

Two NN Leased Office Warehouses for Sale in Southwest Shreveport



3245 Stage Coach Rd, Keithville, LA 71047

Listing ID: 30858313
Status: Active
Property Type: Industrial For Sale
(also listed as Special Purpose)
Industrial Type: Free-Standing, Industrial-Business Park
Size: 43,084 SF
Sale Price: \$2,287,500
Unit Price: \$53.09 PSF
Sale Terms: Cash to Seller
Loading: 3 Docks, 5 Doors
Ceiling: 20 ft.
Drive-In Bays: 3 Bays



Overview/Comments

The Tenant in Building A just signed a 3 year Renewal NN Lease expiring in November of 2026.

The Tenant in Building B signed a 5 year NN Lease expiring in June 2027.

Property Highlights

Located just east of Hwy. 171

(Mansfield Road)

Excellent ingress/egress

Property consists of two office warehouse buildings

43,084 Total Square Feet

5.1526 Acres of Land

Front Building A is 35,584 +/- Square feet

Rear Building B is 7,500 +/- Square Feet

Building A:

1200 AMP 480V 3-phase electrical power

105 tons of HVAC in warehouse

10 tons of HVAC in offices

Multiple JIB cranes

one 10-ton

one 5-ton

two 2-ton

20' at eaves

25' ridge Line

Paint booth

Goff Masterblast

More Information Online

<https://walkeralley.catylist.com/listing/30858313>

QR Code

Scan this image with your mobile device:



Two test bays
Wash bay
Five o/h doors
One dock high door
Thirteen offices, reception area,
storage rooms & breakroom
3 sets of bathrooms
Building B:
Two large offices
Two bathrooms
One ground level door

General Information

Tax ID/APN:	161420000013700	Building/Unit Size (RSF):	43,084 SF
Industrial Type:	Free-Standing, Industrial-Business Park, Manufacturing, Light Industrial, Net Leased, Warehouse/Distribution	Land Area:	5.15 Acres
Zoning:	INDUSTRIAL	Sale Terms:	Cash to Seller
Property Use Type:	Net Leased Investment (NNN), Investment	Cap Rate:	8.6%
		Average Occupancy Rate:	100

Area & Location

Property Located Between:	Mansfield Road	Site Description:	Two Buildings on 5.1526 Acres
Highway Access:	Three Miles from I-49 and and six miles from I-20	Area Description:	Industrial Area in Heart of Haynesville Shale
Airports:	Shreveport Regional		

Building Related

Tenancy:	Multiple Tenants	Drive-In Bays:	3
Total Number of Buildings:	2	Passenger Elevators:	0
Number of Stories:	1	Freight Elevators:	0
Property Condition:	Good	Overhead Cranes:	3
Exterior Description:	Industrial Steel warehouse buildings with Gantry Cranes	X-Phase:	3
Parking Type:	Structure	Heat Type:	Electricity
Total Parking Spaces:	30	Heat Source:	Central
Ceiling Height:	20	Air Conditioning:	Air Curtain
Loading Doors:	5	Internet Access:	Cable, DSL, ISDN, Satellite, T1/T3, Fiber Optic
Loading Docks:	3	Interior Description:	Office Warehouse

Land Related

Zoning Description:	Industrial	Sewer Type:	Septic
Water Service:	Municipal	Legal Description:	Two Industrial Warehouses on

Financials

Finance Data Year:	2022	Net Operating Income:	\$147,000 (Annual)
Real Estate Taxes - Annual(\$):	\$7,386 (Annual)	Actual or Proforma Year:	Actual

Location

Address:	3245 Stage Coach Rd, Keithville, LA 71047
County:	Caddo
MSA:	Shreveport-Bossier City



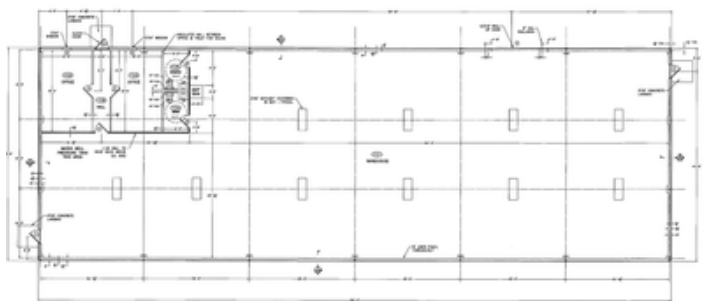
Property Images



Approach



3225 Stagecoach Aerial



Building B Floor Plan



3245 Stage Coach Rd Building B Aerial



3245 Stage Coach Rd Building B Approach



3245 Stage Coach Building A Aerial



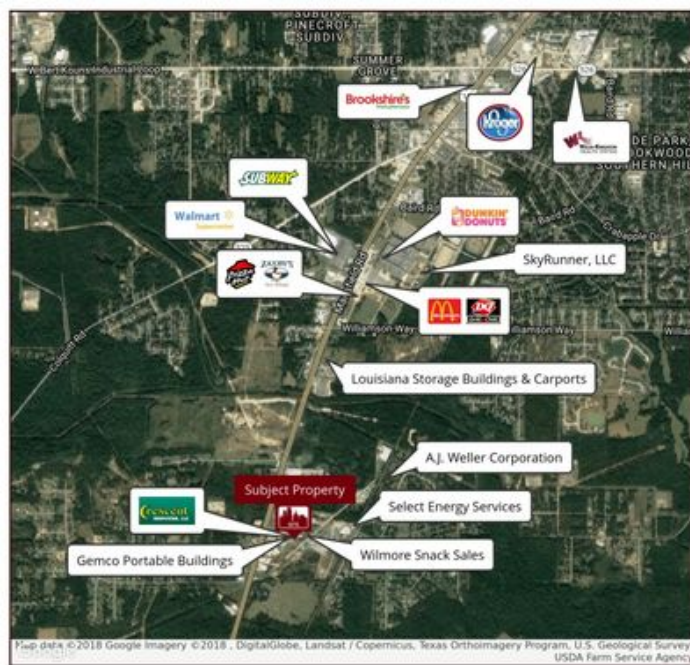
Ceiling Crane



Stagecoach Rd. Build A Interior



Stagecoach Rd. Building B Warehouse



Spotted Map



Approach



Stagecoach Rd. Building A Racks



Adjacent 10 Acres for Sale

Property Contacts



Chris Stokes
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Demographics, Labor/Workforce, and Consumer Expenditures



3245 Stage Coach Rd, Keithville, LA



Disclaimer: While we believe this information (via Geolytics) to be reliable, we have not checked its accuracy and make no guarantee as to its validity. By using the information provided on this page, the user acknowledges that the data may contain errors or other nonconformities. You and/or your client should diligently and independently verify the specifics of the information that you are using.

Population

Radius:	3 miles	5 miles
2023 Projection	25,264	57,027
2018 Estimate	25,369	56,644
2015 Estimate	26,185	58,040
2010 Census	25,770	57,165
Growth 2018-2023	-0.41%	0.68%
Growth 2015-2018	-3.12%	-2.41%
Growth 2010-2015	1.61%	1.53%

Population (Male)

Radius:	3 miles	5 miles
2023 Projection	12,061	27,001
2018 Estimate	12,110	26,716
2015 Estimate	12,497	27,366
2010 Census	12,149	26,411
Growth 2018-2023	-0.4%	1.07%
Growth 2015-2018	-3.1%	-2.38%
Growth 2010-2015	2.86%	3.62%

Population (Female)

Radius:	3 miles	5 miles
2023 Projection	13,203	30,026
2018 Estimate	13,259	29,928
2015 Estimate	13,688	30,674
2010 Census	13,621	30,754
Growth 2018-2023	-0.42%	0.33%
Growth 2015-2018	-3.13%	-2.43%
Growth 2010-2015	0.49%	-0.26%

Population by Age (2018 Estimate)

Radius:	3 miles	5 miles	Radius:	3 miles	5 miles
Age 0 to 5	2,024	4,979	Age 0 to 5	8%	9%
Age 5 to 10	1,691	4,138	Age 5 to 10	7%	7%
Age 10 to 15	1,669	4,013	Age 10 to 15	7%	7%
Age 15 to 20	1,667	3,918	Age 15 to 20	7%	7%
Age 20 to 25	1,687	3,900	Age 20 to 25	7%	7%
Age 25 to 30	1,663	3,850	Age 25 to 30	7%	7%
Age 30 to 35	1,640	3,743	Age 30 to 35	6%	7%
Age 35 to 40	1,581	3,536	Age 35 to 40	6%	6%
Age 40 to 45	1,546	3,403	Age 40 to 45	6%	6%
Age 45 to 50	1,544	3,395	Age 45 to 50	6%	6%
Age 50 to 55	1,507	3,276	Age 50 to 55	6%	6%
Age 55 to 60	1,469	3,154	Age 55 to 60	6%	6%
Age 60 to 65	1,401	2,921	Age 60 to 65	6%	5%
Age 65 and over	4,280	8,418	Age 65 and over	17%	15%
Total Population	25,369	56,644			
Median Age	36.62	34.73			

Median Age (Male)

Radius:	3 miles	5 miles
2010 Census	36.59	34.44

Median Age (Female)

Radius:	3 miles	5 miles
2010 Census	39.47	38.22

High School Graduates Age 25+ by Educational Attainment (2018 Estimate)

Radius:	3 miles	5 miles	Radius:	3 miles	5 miles
High School Graduate (or GED)	5,252	12,185	High School Graduate (or GED)	45%	49%
Some College, No Degree	4,667	9,255	Some College, No Degree	40%	37%
Associate or Bachelor's Degree	848	1,576	Associate or Bachelor's Degree	7%	6%
Master's Degree	785	1,396	Master's Degree	7%	6%
Professional School Degree	144	313	Professional School Degree	1%	1%
Doctorate Degree	83	161	Doctorate Degree	1%	1%
Total High School Graduates Age 25+	11,779	24,886			

Households

Radius:	3 miles	5 miles
2023 Projection	10,217	22,579
2018 Estimate	10,253	22,436
2015 Estimate	10,582	22,993
2010 Census	10,393	22,635
Growth 2018-2023	-0.35%	0.64%
Growth 2015-2018	-3.11%	-2.42%
Growth 2010-2015	1.82%	1.58%

Average Household Size

Radius:	3 miles	5 miles
2023 Projection	2.46	2.51
2018 Estimate	2.46	2.51
2015 Estimate	2.44	2.51
2010 Census	2.46	2.51
Growth 2018-2023	-0.05%	-0.02%
Growth 2015-2018	0.69%	0.35%
Growth 2010-2015	-0.6%	-0.09%

Households by Household Type and Size and Presence of Children (2018 Estimate)

Radius:	3 miles	5 miles	Radius:	3 miles	5 miles
Family Households	7,009	15,181	Family Households	68%	68%
Married-couple family	4,777	8,997	Married-couple family	47%	40%
With own children under 18 years	1,739	3,330	With own children under 18 years	17%	15%
No own children under 18 years	3,038	5,667	No own children under 18 years	30%	25%
Male Householder: no wife present	510	1,235	Male Householder: no wife present	5%	6%
With own children under 18 years	261	594	With own children under 18 years	3%	3%
No own children under 18 years	249	641	No own children under 18 years	2%	3%
Female Householder: no husband present	1,722	4,949	Female Householder: no husband present	17%	22%
With own children under 18 years	1,042	2,827	With own children under 18 years	10%	13%
No own children under 18 years	680	2,122	No own children under 18 years	7%	9%
Nonfamily Households	3,244	7,255	Nonfamily Households	32%	32%
1 Person households	2,754	6,178	1 Person households	27%	28%
2+ Unrelated people	490	1,077	2+ Unrelated people	5%	5%
Total Households	10,253	22,436			

Households by Household Income (2018 Estimate)

Radius:	3 miles	5 miles
Less than \$25,000	2,281	6,536
\$25,000 to \$49,999	3,175	6,839
\$50,000 to \$74,999	2,292	4,501
\$75,000 to \$99,999	1,165	2,311
\$100,000 to \$124,999	621	1,122
\$125,000 to \$149,999	296	439
\$150,000 to \$199,999	262	395
\$200,000 or more	161	293
Total Households	10,253	22,436
Average Household Income	\$57,666.04	\$51,038.29
Median Household Income	\$46,374.40	\$42,819.57

Radius:	3 miles	5 miles
Less than \$25,000	22%	29%
\$25,000 to \$49,999	31%	30%
\$50,000 to \$74,999	22%	20%
\$75,000 to \$99,999	11%	10%
\$100,000 to \$124,999	6%	5%
\$125,000 to \$149,999	3%	2%
\$150,000 to \$199,999	3%	2%
\$200,000 or more	2%	1%

Households by Household Income (2023 Projection)

Radius:	3 miles	5 miles
Less than \$25,000	2,278	6,607
\$25,000 to \$49,999	3,169	6,895
\$50,000 to \$74,999	2,281	4,520
\$75,000 to \$99,999	1,159	2,316
\$100,000 to \$124,999	618	1,122
\$125,000 to \$149,999	293	436
\$150,000 to \$199,999	260	393
\$200,000 or more	159	290
Total Households	10,217	22,579
Average Household Income	\$57,722.77	\$51,363.43
Median Household Income	\$45,251.86	\$42,463.39

Radius:	3 miles	5 miles
Less than \$25,000	22%	29%
\$25,000 to \$49,999	31%	31%
\$50,000 to \$74,999	22%	20%
\$75,000 to \$99,999	11%	10%
\$100,000 to \$124,999	6%	5%
\$125,000 to \$149,999	3%	2%
\$150,000 to \$199,999	3%	2%
\$200,000 or more	2%	1%

Per Capita Income

Radius:	3 miles	5 miles
2018 Estimate	\$23,064.93	\$20,235.82
2015 Estimate	\$23,055.15	\$20,274.81
Growth 2015-2018	0.04%	-0.19%

Unemployment Rate

Radius:	3 miles	5 miles
2018 Estimate	2.96%	3.72%
2015 Estimate	2.76%	4.14%
Growth 2015-2018	7.39%	-10.1%

Population Age 16+ By Employment Status (2018 Estimate)

Radius:	3 miles	5 miles
Labor Force	12,274	26,154
Civilian, Employed	11,912	25,192
Civilian, Unemployed	362	962
Not in Labor Force	7,327	16,477
Total Population Age 16+	19,601	42,631

Radius:	3 miles	5 miles
Labor Force	63%	61%
Civilian, Employed	61%	59%
Civilian, Unemployed	2%	2%
Not in Labor Force	37%	39%

Employed Civilian Population Age 16+ by Industry (2018 Estimate)

Radius:	3 miles	5 miles	Radius:	3 miles	5 miles
Agriculture, forestry, fishing and hunting, mining and construction	899	1,990	Agriculture, forestry, fishing and hunting, mining and construction	8%	8%
Manufacturing	1,191	2,049	Manufacturing	10%	8%
Wholesale & retail trade	2,208	4,481	Wholesale & retail trade	19%	18%
Transportation and warehousing, and utilities	708	1,350	Transportation and warehousing, and utilities	6%	5%
Information	255	508	Information	2%	2%
Finance, insurance, real estate and rental and leasing	490	969	Finance, insurance, real estate and rental and leasing	4%	4%
Professional, scientific, and technical services	712	1,515	Professional, scientific, and technical services	6%	6%
Educational, health and social services	2,872	6,289	Educational, health and social services	24%	25%
Arts, entertainment, recreation, accommodation and food services	1,012	2,679	Arts, entertainment, recreation, accommodation and food services	8%	11%
Other services (except public administration)	1,051	2,239	Other services (except public administration)	9%	9%
Public Administration	514	1,123	Public Administration	4%	4%
Total Employed Civilian Population Age 16+	11,912	25,192			

Housing Units by Tenure (2018 Estimate)

Radius:	3 miles	5 miles	Radius:	3 miles	5 miles
Vacant Housing Units	1,051	2,543	Vacant Housing Units	9%	10%
Occupied Housing Units	10,253	22,436	Occupied Housing Units	91%	90%
Owner-Occupied	6,683	14,389	Owner-Occupied	59%	58%
Renter-Occupied	3,570	8,047	Renter-Occupied	32%	32%
Total Housing Units	11,304	24,979			