

FORMER SEARS AT PIERRE BOSSIER MALL

BOSSIER CITY, LA

FORMER SEARS BOX WITH REDEVELOPMENT OPPORTUNITY

91,060 SF Building On 8.43 Acres



DOWNTOWN
SHREVEPORT

HORSESHOE
BOSSIER CITY

Bally's SHREVEPORT

MARGARTAVILLE

277K SF OF RETAIL
DOLLAR GENERAL O'Reilly
Spartan Raceway & Racetrack

THE OASIS
(271 Units)

VILLA CHATEAU
APARTMENTS
(92 Units)

CLOVERDALE PLAZA
APARTMENTS
(180 Units)

BOSSIER
CITY HALL

PRESTON PLACE
APARTMENTS
(271 Units)

GLENDALE
(Residential)

TOWNEPLACE
SUITES
LAQUINTA
Hilton HOMEWOOD
SUITES by Hilton

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

CHAPARRAL
APARTMENTS
(184 Units)

PARKS ON VILLAGE
(130 Units)

Rusheon Middle School

BARNSDALE
AIRFORCE BASE

SEARS AT
PIERRE BOSSIER MALL

BOSSIER CORNERS SHOPPING CENTER
Office DEPOT JOHNSON'S Notini's
SMOOTHIE KING Arby's Aaron's HARBOR FREIGHT

CVS UPS SONIC

IHOP STARBUCKS BURGER KING
TACO BELL WAFFLE HOUSE

210K SF OF RETAIL
OLLIE'S GOOD STUFF CHEAP Dirt Cheap



PROPERTY DESCRIPTION

ADDRESS	2950 E Texas St, Bossier City, LA 71111
SITE SIZE	8.43 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



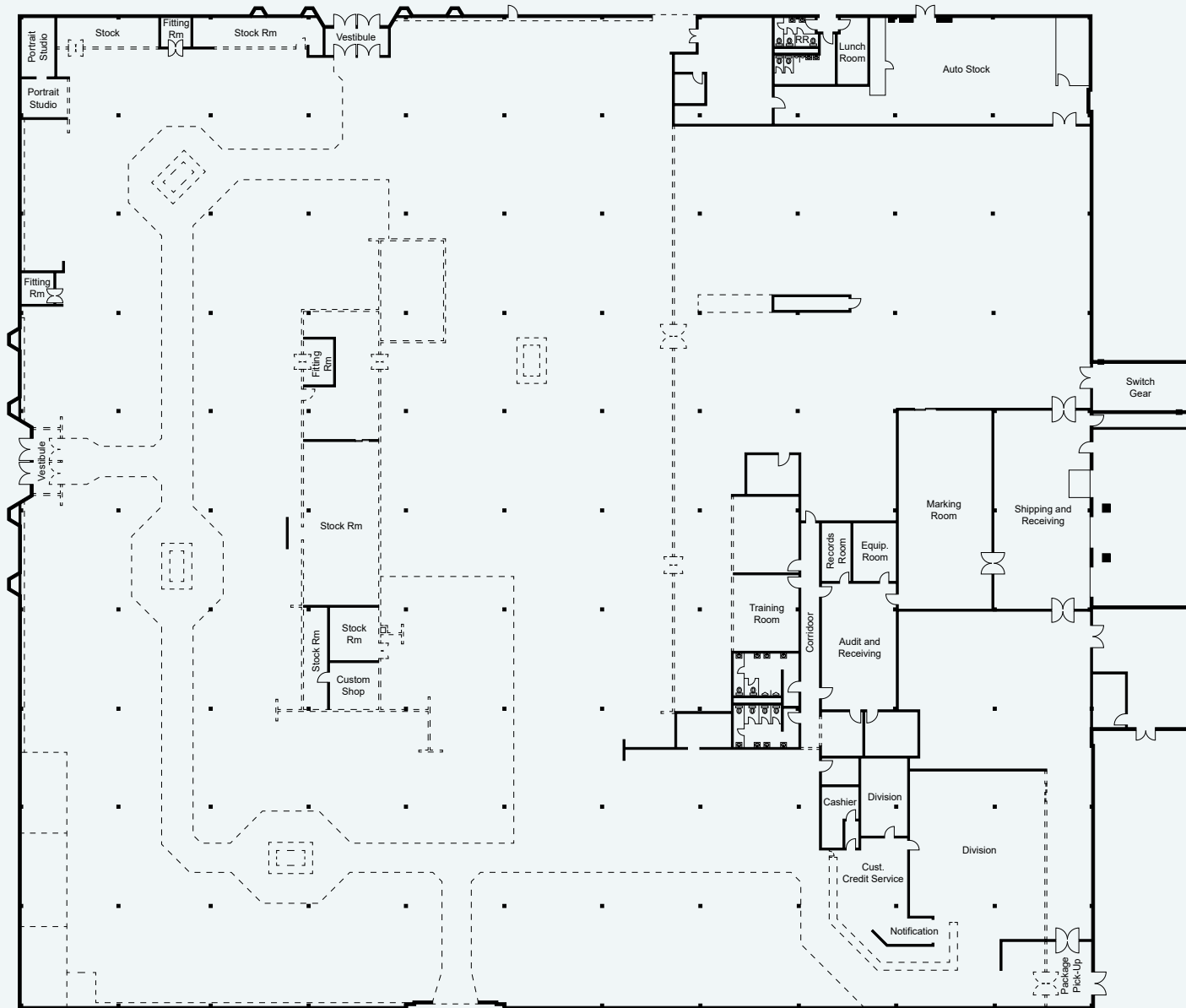
SITE PLAN

2950 E TEXAS ST
91,060 SF

AIRLINE DR (29,886 VPD)



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

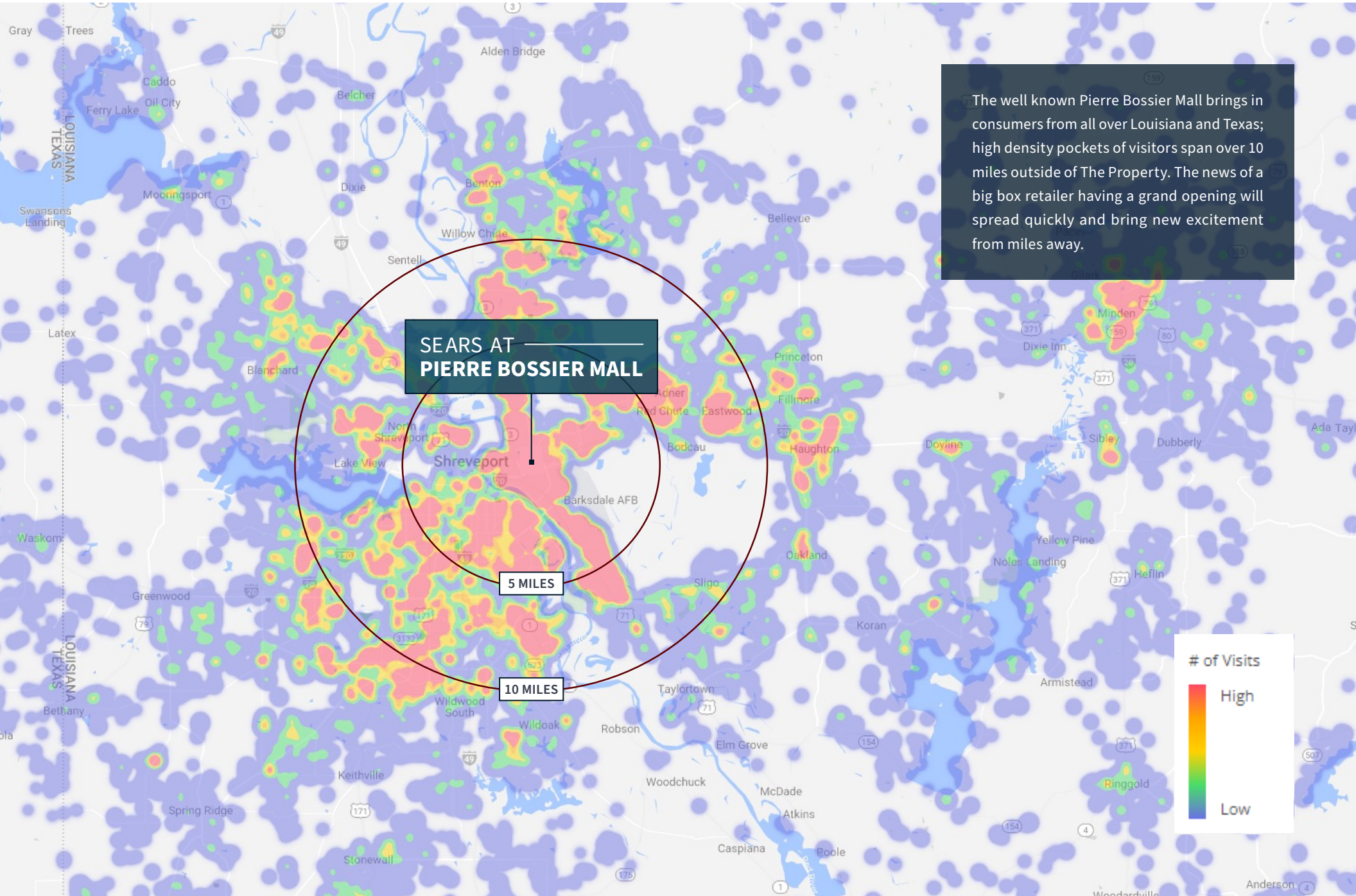


DEMOGRAPHICS

	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

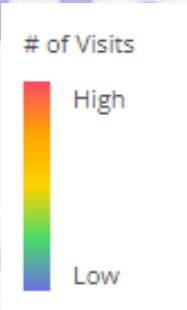


**SEARS AT
PIERRE BOSSIER MALL**

The well known Pierre Bossier Mall brings in consumers from all over Louisiana and Texas; high density pockets of visitors span over 10 miles outside of The Property. The news of a big box retailer having a grand opening will spread quickly and bring new excitement from miles away.

5 MILES

10 MILES

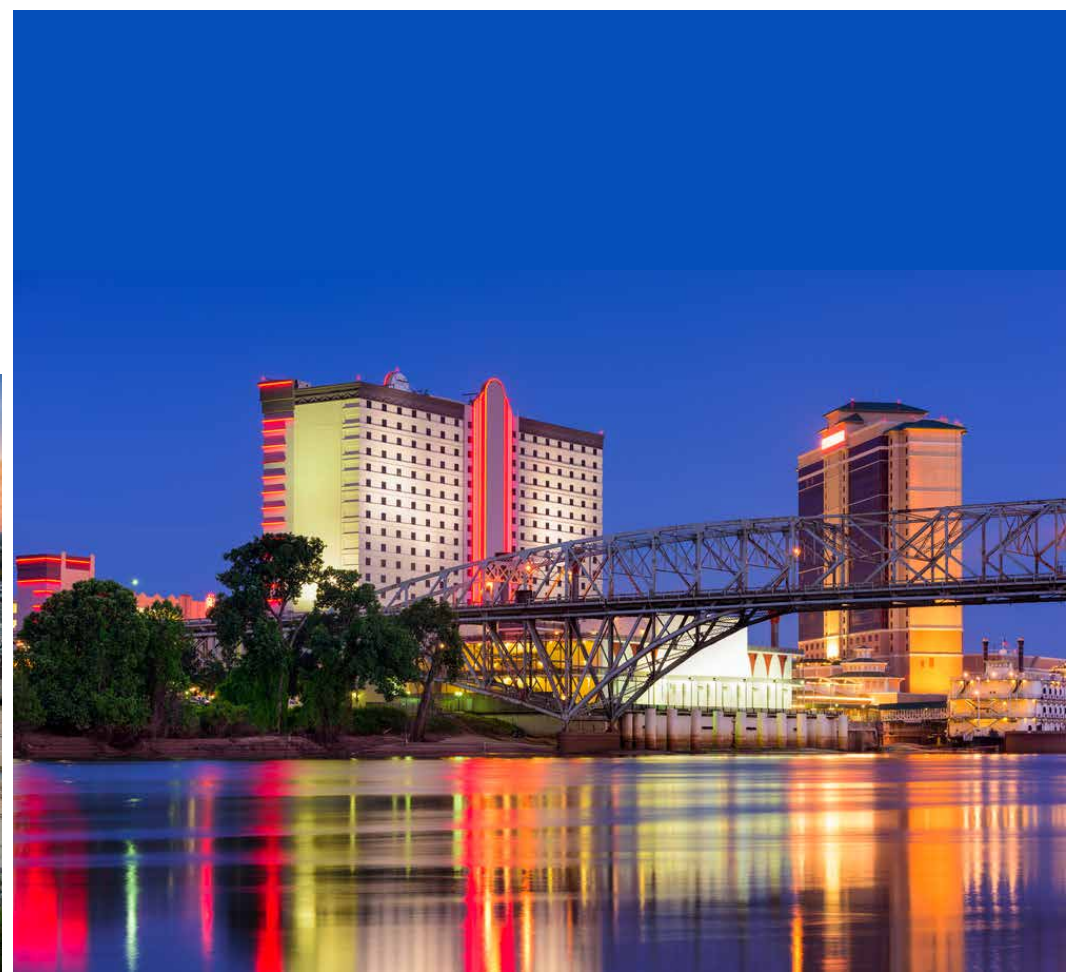
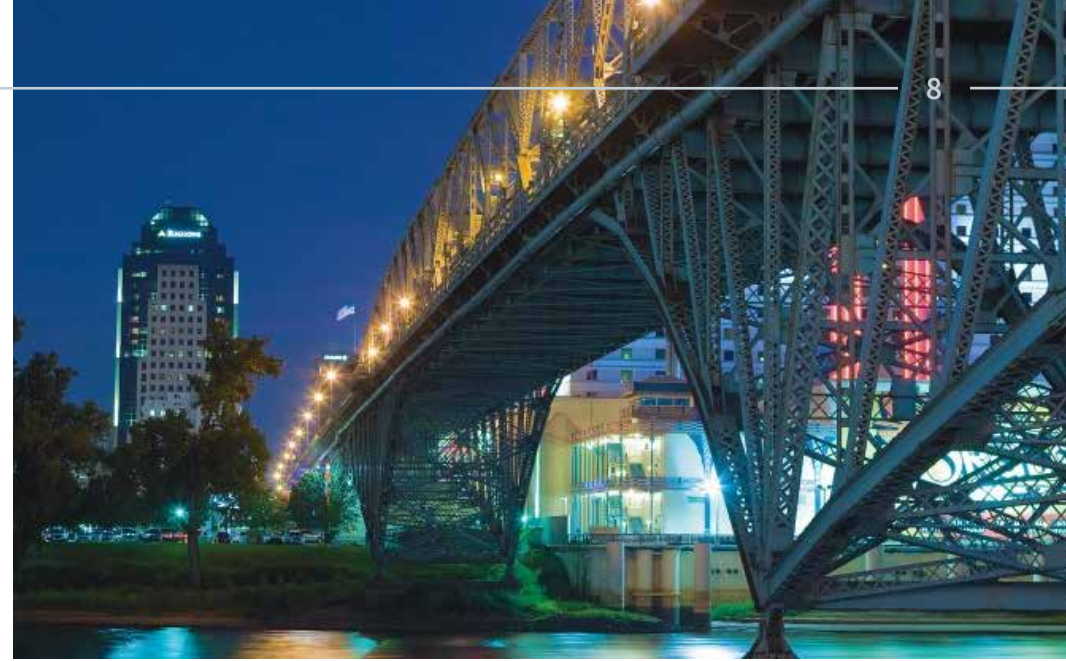


LOCATION OVERVIEW

Shreveport-Bossier City, the largest metro area in north Louisiana, is situated along the Red River and offers a diverse mix of economic opportunities, entertainment, and quality of life amenities. This vibrant community boasts a strong and growing economy, recognized for its potential by Forbes magazine as one of the “Best Opportunity Cities.” Bossier City, in particular, has been named No. 7 for “Best Places to Find a New Job” by Money magazine and ranks among Louisiana’s top ten most successful cities.

The region has demonstrated significant economic expansion across various metrics, including business growth, GDP growth, building permits, and federal funds received per capita. Notably, Shreveport-Bossier City is emerging as a cybersecurity hub, ranking No. 2 as an Emerging Cybersecurity Hub by Business Facilities and playing a crucial role in Louisiana securing the top spot for Cyber Security Growth Potential.

The area’s economy is further bolstered by tourism and entertainment, with major attractions including waterfront casinos that form the city’s skyline, the \$31 million Louisiana Downs racetrack opened in 1974, the Louisiana Boardwalk shopping outlet mall, and the East Bank District featuring Flying Heart Brewing, cafés, shops, and family-friendly festivals. These diverse offerings contribute to the area’s appeal, providing residents and visitors with a wide range of entertainment options, gaming experiences, shopping opportunities, and quality of life amenities.



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