

	<b>STEVEN FLOYD</b> Cell: 337-274-5684 Ph: 337-274-5684 COLDWELL BANKER INGLE SAFARI "Think Outside The Box"	
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**Information Deemed Reliable, Not Guaranteed**

<b>02/28/2019</b>	<b>Lease</b>	<b>5111 Common St, Lake Charles 70607</b>	<b>Price: \$21</b>
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ML#:	<b>173306</b>	Status:	<b>Incomplete</b>	Orig Price:	
Sub Type:	<b>Retail</b>	Area:	<b>60</b>	Lot:	
Listing Type:	<b>Exclusive Right to Sell Listing</b>	DOM:		CDOM:	
Parish:	<b>Calcasieu</b>	City Limit:	<b>Yes</b>	Acres:	<b>1.000</b>
Subdiv:		Stories:	<b>1.0</b>	Year Built:	<b>2019</b>
Subdiv Code:					
Bounding St:	<b>Petro Point</b>				
Parcel#:	<b>008611065C</b>				
Lot Size:	<b>168X250X255X132</b>				
Lot Desc:	<b>Corner</b>				
Exterior:	<b>Brick</b>				
Foundation:	<b>Slab</b>				
Roof:					
Builder:					

Directions: **From 210 head South on Common Street, the property is on the left at the corner of Common Street and Petro Point Drive.**

Legal:

Virtual Tour:

**General Information**

Gas:	<b>None</b>	Condition:	<b>C1 - New</b>	Security Dep:	<b>\$2,450</b>
Sewer:	<b>None</b>	Option 2 Buy:	<b>No</b>	Term Cont:	<b>No</b>
Water:	<b>Public</b>	Car Storage:	<b>Lot</b>	Wtrfmt/Nav:	<b>No/ No</b>
Electric:	<b>Entergy</b>	Possession:		Fence:	<b>No</b>
Heat:	<b>Central</b>				
Air:	<b>Central</b>				
Addtn Features:	<b>None</b>				
Appliances Incl:	<b>None</b>				
Intrmt Remarks:	<b>New Strip Center Looking for Long Term Tenants. "Petro Point Plaza" new construction coming. Triple net lease, \$21/sqft, Tenant will pay 1st month and deposit at signing. 1400 sqft unit is available. Owner reserves the right to select the anchor position from among applicants. 41 Phase I parking spaces. Proposed site plan may be altered over time by Owner. 2.50 cam charge.</b>				

Agent Remarks:

**Residential Information**

Beds:	<b>0</b>	Baths F/H:	<b>0 / 0</b>	Elem School:		SF Liv Area:	<b>1,400</b>
Pool:		Aprvd Sec 8:	<b>No</b>	Middle School:		Pets Allow:	<b>No</b>
Gas:		Electric:		High School:		Water:	

**Commercial Information and Approx Sqft**

Whs Sqft:	<b>0</b>	Sqft Price:	<b>\$0.02</b>	Sqft Mn/Max:	/	Elec Phase:	<b>0</b>
Offc Sqft:	<b>0</b>	Ceiling Ht:		Dock/#Doors:	<b>No/0</b>	Elec Volts:	<b>0</b>
Ttl Sqft:		Lse Inc:	<b>Other</b>	RE Tax:	<b>Tenant</b>	Elec Amps:	<b>0</b>
Exp Paid By:	Util:	Janit:	<b>Tenant</b>	Ins:	<b>Tenant</b>		

**Financial Information**

Assume:		Ownr M Fin:		3rd Prty/REO:		Lse Pr Poss:	
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**Listing Office Information**

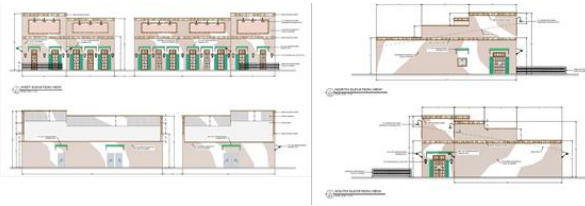
List Agent:	<b>(SFLOYD) STEVEN FLOYD</b>		Agt Ph:	<b>337-274-5684</b>	Agt Cell:	<b>(337) 274-5684</b>
Lst Agt License:	<b>41445</b>		Show Ph#:	<b>337-478-1601</b>	List Broker Ph:	<b>337-478-1601</b>
Agent Email:	<b>sfloyd@inglesafari.com</b>		VOW:	<b>Yes</b>	Fax#:	
List Broker:	<b>(CB1001) COLDWELL BANKER INGLE SAFARI</b>		Shown By:	<b>Vacant</b>	Foreclosure:	<b>No</b>
Lst Bkr License:	<b>0995698870</b>					
Comm Coop Bkr:	<b>% / 3</b>	Vari Rate:	<b>No</b>			
HUD:		Short Sale:	<b>No</b>			

**Office Special Information**

Owner Name:		Home Phone:		Work Phone:	
Spouse Name:		Home Phone:		Work Phone:	
Occupant Name:		Home Phone:		Work Phone:	
Purchaser 1:		Seller 1:			
Purchaser 2:		Seller 2:			
Alarm Code/Ph:		Sellers Phone:			
List Date:	<b>02/28/2019</b>	Entry Date:		St Chg Date:	<b>02/28/2019</b>
Show Instr:	<b>Vacant - Build out in process - drive by</b>				

Click on the arrow to view Additional Photos





Click on the arrow to view the Listing History

MLS #	Address	DOM	Price	Change Type	Effective	Chg Info	Chg Timestamp
<a href="#">164527</a>	5111 Common Street	148	\$21	Price Increase	12/06/18	\$15->\$21	12/06/18 10:16 AM
<a href="#">164527</a>	5111 Common Street	0	\$15	New Listing	07/11/18	->A	07/11/18 01:49 PM
<a href="#">131137</a>	TBD Common / Petro Point Drive	1,258	\$1,750	Leased	07/07/18	A->L	07/10/18 04:36 PM
<a href="#">131137</a>	TBD Common / Petro Point Drive		\$15		01/26/15	->15.00	01/26/15 03:22 PM
<a href="#">131137</a>	TBD Common / Petro Point Drive		\$15	New Listing	01/26/15	->A	01/26/15 03:22 PM