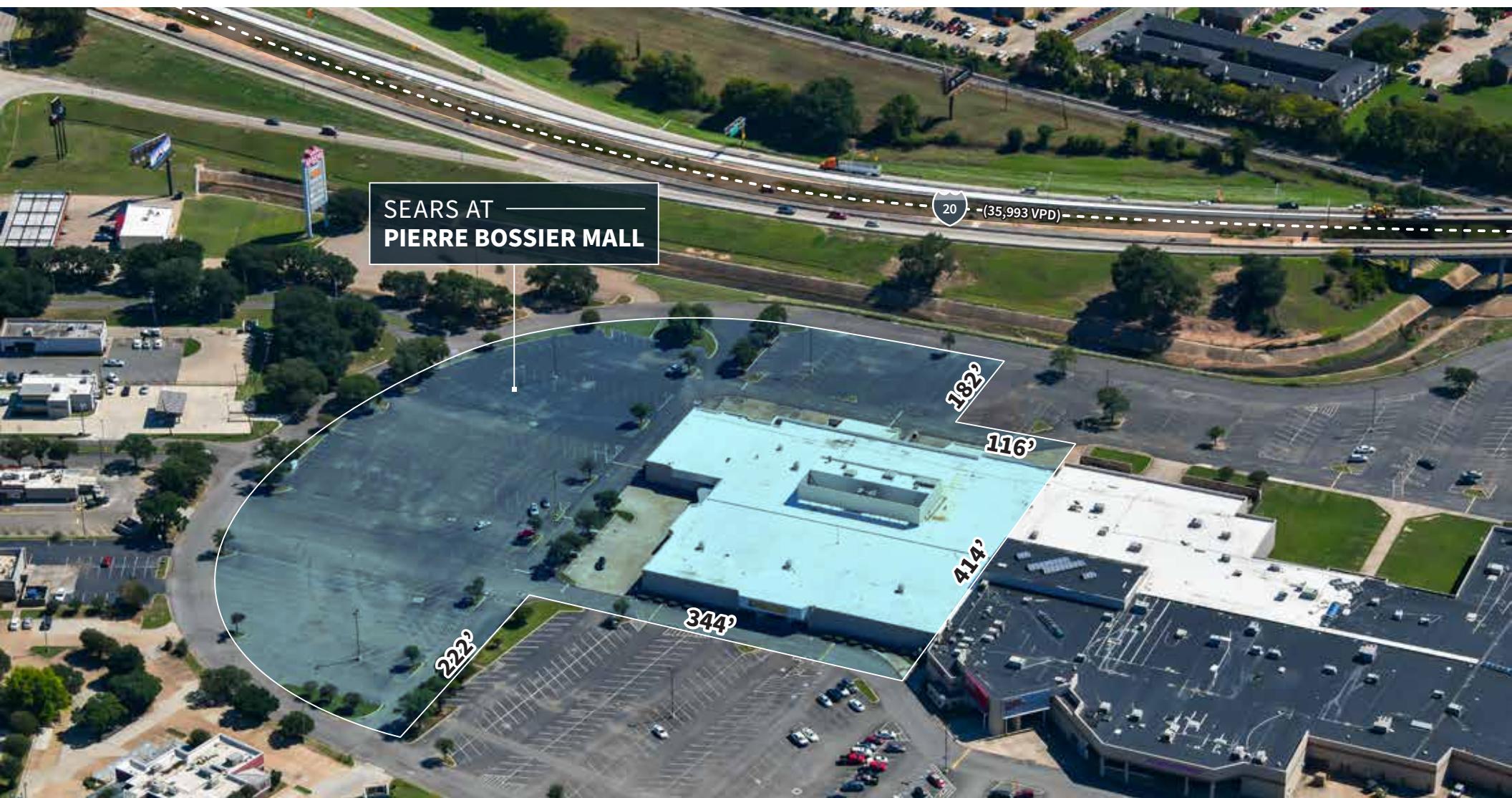
FORMER SEARS BOX "AS-IS" WITH REDEVELOPMENT OPPORTUNITY

91,060 SF Building On 11.3 Acres



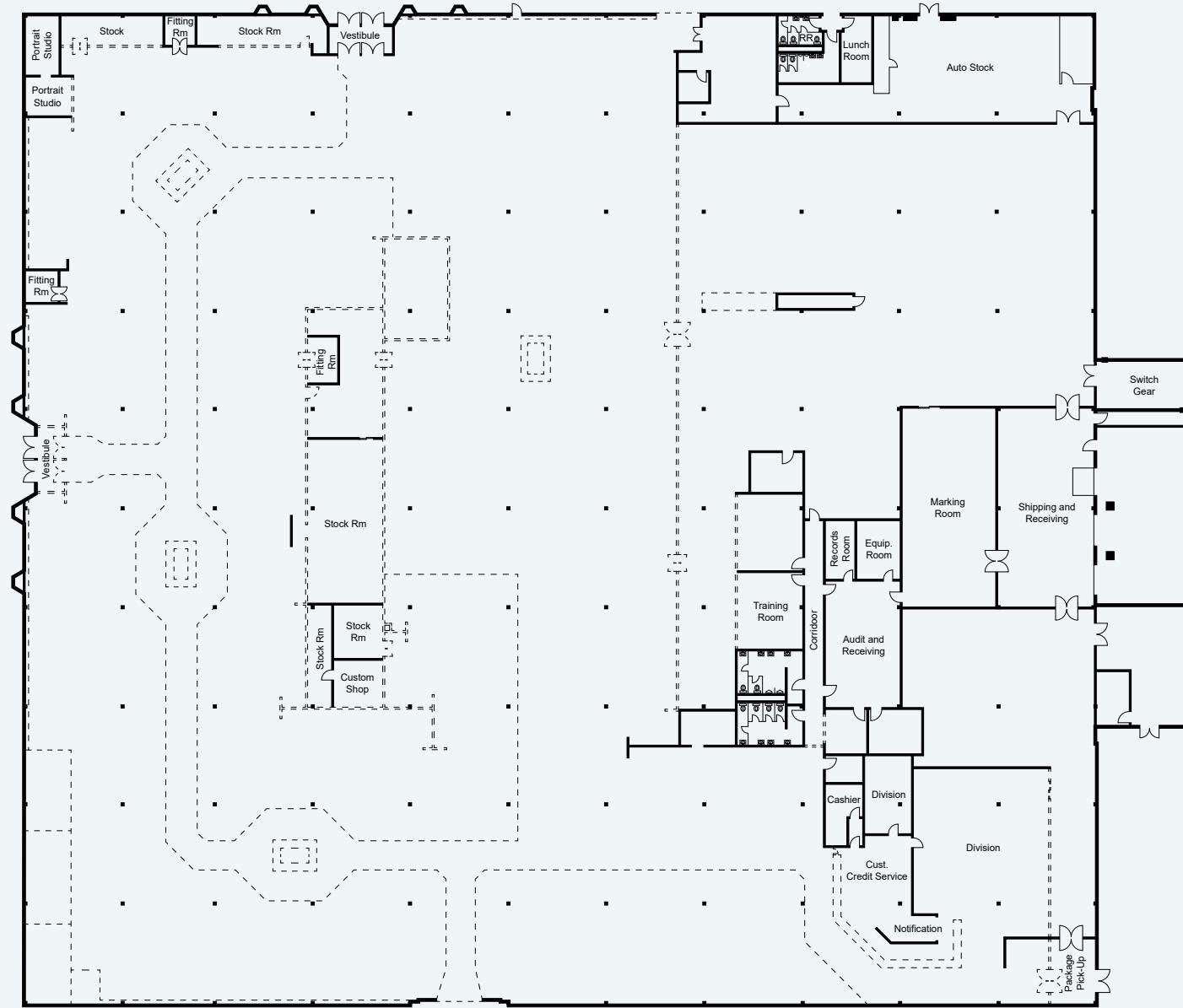
# PROPERTY DESCRIPTION

ADDRESS	2950 E Texas St, Bossier City, LA 71111	ZONING	B-3 (General Business)
SITE SIZE	11.3 AC	FRONTAGE	E Texas St – 2,170' & Airline Dr - 935'
YEAR BUILT	1982	PARKING	651 Spaces   7.15/1,000 SF
BUILDING AREA	80, 196 SF (Anchor Space), 10,864 SF (Auto Center)	FLOOD PLAIN	Mostly 500 Year Flood Plain, small portion in 100 Year Flood Plain
LOT AREA	367,211 SF	SCHOOLS	Plantation Park Elementary School, Greenacres Middle School, Airline High School





# 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

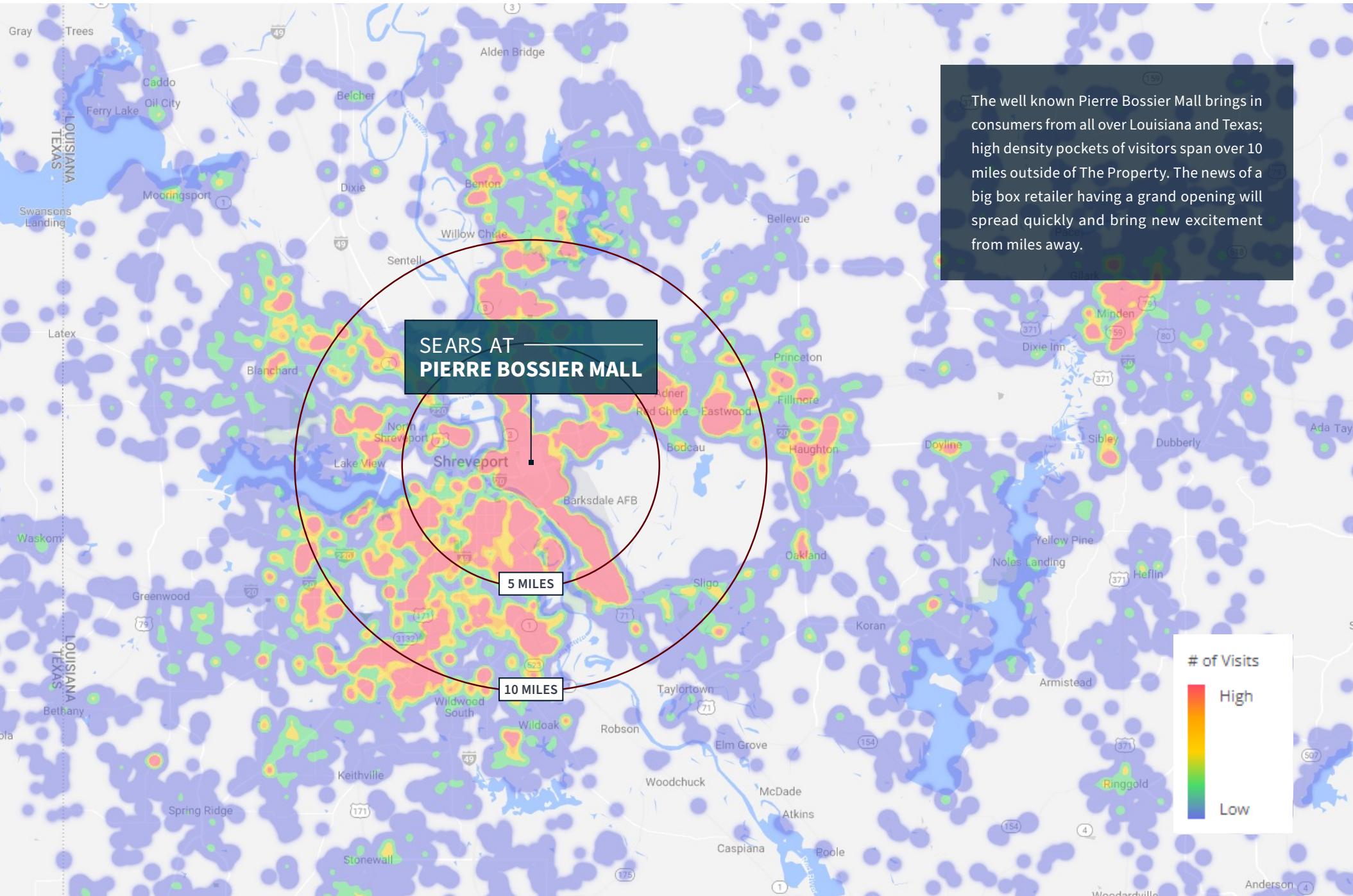


# DEMOGRAPHICS

	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%



# PIERRE BOSSIER MALL'S CUSTOMER BASE



# CONTACTS

## INVESTMENT ADVISORY TEAM

### RYAN WEST

Senior Managing Director  
+1 713 852 3535  
Ryan.West@jll.com

### JOHN INDELLI

Senior Director  
+1 832 547 1970  
John.Indelli@jll.com

### GREG RIERA

Senior Vice President  
+1 504 585 2670  
Greg.Riera@jll.com

### DAWSON HASTINGS

Analyst  
+1 713 243 3309  
Dawson.Hastings@jll.com

## FINANCING TEAM

### MICHAEL KING

Director  
+1 713 852 3476  
Michael.j.king@jll.com



4200 Westheimer Rd, Suite 1400 | Houston, Texas 77027  
[www.us.jll.com/capitalmarkets](http://www.us.jll.com/capitalmarkets)

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