

# REDEVELOPMENT OPPORTUNITY











FOR SALE:  
*Former Sears at Pierre Bossier Mall*  
2950 E Texas Street, Bossier City, LA 71111

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- 
**LOCATION**  
 2950 E Texas St  
 Bossier City, LA 71111
- 
**ASKING PRICE**  
 See Agent
- 
**TRAFFIC COUNT**  
 67,549 ADT (I-20)  
 33,744 ADT (Airline Dr)
- 
**PARKING**  
 525 spaces

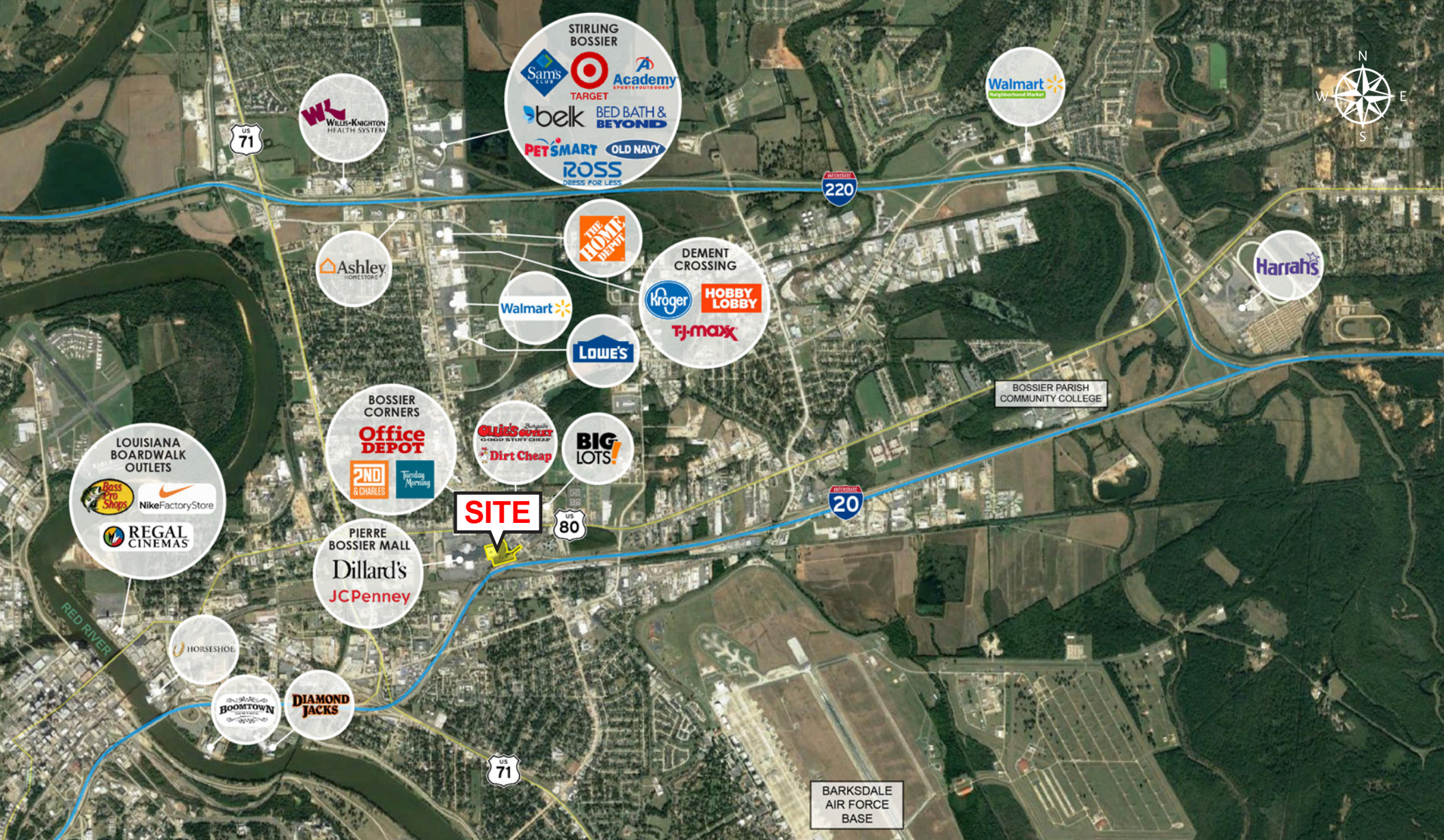
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**SITE SIZE**  
 11.3 Acres (492,237 SF)
- 
**BUILDING SIZE**  
 80,196 SF (Store)  
 10,865 SF (Auto Center)
- 
**ZONING**  
 B-3 (General Business)
- 
**YEAR BUILT**  
 1982

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**PROPERTY HIGHLIGHTS**

- Located within trade area that encompasses Barksdale Air Force Base which directly contributes almost 9,000 jobs and more than \$500 million in payroll to the economy, and estimated total spending estimated to exceed \$686 million annually
- Pierre Bossier Mall is currently owned by Brookfield Properties, a global real estate company based in New York
- 3 loading docks in the south side portion of the property

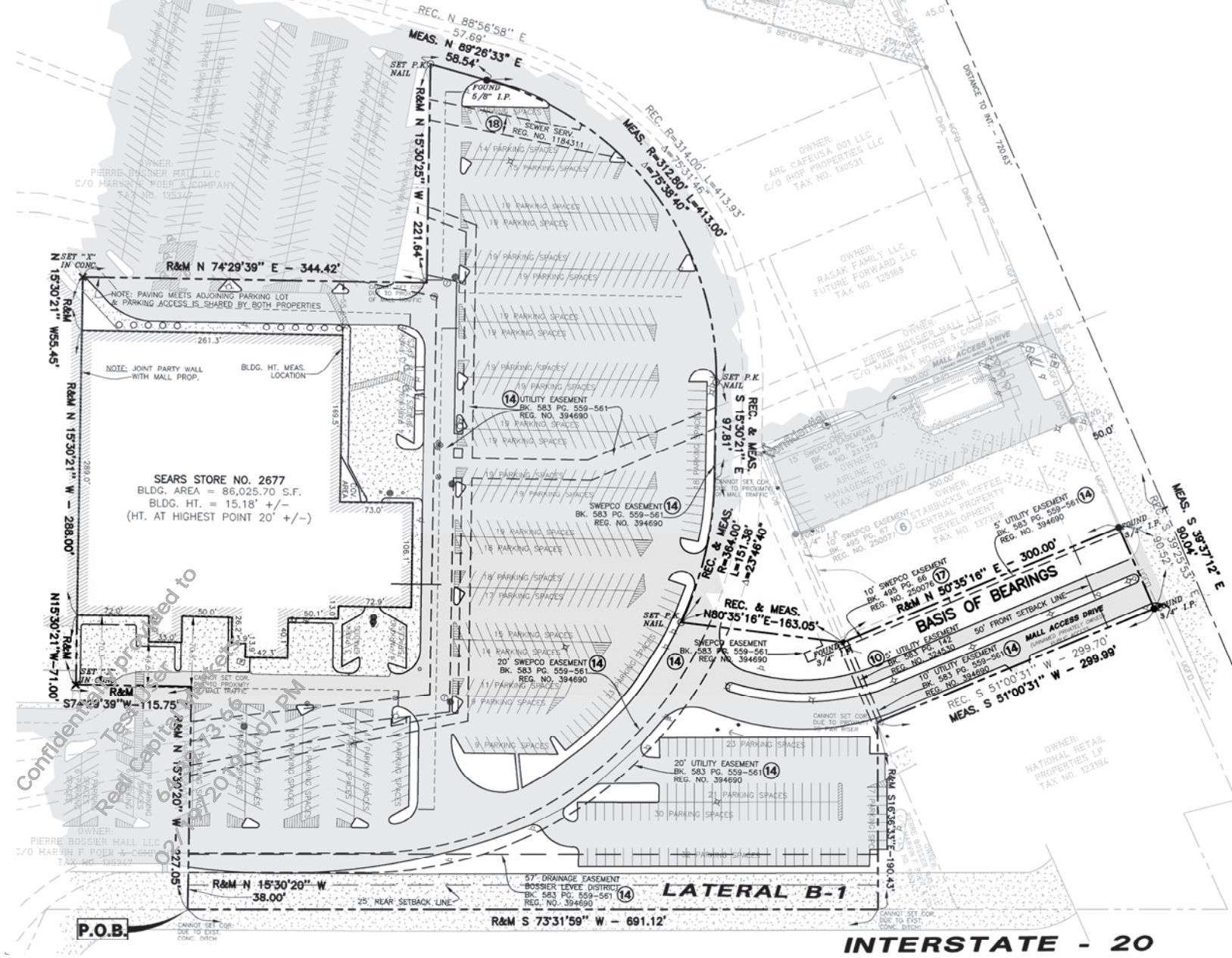




## MARKET AERIAL

2950 E Texas Street, Bossier City, LA 71111





**SURVEY**  
 2950 E Texas Street, Bossier City, LA 71111





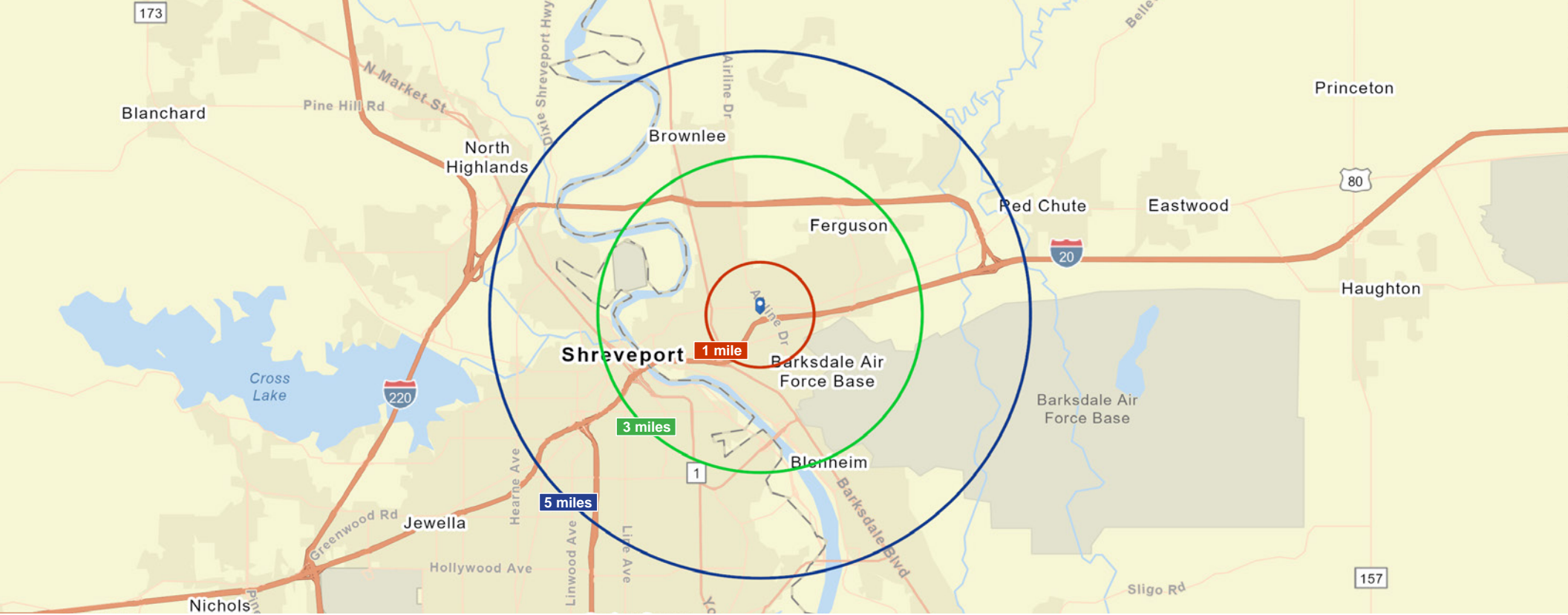
## LOADING DOCKS






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 DISTANCE	 TOTAL POPULATION	 TOTAL # HOUSEHOLDS	 MEDIAN HH INCOME	 AVERAGE HH INCOME
<b>1 MILE</b>	9,636	4,492	\$31,093	\$38,806
<b>3 MILES</b>	44,881	18,387	\$30,970	\$42,035
<b>5 MILES</b>	108,749	44,447	\$37,498	\$54,142

## DRIVE TIME & DEMOGRAPHICS

2950 E Texas Street, Bossier City, LA 71111



# 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: \_\_\_\_\_

By: \_\_\_\_\_

Title: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

Licensee: \_\_\_\_\_

Licensee: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

