

REDUCED

FOR SALE

2525 YOUREE OFFICE BUILDING

INVESTMENT OPPORTUNITY

8.5% CAP RATE

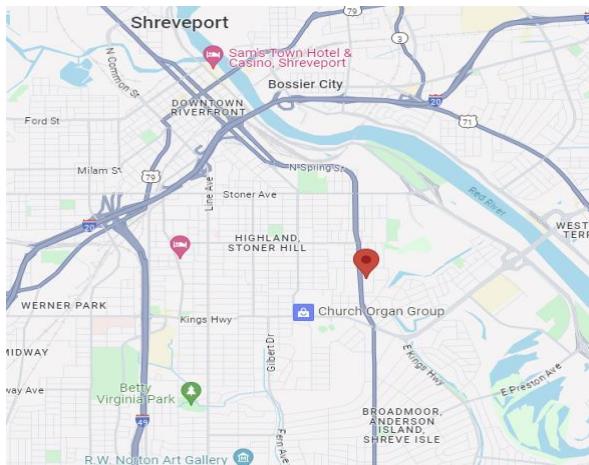
- *22,760 total rentable square feet*
- *100% occupancy*
- *State of Louisiana Probation and Parole Office – 18,440 square feet*
- *GEO Reentry Services – 4,320 square feet*

Sales Price - \$1,900,000.00

Ben W. Walker, III, CCIM
401 Market Street, Suite 1000
Shreveport, LA 71101
318-222-2022 ext. 2092
318-458-9552 cell
ben@walkeralley.com



**Walker-Alley
& Associates, LLC**
REAL ESTATE RESOURCES



All information contained herein is believed to be accurate, but is not warranted and no liability of errors or omissions is assumed by either the owner or Walker-Alley & Associates, LLC and/or its agents or employees. June 2025







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Floor Plan

Probation and Parole Office

2525 Youree Drive
Shreveport, LA

ISSUE INFORMATION

Sheet

Job

CAD

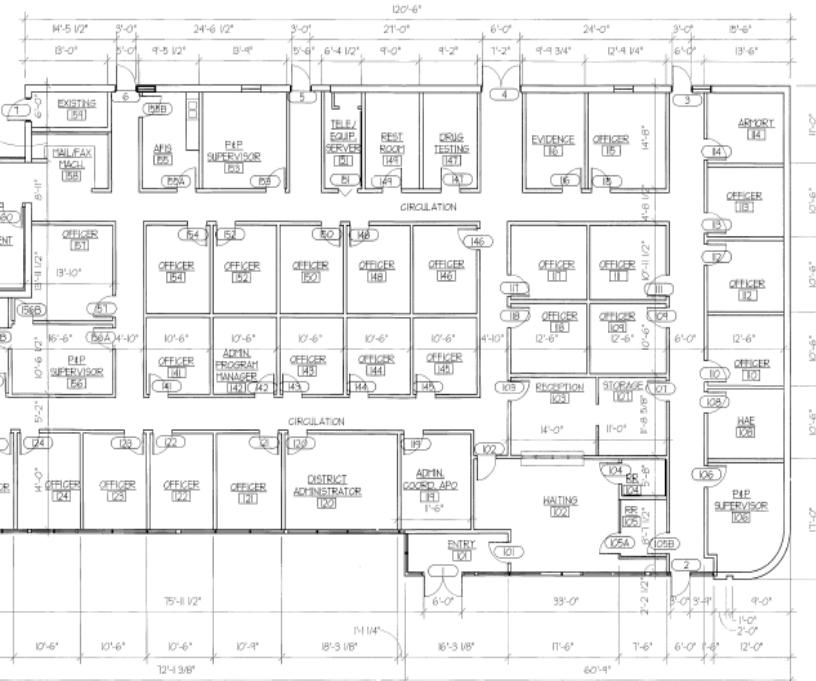
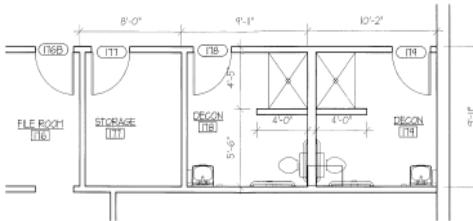
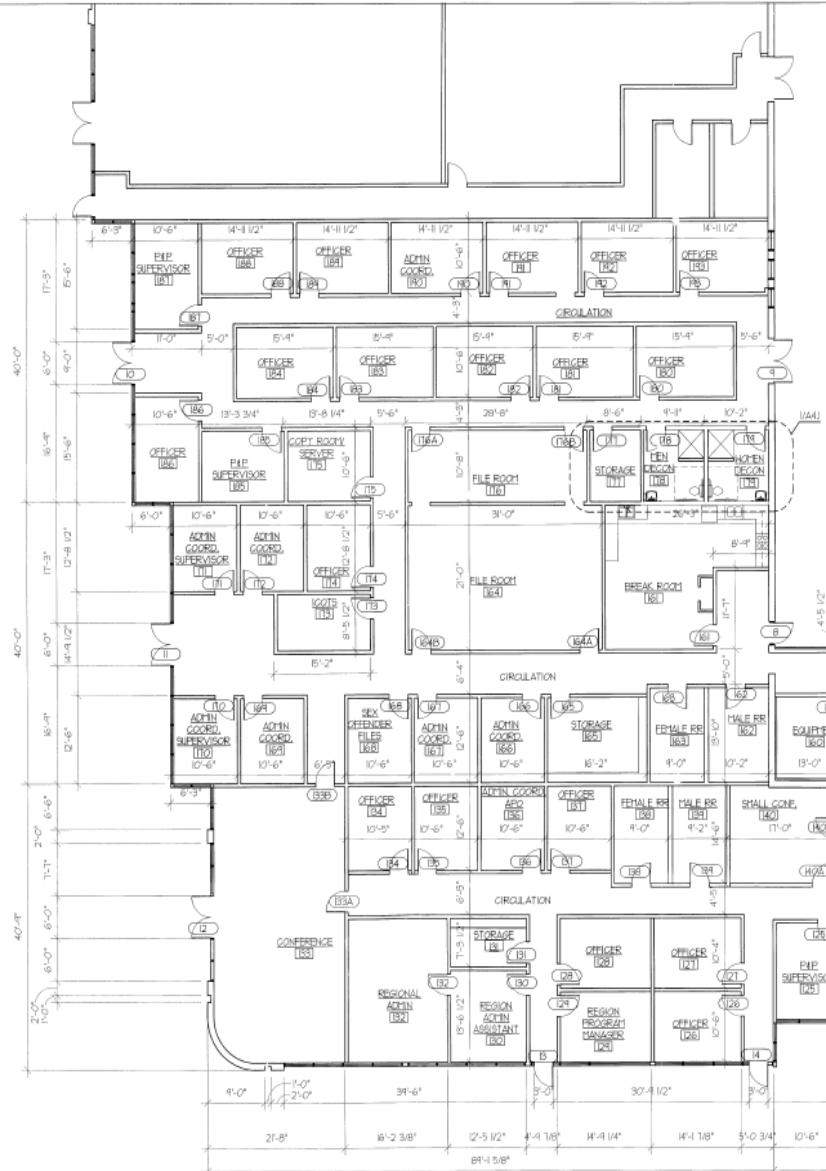
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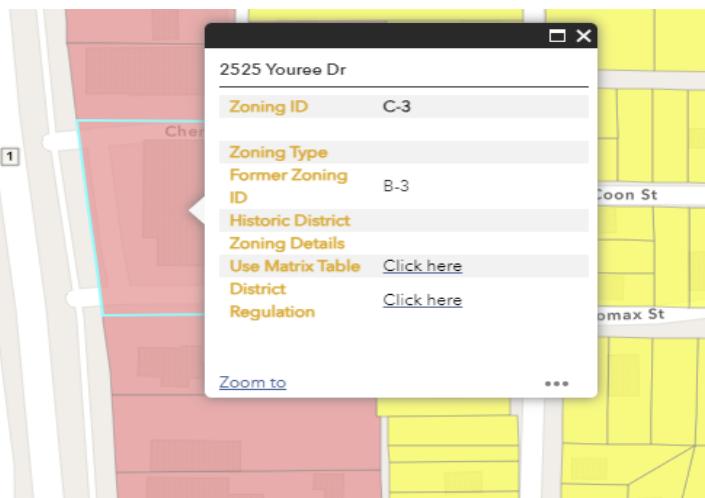
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**"FOR STATE LEASE USE"
SCHEMATIC DESIGN, NOT FOR CONSTRUCTION**



Customer Information Form

What Customers Need to Know When Working With Real Estate Brokers or Licensees

This document describes the various types of agency relationships that can exist in real estate transactions.

AGENCY means a relationship in which a real estate broker or licensee represents a client by the client's consent, whether expressed or implied, in an immovable property transaction. An agency relationship is formed when a real estate licensee works for you in your best interest and represents you. Agency relationships can be formed with buyers/sellers and lessors/lessees.

DESIGNATED AGENCY means the agency relationship that shall be presumed to exist when a licensee engaged in any real estate transaction, except as otherwise provided in LA R.S. 9:3891, is working with a client, unless there is a written agreement providing for a different relationship.

- The law presumes that the real estate licensee you work with is your designated agent, unless you have a written agreement otherwise.
- No other licensees in the office work for you, unless disclosed and approved by you.
- You should confine your discussions of buying/selling to your designated agent or agents only.

DUAL AGENCY means an agency relationship in which a licensee is working with both buyer and seller or both landlord and tenant in the same transaction. Such a relationship shall not constitute dual agency if the licensee is the seller of property that he/she owns or if the property is owned by a real estate business of which the licensee is the sole proprietor and agent. A dual agency relationship shall not be construed to exist in a circumstance in which the licensee is working with both landlord and tenant as to a lease that does not exceed a term of three years and the licensee is the landlord. Dual agency is allowed only when informed consent is presumed to have been given by any client who signed the dual agency disclosure form prescribed by the Louisiana Real Estate Commission. Specific duties owed to both buyer/seller and lessor/lessee are:

- To treat all clients honestly.
- To provide factual information about the property.
- To disclose all latent material defects in the property that are known to them.
- To help the buyer compare financing options.
- To provide information about comparable properties that have sold, so that both clients may make educated buying/selling decisions.
- To disclose financial qualifications to the buyer/lessee to the seller/lessor.
- To explain real estate terms.
- To help buyers/lessees arrange for property inspections
- To explain closing costs and procedures.

CONFIDENTIAL INFORMATION means information obtained by a licensee from a client during the term of a brokerage agreement that was made confidential by the written request or written instruction of the client or is information the disclosure of which could materially harm the position of the client, unless at any time any of the following occur:

- The client permits the disclosure by word or conduct.
- The disclosure is required by law or would reveal serious defect.
- The information became public from a source other than the licensee.

By signing below you acknowledge that you have read and understand this form and that you are authorized to sign this form in the capacity in which you have signed.

Buyer/Lessee:

Seller/Lessor:

By: _____
 Title: _____
 Date: _____
 Licensee: _____
 Date: _____

By: _____
 Title: _____
 Date: _____
 Licensee: _____
 Date: _____



AgencyForm Rev. 10/10

Shreveport is the central hub of the Ark-La-Tex Region. It is the largest city and the center of business and commerce for Northwest Louisiana, East Texas, Southeast Oklahoma and Southwest Arkansas. One of Shreveport's major assets for businesses is its location, just three hours from Dallas/Fort Worth and approximately five hours from Houston, Baton Rouge, New Orleans, Little Rock, Tulsa, Lafayette and Jackson.

Some of the major employers in the area include Global Strike Command and Barksdale Air Force Base, the Port of Caddo Bossier, Ochsner LSU Medical Center, Willis Knighton Hospital, Christus Health Hospitals and a new three million square foot Amazon Robotic Distribution facility. Along with the oil and gas industry Haynesville Shale.

Shreveport is fortunate to have a variety of institutions of learning that provide both higher education, vocational and technical training, including Louisiana State University Shreveport, Southern University Shreveport, Centenary College, Louisiana Tech University, Northwestern School of Nursing and LSU Health Shreveport.

