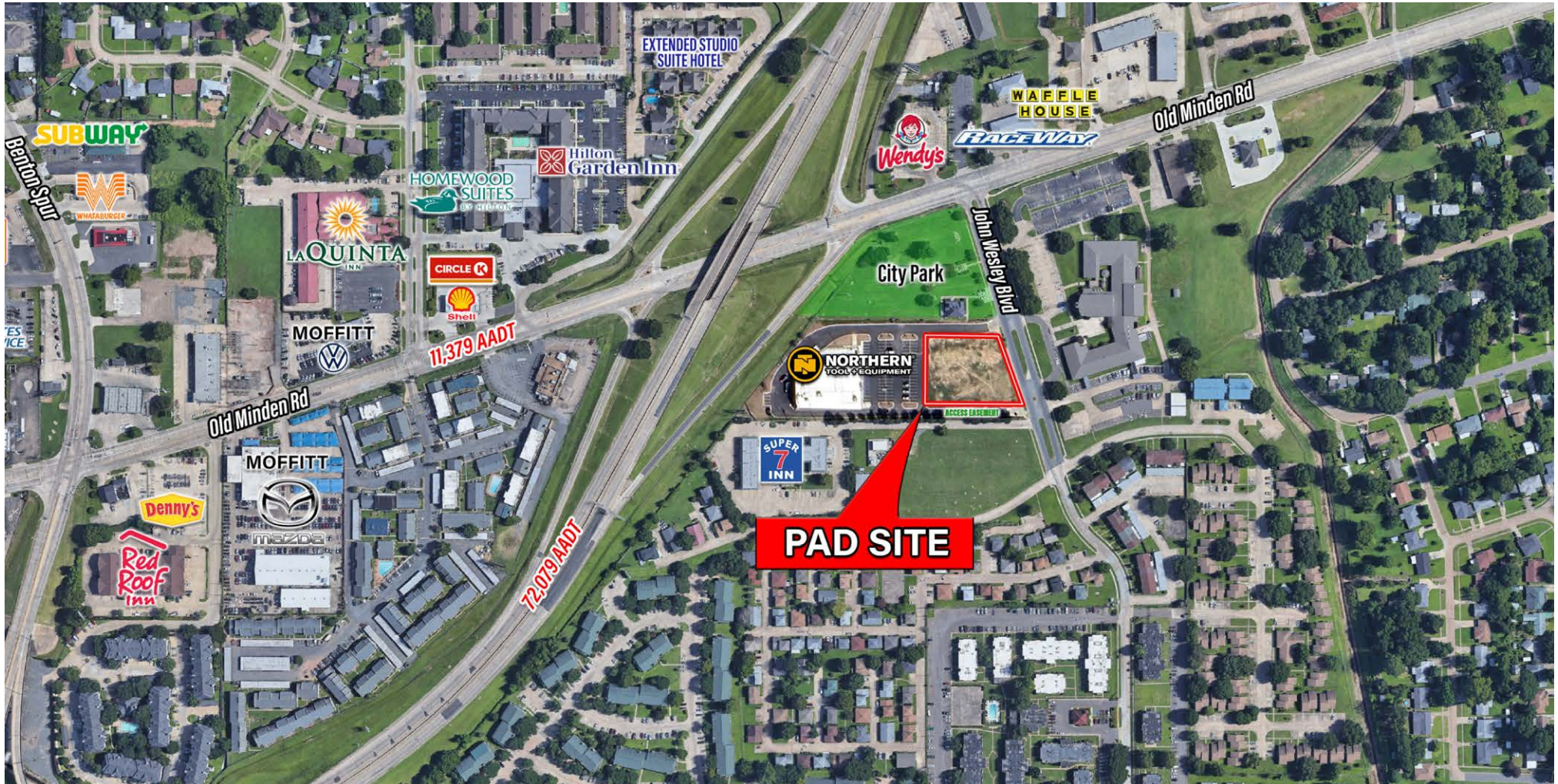


PAD SITE

200 JOHN WESLEY BLVD | BOSSIER CITY, LOUISIANA

FOR SALE



1.4 ACRES

FOR MORE INFORMATION PLEASE CONTACT

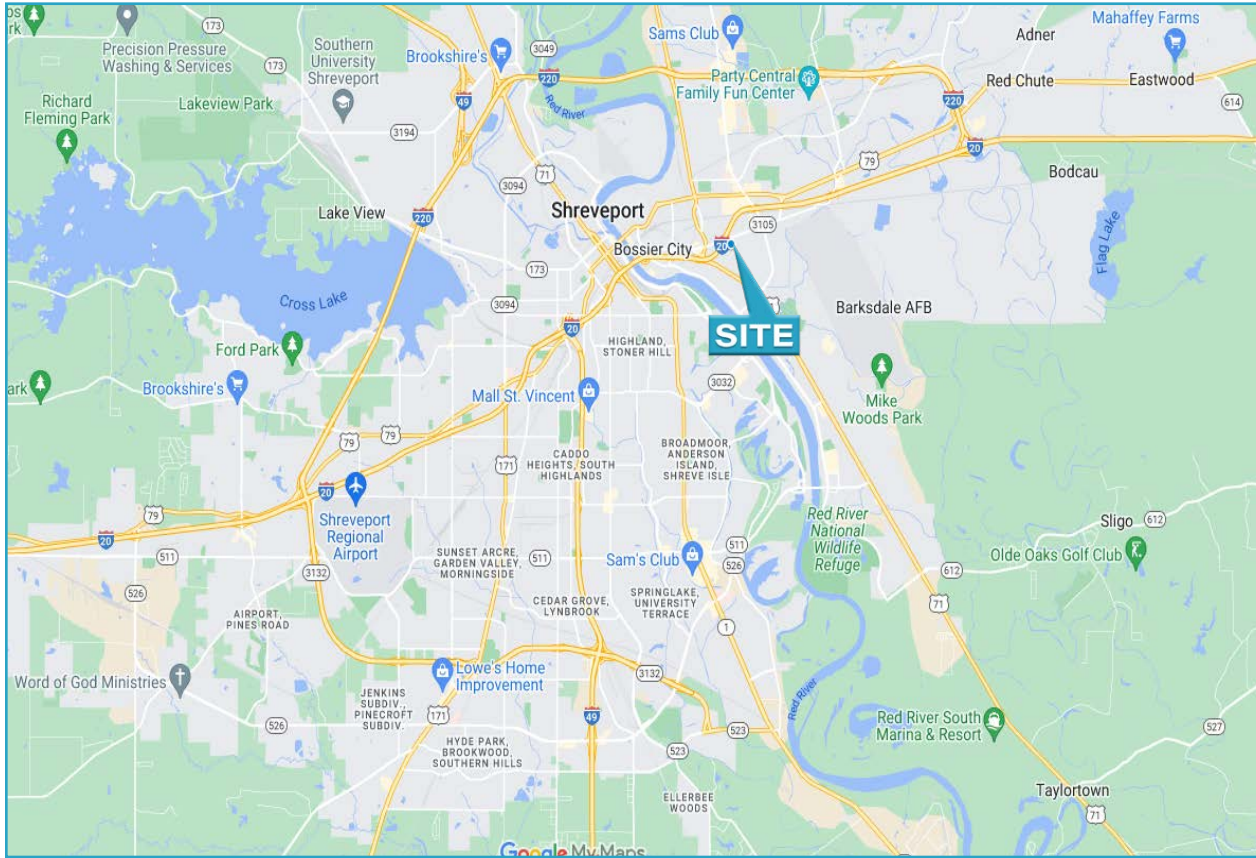
Clay Mote
clay@retailunion.com
214.960.4606

 **RETAILUNION**

2346 Victory Park Ln
Dallas, Texas 75219

PROUD PARTNER
XTEAM
RETAIL ADVISORS

PROPERTY INFORMATION



The information contained herein was obtained from sources believed reliable; however RetailUnion makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, change of price, or conditions prior to sale or lease, or withdrawal without notice.

2023 DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
EST. POPULATION	9,636	48,036	108,854
DAYTIME POP	7,614	53,268	112,434
MEDIAN HH INCOME	\$30,621	\$35,650	\$45,358
AVG. HH INCOME	\$40,829	\$50,554	\$69,267

LOCATION:

200 John Wesley Blvd.
Bossier City, LA

PROPERTY:

Pad Size: 1.4 Acres

TRAFFIC COUNTS:

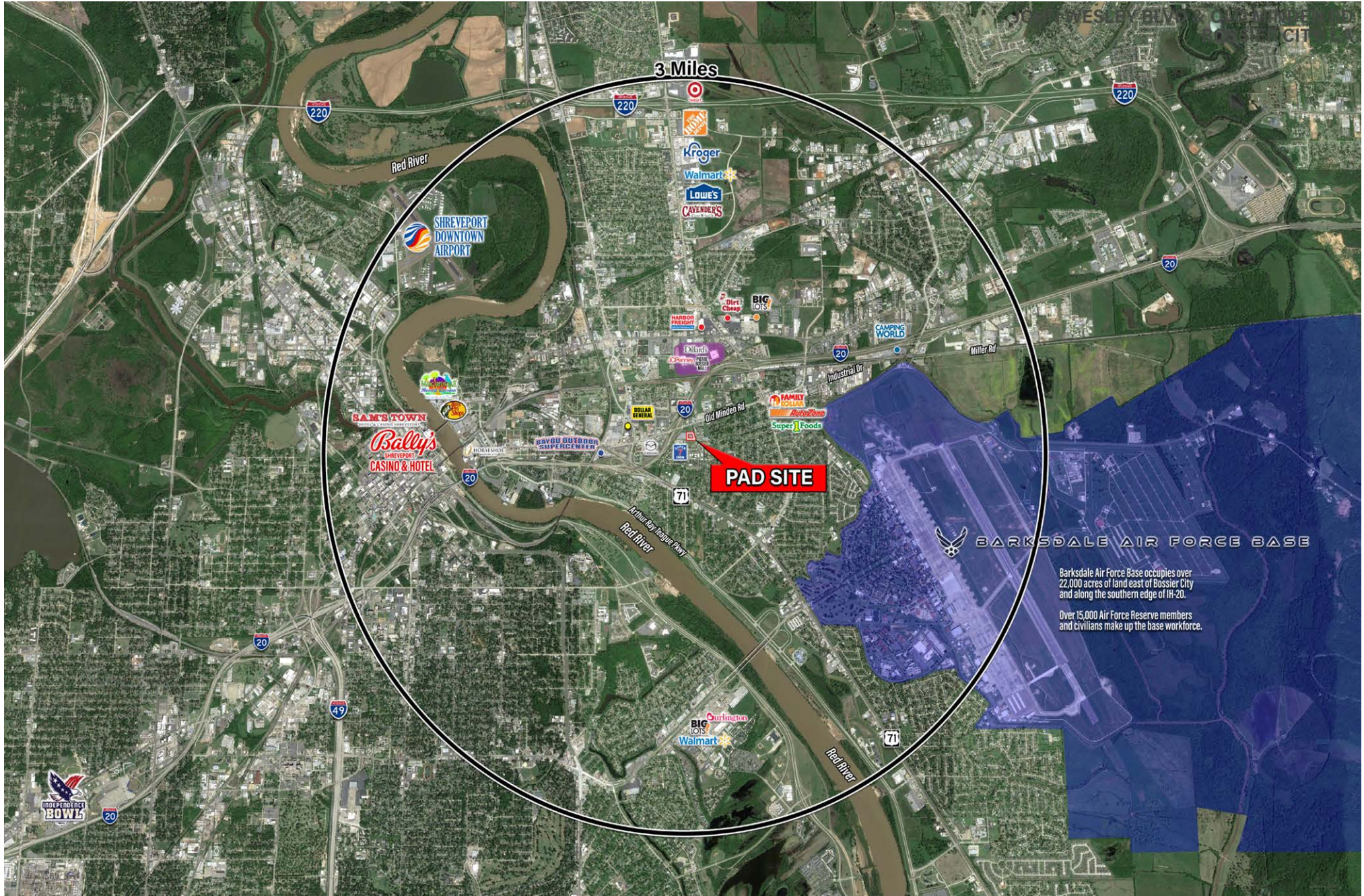
Interstate 20: 72,079 AADT
Old Minden Rd: 11,379 AADT

PROPERTY HIGHLIGHTS:

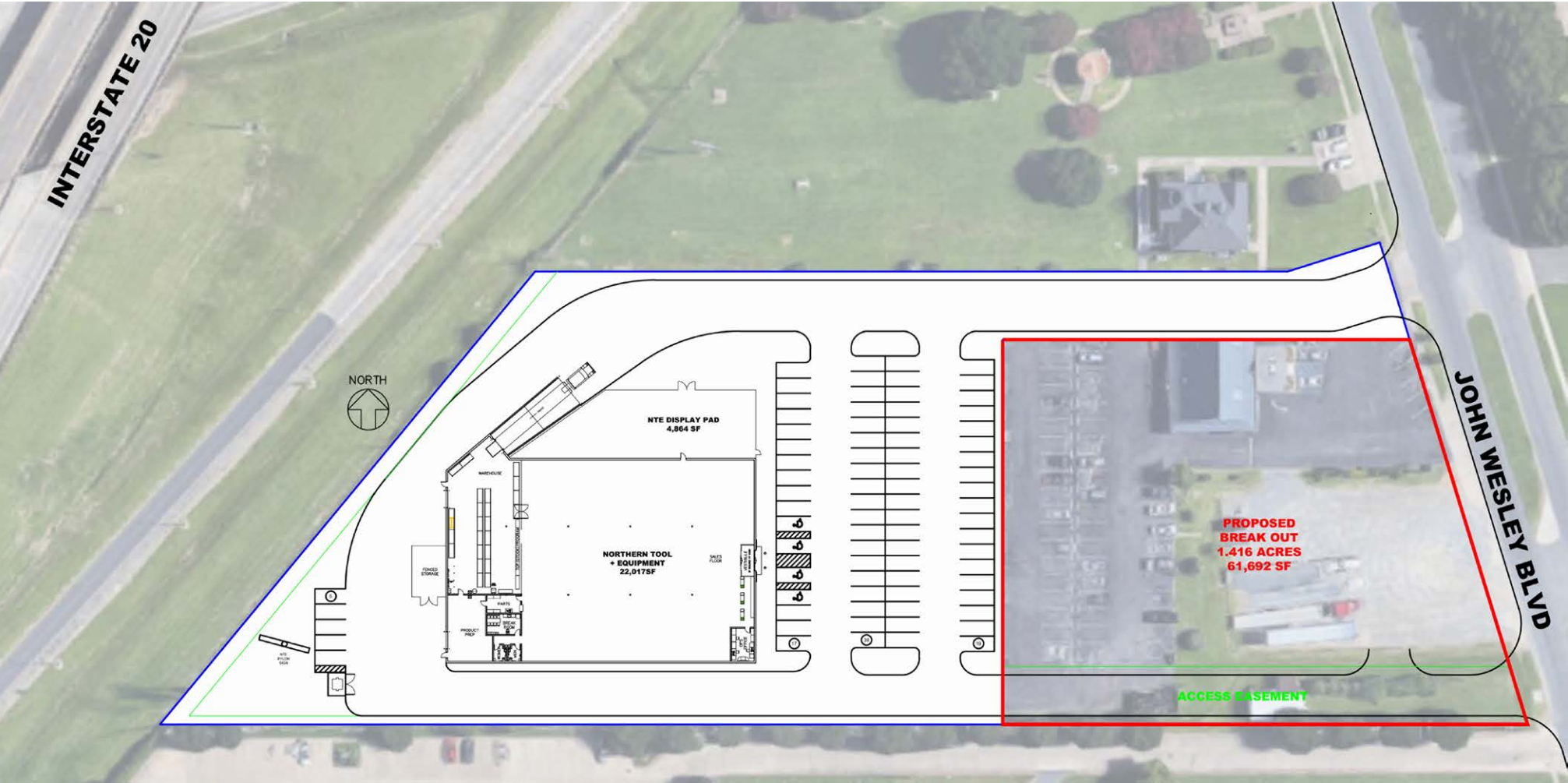
- Located next to Northern Tool + Equipment, opening August 2023
- Freeway pylon sign panel available



OVERVIEW AERIAL



SITE PLAN



Technical drawing of a sign structure showing dimensions and components:

- Top Sign:** Yellow background with a black 'N' logo and the text "NORTHERN TOOL + EQUIPMENT".
 - Overall width: 25'-0"
 - Width to centerline: 22'-7 1/4"
 - Height: 7'-7"
 - Mounting bracket height: 5'-8 1/4"
 - Clearance from ground: 2'-0 1/4"
 - Clearance from structure: 0'-10 1/4"
- Middle Sign:** White background with the text "Tenant 2".
 - Height: 4'-0"
 - Width: 20'-0"
 - Clearance from structure: 17'-0"
- Structure Dimensions:**
 - Total height: 64'-9"
 - Height from ground to middle sign: 30'-5"
 - Height from middle sign to top sign: 26'-9"
- Ground Level:** GRADE



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

RU Brokerage LLC	9009360	Nick@retailunion.com	214.960.4606
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Nick G Koeijmans	386459	Nick@retailunion.com	214.960.4606
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Clay Mote	447471	clay@retailunion.com	214.960.4606
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date