



±4.38 AC REDEVELOPMENT SITE SHREVEPORT, LOUISIANA

- RIGHT OFF I-20 (55,000 VPD)
- CLOSE PROXIMITY TO SHREVEPORT AIRPORT
- LARGE SITE LOCATED ON THE CORNER

FOR SALE

4943 & 4935 Monkhouse Dr, Shreveport, LA

In Association with Scott Reid & ParaSell, Inc. |
P: 949.942.6578 | A Licensed Louisiana Broker
#BROK.995705727-ACT | Costa Mesa, California



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FINEM
GROUP
MEYBOHM COMMERCIAL

REDEVELOPMENT SITE

- Executive Summary
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OFFER SUBMISSION

Please submit all offers as a non-binding letter of intent (LOI). Including:

Including:

- Pricing
- Due Diligence Timeline
- Earnest Money
- Special Stipulations



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EXECUTIVE SUMMARY



INVESTMENT DETAILS



Price
\$1,350,000



Lot Size
±4.38 Acres



Traffic Count
10K & 55K

INVESTMENT HIGHLIGHTS

LARGE SITE

This site consists of two parcels, one being a former hotel and the other being the lot behind it. Both of these sites make up ±4.38 acres right off the interstate and provide over 584 feet of frontage along I-20.

LOCATED OFF INTERSTATE

This site is located right off I-20 exit 13. This is the same exit Shreveport Regional Airport is on and has plenty of road frontage on I-20. With I-20 running west into Texas and East to the coast, I-20 is a popular route for travelers going from Texas to the Coast.

NEAR REGIONAL AIRPORT

Situated a mere 0.8 miles away from the Property and seven miles southwest of the central business district, the Shreveport Regional Airport serves as a convenient gateway to the city. In 2019 alone, this public-use airport catered to 683,498 passengers, offering flights to major destinations such as Dallas, Los Angeles, Atlanta, Houston, Orlando, Destin, Charlotte, and Las Vegas.

GREAT ACCESS

The property is located on a corner with full-motion access and is right off the north side of I-20.

GREAT REDEVELOPMENT LAND

The property is currently a vacant hotel that is no longer running and would make for an excellent redevelopment play. With only demolition required this site is flat and easily developable.

INVESTMENT DESCRIPTION







The Finem Group at Meybohm Commercial is pleased to exclusively present these two parcels for a total of ±4.38 acres of development land on Monkhouse Dr in Shreveport, Louisiana.

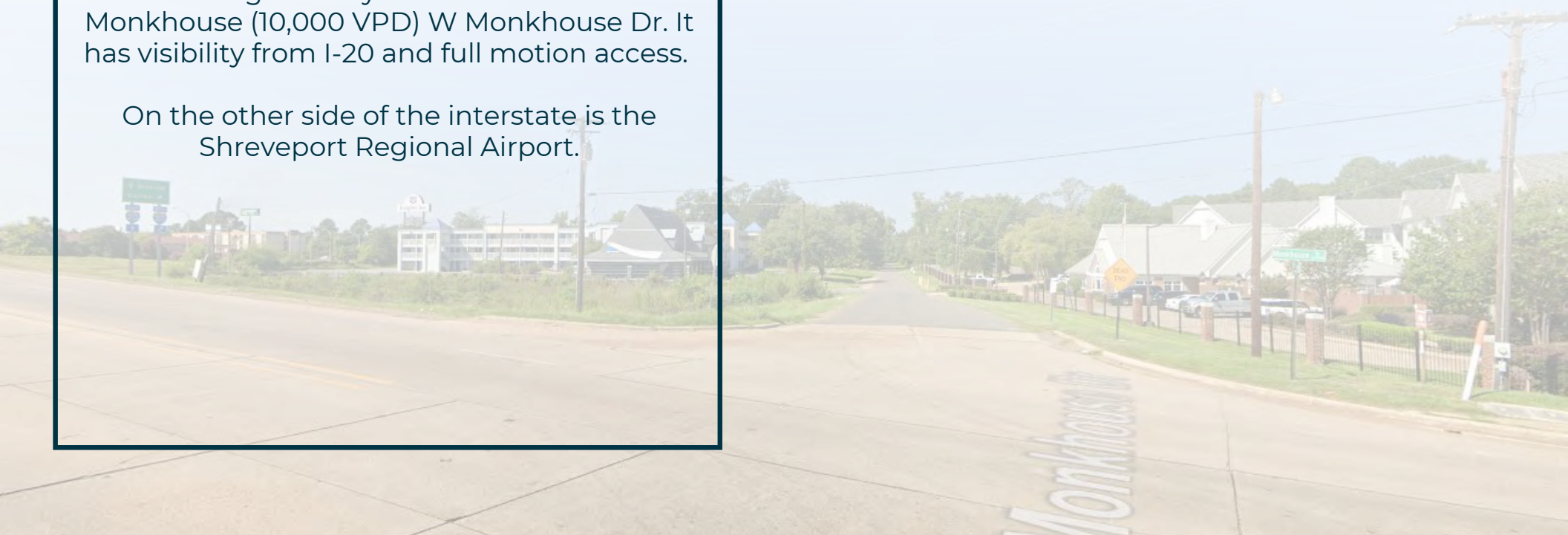
This property is a former hotel that is vacant and not functional. The property is being presented as a redevelopment opportunity to a retail users or to a developer. This site would be perfect for a large C-Store or a new hotel development.

The site is located right off I-20 which has over 55,000 VPD. The property features 584 feet of frontage along the I-20 onramp and outstanding visibility. It sits on the corner of Monkhouse (10,000 VPD) W Monkhouse Dr. It has visibility from I-20 and full motion access.

On the other side of the interstate is the Shreveport Regional Airport.

PROPERTY DETAILS

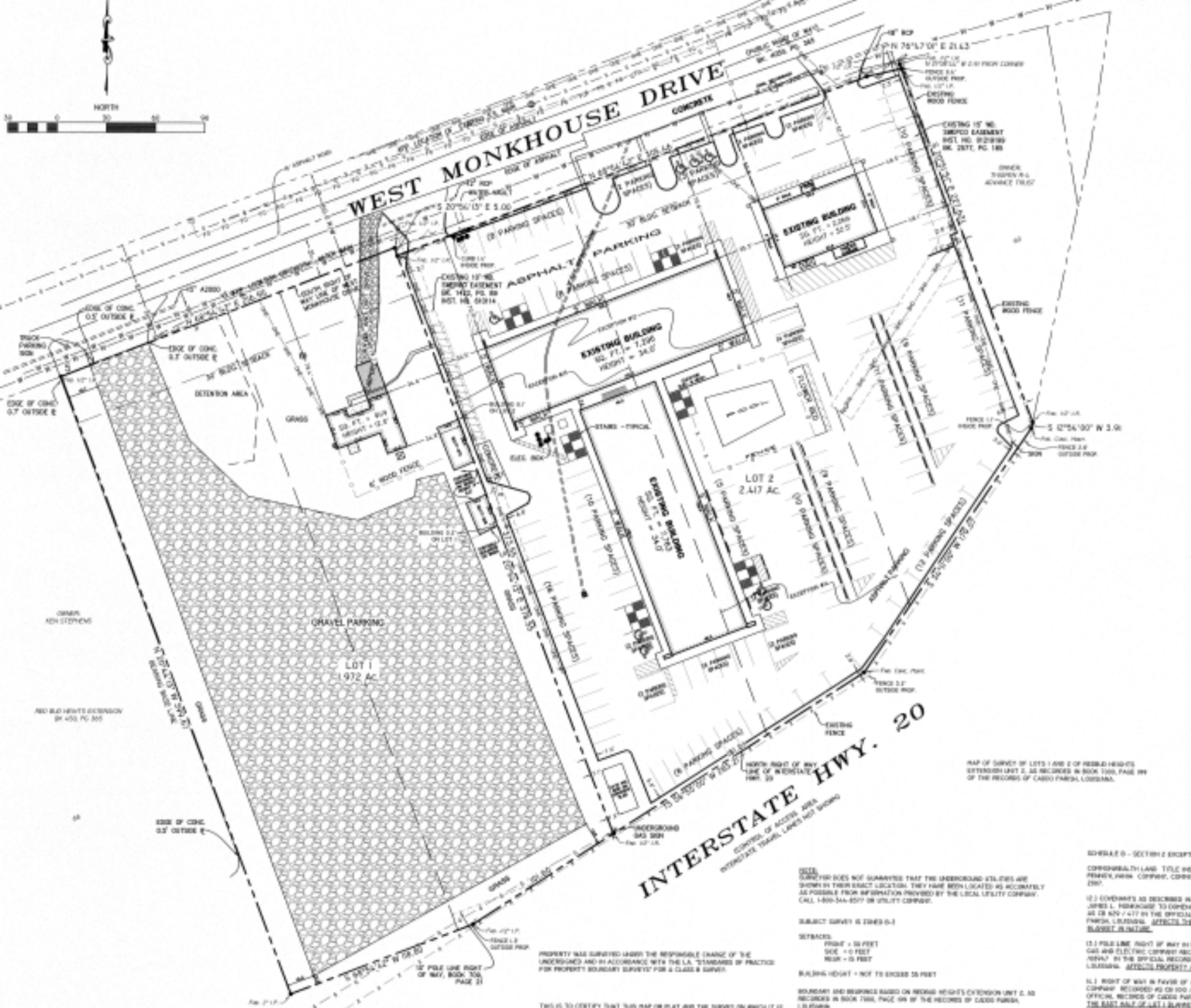
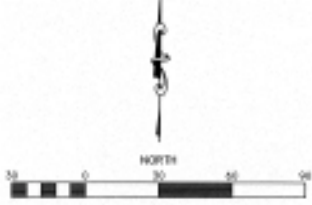
<u>Address</u> 4943 & 4935 Monkhouse Dr Shreveport, LA		<u>Tax Parcel ID</u> # S37 000006 000	
<u>Property Access</u> Full Motion & Located on a Corner		<u>Former Use</u> Previously was a Hotel	
<u>3 Mile Population</u> 35,910		<u>3 Mile MHI</u> \$32,697	



LOCATION DESCRIPTION

Located less than a half mile from the Shreveport Regional Airport, which is Louisiana's third busiest airport. Positioned strategically as the epicenter of the Arkansas-Louisiana-Texas region, this city acts as a magnetic force drawing inquisitive minds and ambitious businesses from all directions. Its diverse economic landscape boasts pillars of education, logistics, finance, retail, oil, and entertainment, shaping a dynamic tapestry of opportunities. Five esteemed universities, including Centenary College of Louisiana, Louisiana State University Shreveport, Louisiana Tech University Shreveport, Southern University at Shreveport, and Louisiana Baptist University, form the cornerstone of its esteemed education industry. Notable corporate giants, such as Amazon, Regions Financial Corporation, JPMorgan Chase, Sam's Town Hotel and Gambling Hall, AT&T Mobility, United Parcel Service, Walmart, Chick-fil-A, Waffle House, SWEPCO, General Electric, UOP LLC, Calumet Specialty Products Partners, and APS Payroll, have chosen to call Shreveport their home. Situated just off the convenient Interstate 20, the Knights Inn Shreveport enjoys an enviable location that grants unrivaled visibility and swift access to travelers traversing the east-west corridor. Notably, its proximity to the bustling Shreveport Regional Airport, the third busiest airport in the state, adds an extra layer of convenience for discerning guests.





VICINITY

LEGEND

---	PROPERTY LINE
---	SEWER SEWER
---	WATER MAIN
---	OVERHEAD ELECTRIC
---	GAS LINE
---	WOOD FENCE
---	HOODING FENCE
---	IRON FENCE
---	UNDERGROUND DRAINAGE
●	IRON PIPE/BOB
U	IRON PIPE
UL	IRON BOB
PC	FOUND CONCRETE MONUMENT
E	PROPERTY LINE
♿	HANDICAP PARKING

INTERSTATE HWY. 20
 CONTROL OF ACCESS AREA
 INTERSTATE TRAVEL LANES NOT SHOWN

MAP OF SURVEY OF LOTS 1 AND 2 OF REBUILT HEIGHTS EXTENSION UNIT 2, AS RECORDED IN BOOK 1399, PAGE 894 OF THE RECORDS OF CALDO PARISH, LOUISIANA.

NOTES:
 SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES ARE SHOWN IN THEIR EXACT LOCATION. THEY HAVE BEEN LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION PROVIDED BY THE LOCAL UTILITY COMPANY. CALL 1-800-544-5077 OR UTILITY COMPANY.

SUBJECT SURVEY IS ZONED G-1

SETBACKS:
 FRONT - 30 FEET
 SIDE - 5 FEET
 REAR - 5 FEET
 BUILDING HEIGHT - NOT TO EXCEED 30 FEET

PROPERTY WAS SURVEYED UNDER THE RESPONSIBLE CHARGE OF THE UNDERGROUND AND IN ACCORDANCE WITH THE L.A. STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS FOR A CLASS B SURVEY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS

SCHEDULE D - SECTION 2 EXCEPTIONS FOR LOT 1

COMMONWEALTH LAND TITLE INSURANCE COMPANY & PERMITS, FROM COMPANY, CONVEYANCE DATED MARCH 21, 2017.

(1) COVENANTS AS DESCRIBED IN THAT ACT OF SALE FROM JAMES L. HENKAGE TO DAPHNE TWOMBLES RECORDED AS 08 410 / 417 IN THE OFFICIAL RECORDS OF CALDO PARISH, LOUISIANA. AFFECTS THE EAST HALF OF LOT 1 SUBJECT TO PROPERTY AS SHOWN.

(2) COVENANTS AS DESCRIBED IN THAT ACT OF SALE FROM JAMES L. HENKAGE TO DAPHNE TWOMBLES RECORDED AS 08 410 / 417 IN THE OFFICIAL RECORDS OF CALDO PARISH, LOUISIANA. AFFECTS THE EAST HALF OF LOT 1 SUBJECT TO PROPERTY AS SHOWN.

(3) FILE LINE RIGHT OF WAY IN FAVOR OF SOUTHWESTERN GAS AND ELECTRIC COMPANY RECORDED AS 08 1004 / 21 REPAR IN THE OFFICIAL RECORDS OF CALDO PARISH, LOUISIANA. AFFECTS PROPERTY AS SHOWN.

(4) FILE LINE RIGHT OF WAY IN FAVOR OF ARKANSAS LOUISIANA GAS COMPANY RECORDED AS 08 1007 / 024 / 18228 IN THE OFFICIAL RECORDS OF CALDO PARISH, LOUISIANA. AFFECTS THE EAST HALF OF LOT 1 SUBJECT TO PROPERTY AS SHOWN.

(5) FILE LINE RIGHT OF WAY IN FAVOR OF ARKANSAS LOUISIANA GAS COMPANY RECORDED AS 08 1007 / 024 / 18228 IN THE OFFICIAL RECORDS OF CALDO PARISH, LOUISIANA. AFFECTS THE EAST HALF OF LOT 1 SUBJECT TO PROPERTY AS SHOWN.

(6) FILE LINE RIGHT OF WAY IN FAVOR OF ARKANSAS LOUISIANA GAS COMPANY RECORDED AS 08 1007 / 024 / 18228 IN THE OFFICIAL RECORDS OF CALDO PARISH, LOUISIANA. AFFECTS THE EAST HALF OF LOT 1 SUBJECT TO PROPERTY AS SHOWN.

SCHEDULE D - SECTION 2 EXCEPTIONS

COMMONWEALTH LAND TITLE INSURANCE COMPANY & PERMITS, FROM COMPANY, CONVEYANCE DATED FEBRUARY 10, 2017.

(1) RESTRICTIONS CONTAINED IN THE PARCELS JEWEL FULLY SALTER AND HIS WIFE # 2076. AFFECTS THE PORTION OF HIGHWAY E TOILET RESTROOM # 2011. ALL OF THE RESTRICTIONS TO PROPERTY AS SHOWN.

(2) RIGHT OF WAY IN FAVOR OF ARKANSAS LOUISIANA GAS COMPANY RECORDED AS 08 1004 / 21 REPAR IN THE OFFICIAL RECORDS OF CALDO PARISH, LOUISIANA. AFFECTS THE EAST HALF OF LOT 1 SUBJECT TO PROPERTY AS SHOWN.

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LOCATION OVERVIEW





Shreveport
Regional Airport
(SHV)

ExxonMobil

Hampton
Inn & Suites
by HILTON

Merrylynn
Inn

Regency
Inn

CLOVER
INN & SUITES

Chevron

Valero

H
Holiday Inn

enterprise

Quality
INN & SUITES

COUNTRY
INN & SUITES

Waffle
HOUSE

Monkhous
Soul and
Seafood

SIEGEL
SUITES
FLEXIBLE-STAY
APARTMENTS

Best
Western

FAMILY
DOLLAR

Residence
Inn
Marriott

OYO

Joe G's
Restaurant

Shreveport Regional Airport



ExxonMobil

**WAFFLE
HOUSE**



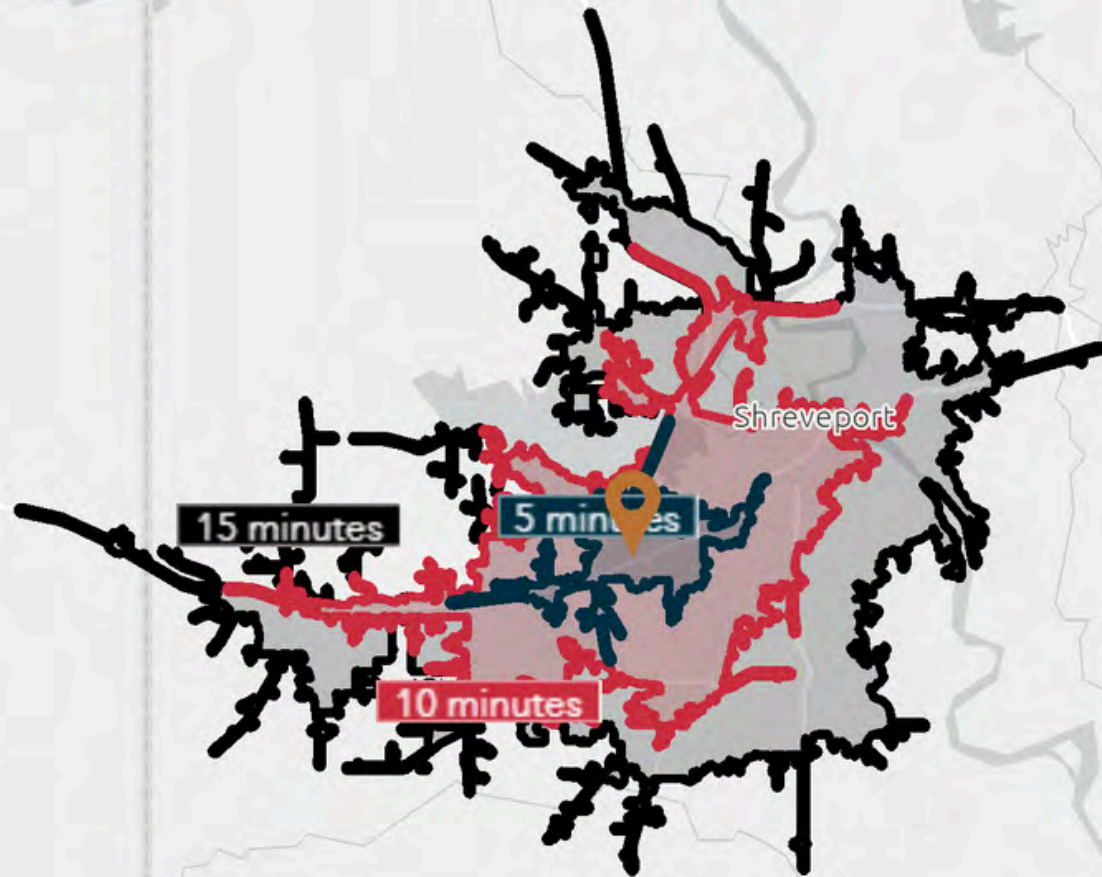
**FAMILY
DOLLAR**

Libbery Glass
Distribution Center





DEMOGRAPHICS



DEMOGRAPHICS	5 MIN DRIVE TIME	10 MIN DRIVE TIME	15 MIN DRIVE TIME
Population	10,132	72,573	180,533
Med. Household Income	\$28,554	\$31,569	\$38,870
Population Med. Age	36.1 Years	37.0 Years	37.0 Years

Key Facts 3 Mile Radius

KEY FACTS

35,910

Population

36.1

Median Age

2.4

Average Number of Kids

\$32,697

Median Household Income

16%

No High School Diploma



38%
High School Graduate



28%
Some College



17%
Bachelor's/Grad /Prof Degree

BUSINESS



1,435

Total Businesses



14,000

Total Employees



White Collar



Blue Collar



Services

50.7%

21.6%

27.7%

9.3%

Unemployment Rate

INCOME



\$32,697

Median Household



\$21,180

Per Capita Income



\$16,610

Median Net Worth



94

Number of Restaurants

Key Facts

10 Min Drive Time

KEY FACTS

72,573

Population

37.0

Median Age

2.3

Average Number of Kids

\$31,569

Median Household Income

16%

No High School Diploma



39%
High School Graduate



28%
Some College



17%
Bachelor's/Grad /Prof Degree

BUSINESS



5,063

Total Businesses



76,693

Total Employees



White Collar



Blue Collar



Services

49.6%

22.6%

27.7%

9.1%

Unemployment Rate

INCOME



\$31,569

Median Household Income



\$22,090

Per Capita Income



\$14,948

Median Net Worth



292

Number of Restaurants



AREA OVERVIEW

Shreveport, LA



SHREVEPORT, LA

Shreveport is a city in the U.S. state of Louisiana. It is the third most populous city in Louisiana after New Orleans and Baton Rouge. The Shreveport–Bossier City metropolitan area, with a population of 393,406 in 2020, is the fourth largest in Louisiana, though 2020 census estimates placed its population at 397,590.

Shreveport is the educational, commercial and cultural center of the Ark-La-Tex region, where Arkansas, Louisiana, and Texas meet. It is the location of Centenary College of Louisiana, Louisiana State University Shreveport, Louisiana Tech University Shreveport, Southern University at Shreveport, and Louisiana Baptist University. Its neighboring city, Bossier City, is the location of Bossier Parish Community College. It forms part of the I-20 Cyber Corridor linking Shreveport, Bossier City, Ruston, Grambling, and Monroe to Dallas and Tyler, Texas, and Atlanta, Georgia. Companies with significant operations or headquarters in Shreveport are Amazon, Regions Financial Corporation, JPMorgan Chase, Sam's Town Hotel and Gambling Hall, AT&T Mobility, United Parcel Service, Walmart, Chick-fil-A, Waffle House, SWEPCO, General Electric, UOP LLC, Calumet Specialty Products Partners, and APS Payroll.



\$41,782

MHI



189,374

Population



4.10%

Unemployment

SHREVEPORT AIRPORT

The Shreveport Regional Airport serves as a convenient gateway to the city. In 2019 alone, this public-use airport catered to 683,498 passengers, offering flights to major destinations such as Dallas, Los Angeles, Atlanta, Houston, Orlando, Destin, Charlotte, and Las Vegas. As a "Small Hub" airport, the Shreveport Regional Airport spans approximately 1,625 acres of land and hosts flights operated by renowned airlines like American Airlines, Delta, United, and Allegiant.

The airport's runways and terminal are visible to traffic along Interstate 20, a main east-west corridor of the Southern United States. Shreveport Regional was designed to replace the Shreveport Downtown Airport, which limited growth due to its close proximity of the Red River.

The airport covers an area of 1,600 acres and has two runways. In 2009, the airport opened a \$30 million cargo terminal, which serves as an anchor for the Aero Park Industrial Park. Cargo tenants include United Parcel Service, FedEx, Integrated Airline Solutions, USA Jet, and Empire Airlines.



BARKSDALE BASE

Barksdale Air Force Base (Barksdale AFB) spans more than 22,000 acres, situated to the east of Bossier City near Interstate 20. It serves as a home to a strong community, accommodating over 6,500 active duty and reservist personnel, along with 4,880 family members. Additionally, the base provides employment opportunities for approximately 2,500 civilian employees and extends support to around 40,000 retirees and their families in the surrounding area.

- Active Duty: 5,039
- Reservists: 1,355
- Family Members: 5,657
- Civilian Employees: 2,530
- Retirees: 40,000

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Meybohm Commercial Properties and Parasell Inc in compliance with all applicable fair housing and equal opportunity laws.

The Finem Group is a team of brokers at Meybohm Commercial that have partnered to provide modern brokerage tools coupled with local expertise to their clients. Whether you have interest in understanding a single property, or wish to plan a greater real estate investment strategy, our team of seasoned brokers, financial analysts, and support staff exist to help our clients make wise decisions.

HOW WE HELP OUR CLIENTS

Regional Expertise Meets Advanced Analytics & Marketing



DATA-DRIVEN DECISION-MAKING

The numbers speak for themselves and we dig deep to understand ROI/IRR. Our team of brokers and on staff analysts advise and analyze the data for you.



SEGMENTED, DETERMINED MARKETING

Augusta's largest team of commercial brokers includes a team of the area's most sophisticated real estate marketers. We collect, target and market our listings with determination and intentionality.



BUSINESS-MINDED EXPERTISE

We are a team of CCIM-educated brokers with MBAs and the experience running our own businesses with our own support staff.



TOP-OF-MARKET LISTING PRESENTATION

We aim to present all of our listings in a manner that allows the highest and best user to understand if they should be interested in a matter of seconds.



EXPERIENCED NEGOTIATORS/DEAL-MAKERS

We negotiate on behalf of our clients, making sure their best interests are closely guarded, while creatively working with others to get deals done!



ASSET-CLASS- FOCUSED

Being connected to the buyers, sellers, landlords and tenants, and understanding your particular type of asset matters. We are a team of brokers with specific asset-type focus.