

**WAREHOUSE AVAILABLE
AND BUILD TO SUIT OPTIONS**

7215 HIGHWAY 1 N | BOYCE, LA 71409

R

60,000+/- SF ♦ Climate Controlled ♦ Insulated ♦ Sprinkler System

Center Ceiling Height 45ft ♦ Side Wall Ceiling Height 26ft



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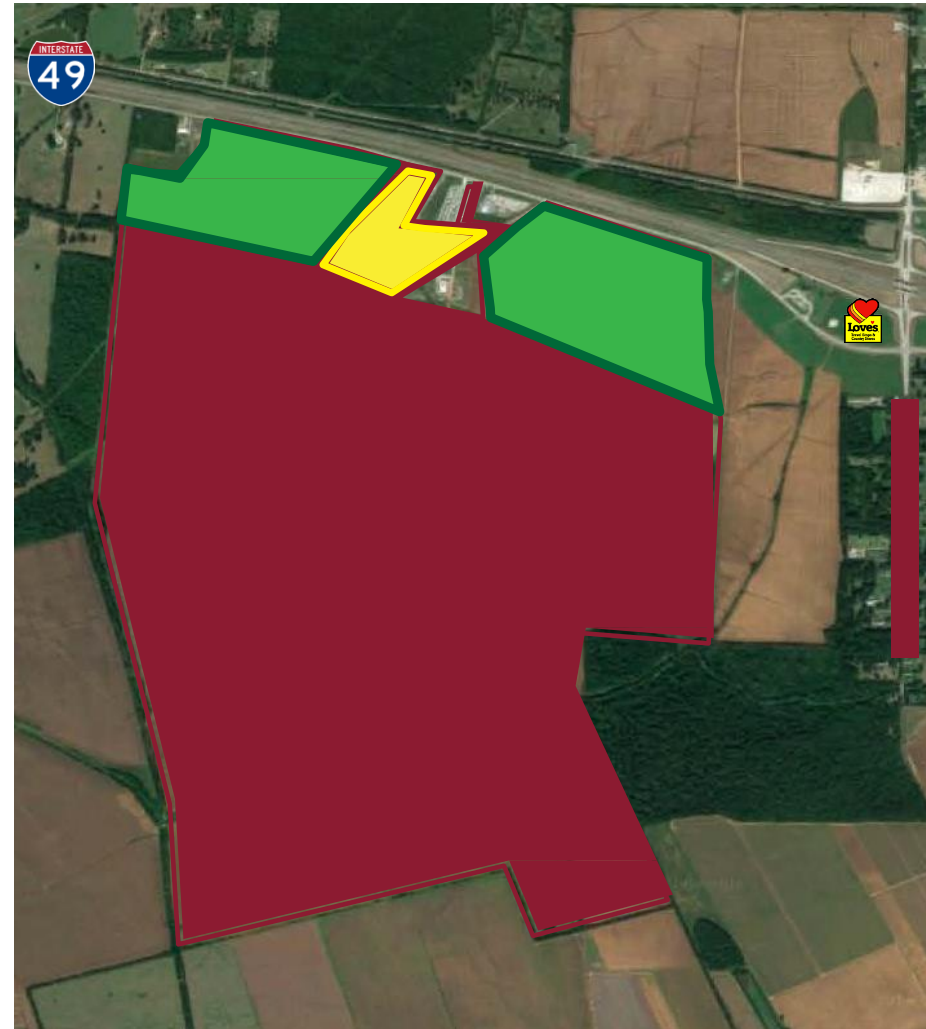


DESCRIPTION

Strategically located in Central Louisiana at growing Exit 84 at the interchange of I-49 and Rapides Station Road this building was constructed in 2000. This property is ideally situated to be a logistics hub for this region of the state and country. We currently have a 60,000 sf, climate controlled, insulated and sprinklered warehouse with 45 ft. ceiling height and our ownership group will build to suit for qualified users.

HIGHLIGHTS

- Great visibility and quick access to I-49
- 1,240 acres available total
- Tract 1 is 27.5+/- acres where the warehouse and office buildings are located.
- Tract 2 is 87 +/- acres currently in agricultural production with state highway commercial frontage.
- Tract 3 is 71 +/- acres currently in agricultural production with state highway commercial frontage.
- Tract 4 is 1055 +/- acres currently in agricultural production.
- No zoning
- Transportation options include easy access to I-49 and other main highways, close to rail and Alexandria International Airport, and proximity to the Red River for marine transport.
- The property is ready for build to suit opportunities and possesses a wide array of capabilities for many types of business.



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LOCATION



8 miles from downtown Alexandria Central Business District, quick & easy access to I-49, all of Central, North Louisiana & surrounding areas.

Overall great location less than 1/2 mi. from interstate, directly on exit. Airport 3 miles away. Direct Interstate access to Lafayette, Lake Charles, Baton Rouge, New Orleans, Birmingham, Atlanta, Jackson, Memphis, Shreveport, Dallas. COAST TO COAST, CANADA TO MEXICO.

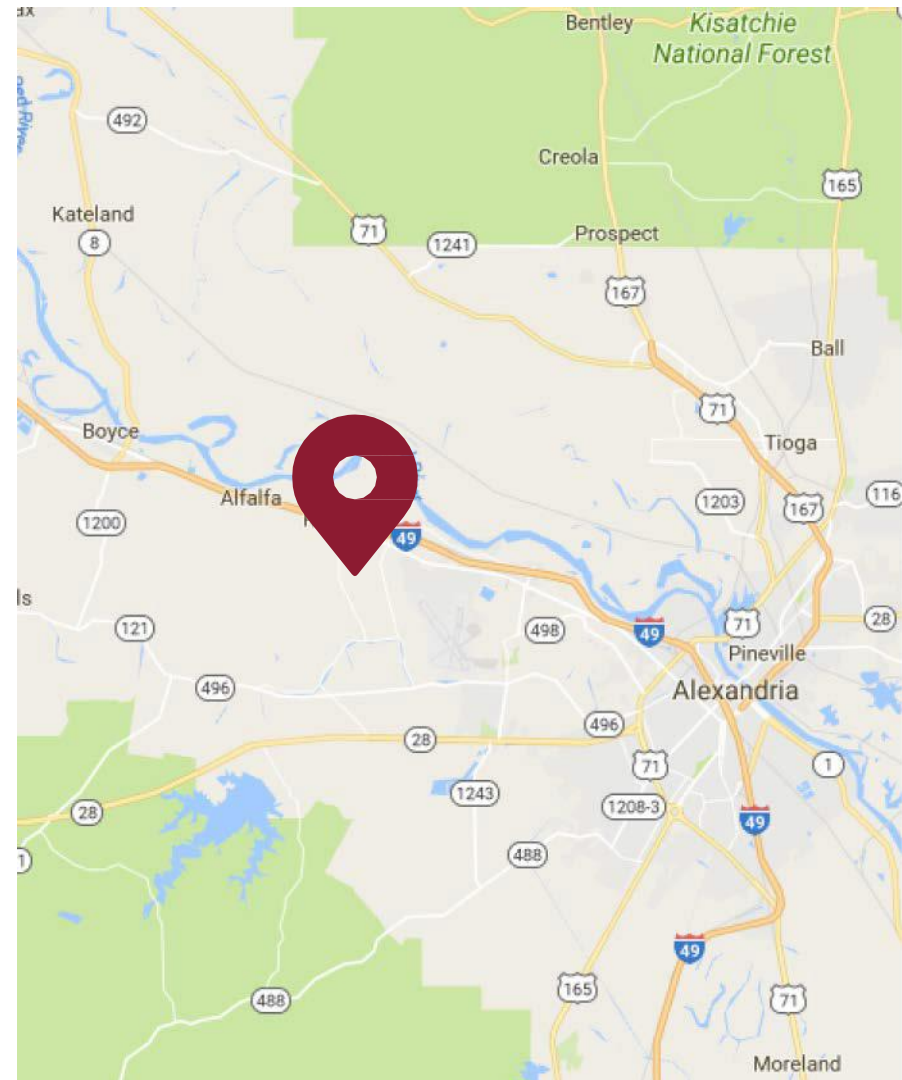
LOCATION

This excellent logistics and industrial development opportunity is less than a 1/2 mile and great visibility from Interstate 49. and approximately 3 miles from Alexandria International Airport.

This is the major corridor that connects the oil and gas industry from North to South Louisiana. The proposed development currently offers limitless opportunities for almost any user.

This property also finds itself located directly between Shreveport and Lafayette, which also justifies its position as a fantastic industrial and/or distribution site.

Ownership team can offer a build-to-suit for any size project and the site is large enough to accommodate up to 12,000,000 sq. ft. of warehouse space. Can offer various sized office/warehouses with adjoining lay-down yards if needed



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SITE MAPS



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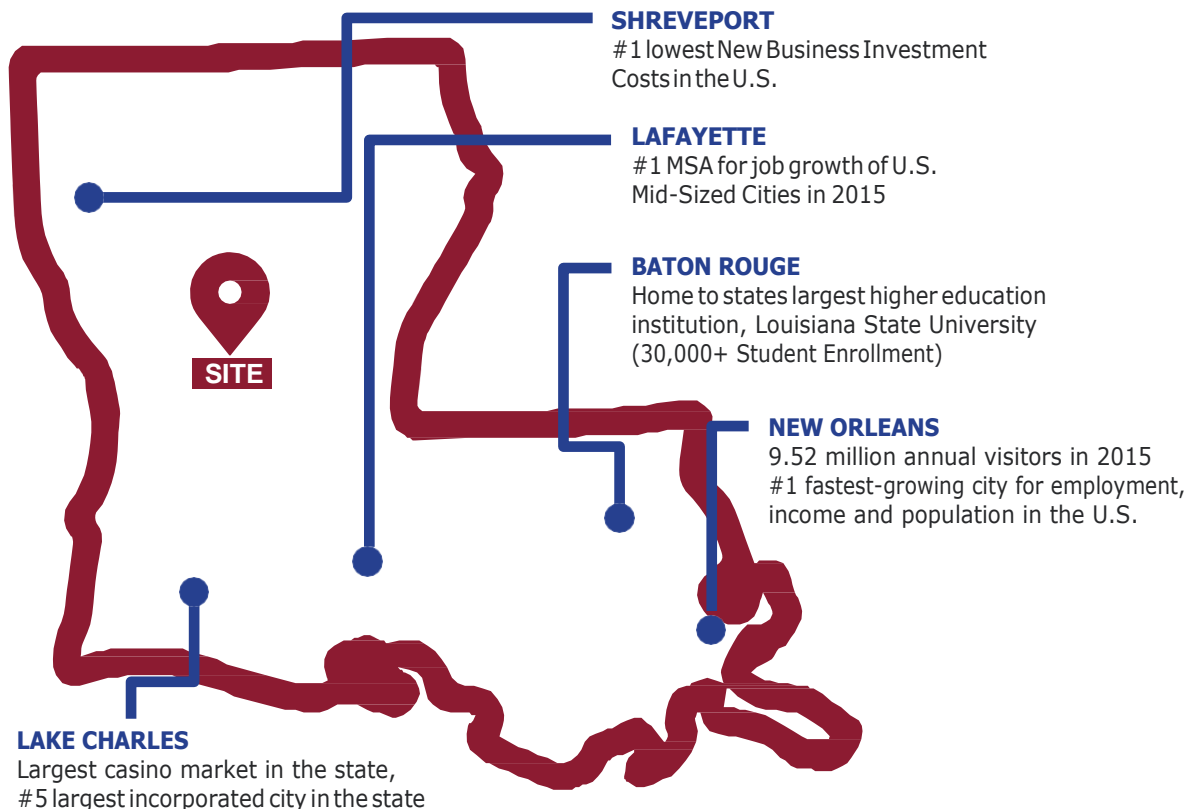
PROPERTY PHOTOS



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MARKET OVERVIEW - LOUISIANA

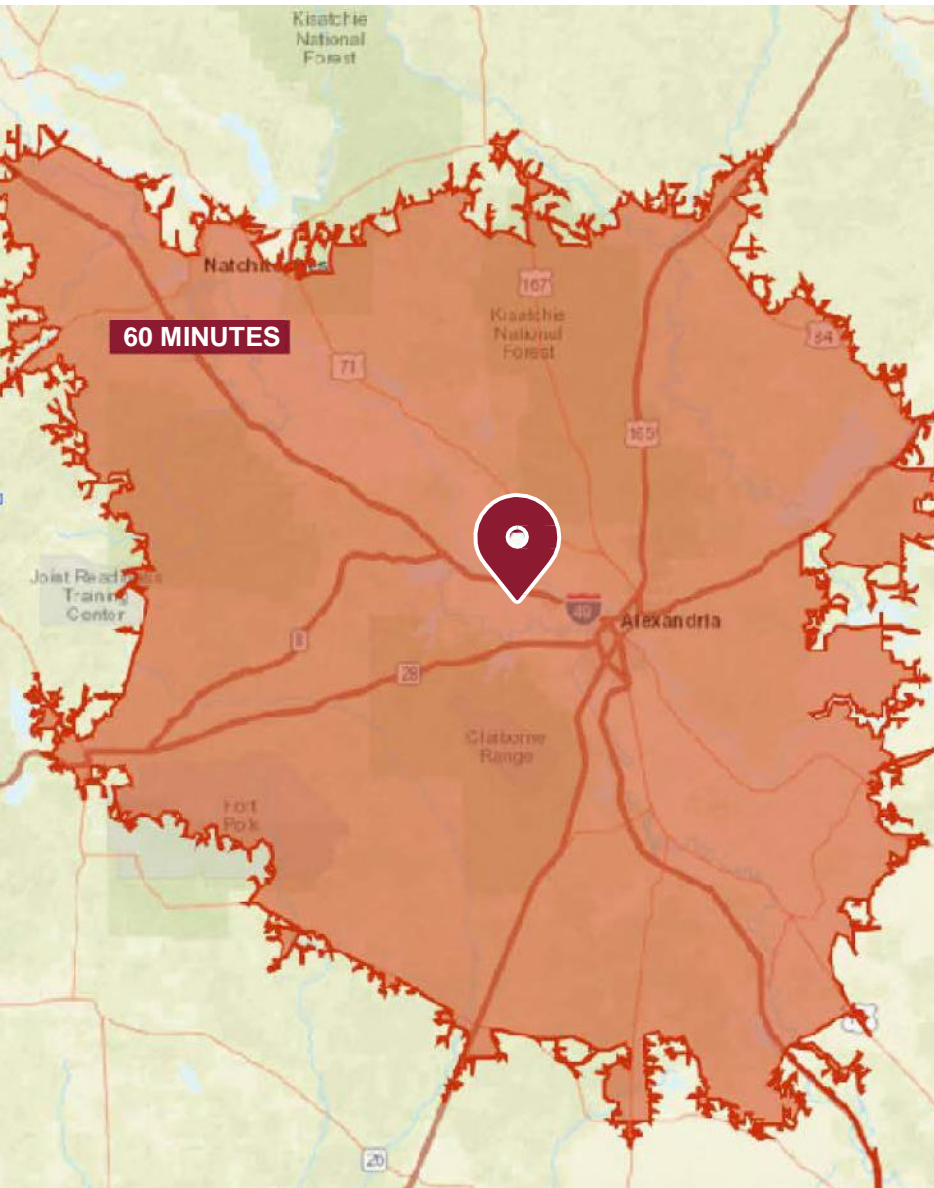


POPULATION 4,714,192	
No. 1	BUSINESS CLIMATE in the U.S. according to Business Facilities Magazine
46.7M	ANNUAL VISITORS IN 2016
No. 7	Ranked 7th in the U.S. by Forbes in Business Costs
13%	COST OF LIVING 13% lower than the U.S. average
3rd	3rd Lowest Property Taxes 0.92% lower than the U.S. average
3rd	3rd largest producer of petroleum in the U.S.
18	Refineries capacity to produce 3,343,206 barrels per day
Named America's New Frontier for Business by Forbes in 2013	
Most engaged workers in the U.S. By Gallup in 2015	



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DEMOGRAPHICS



60 MINUTE REGION DRIVE TIME

2017 SUMMARY

Population	275,010
Households	103,227
Families	68,844
Average Household Size	2.52
Owner Occupied Housing Units	64,202
Renter Occupied Housing Units	39,025
Median Age	37.2
Median Household Income	\$39,044
Average Household Income	\$57,129

2022 SUMMARY

Population	280,369
Households	105,064
Families	69,498
Average Household Size	2.52
Owner Occupied Housing Units	65,436
Renter Occupied Housing Units	39,628
Median Age	38.4
Median Household Income	\$41,763
Average Household Income	\$64,139

