

REDEVELOPMENT OPPORTUNITIES

SEARS

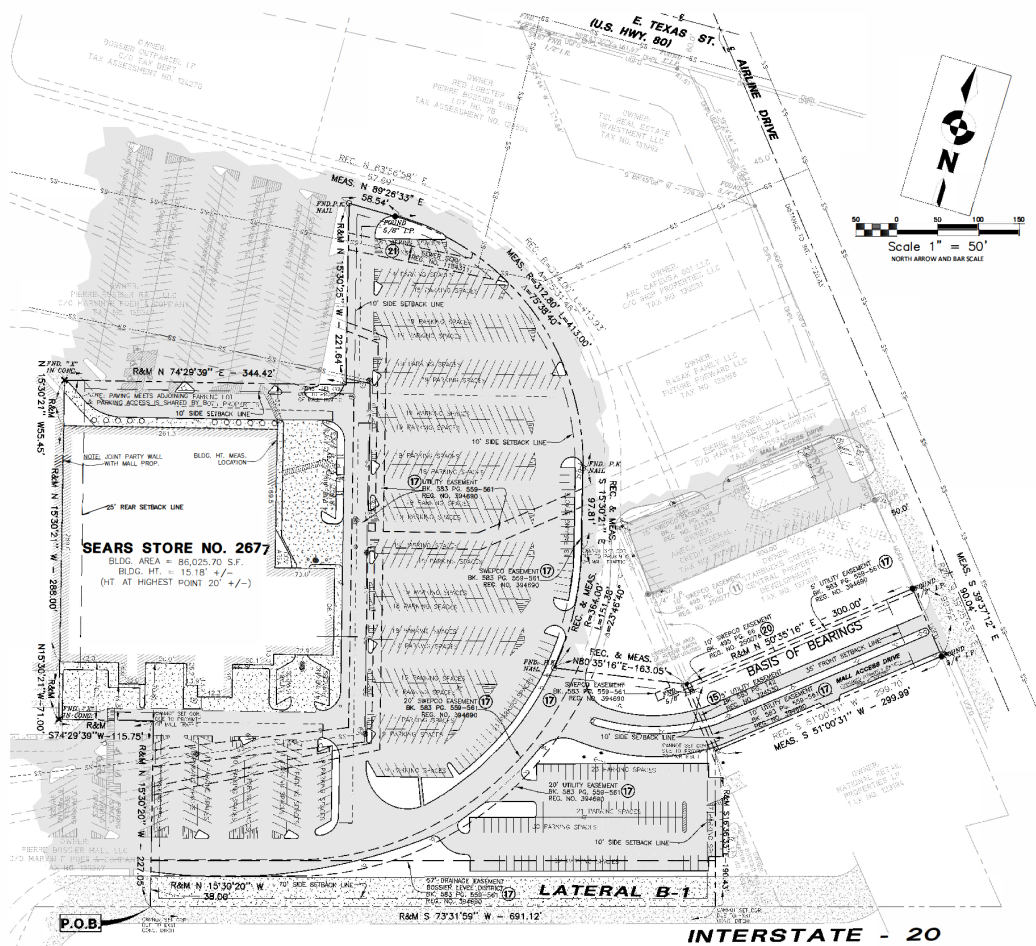
- Junior anchor retailers
 - Off-price retail
 - Home furnishings
 - Sporting goods
- Entertainment
 - Family entertainment center
 - Bowling and arcade
 - Indoor adventure park
 - Cinema or gaming
 - Fitness / Recreation
 - Large format health club
 - Indoor sports complex
- Pickleball or recreation facility
- Alternative Uses
 - Medical campus
- Education or training facility
 - Self-storage conversion
 - Mixed-use redevelopment

Pierre Bossier Mall
2950 East Texas Street, Suite 212
Bossier City, LA 71111



Pierre Bossier Mall
Sears Building

Contact: Doyle Liesenfelt-Doyle@ntpre.com-214-215-6868 Greg Vlahos-greg@ntpre.com 214-762-2899
New Territory Partners NTP We Are Retail www.ntpre.com



- LEGEND OF ALL SYMBOLS USED
- CATCH BASIN
 - CLEAN OUT
 - ELECTRIC BOX
 - FEE HYDRANT
 - GAS METER/RISER
 - UNDERGROUND TANK ACCESS
 - GUY WIRE
 - HANDICAP PARKING
 - INLET
 - IRON PIPE
 - CONCRETE BOLLARD
 - LIGHT POLE
 - MANHOLE
 - MONUMENT
 - SUPPORT COLUMN
 - OTHER POLES
 - PINE TREE
 - POWER POLE
 - SIGN
 - TELEPHONE POLE
 - TELEPHONE RISER/VAULT
 - WATER METER
 - WATER VALVE
- ▬ ASPHALT
 - ▬ CONCRETE
 - ▬ CENTER LINE
 - ▬ CHAIN LINK FENCE
 - ▬ EASEMENT
 - ▬ BURIED FIBER OPTIC CABLE
 - ▬ SUBDIVISION SETBACK LINE
 - ▬ GRAVEL
 - ▬ OVERHEAD POWERLINE
 - ▬ PROPERTY LINE
 - ▬ BURIED FIBER OPTIC CABLE
 - ▬ MAIL ROAD
 - ▬ RIGHT-OF-WAY LINE
 - ▬ SANITARY SEWER
 - ▬ ZONING SETBACK LINE
 - ▬ TELEPHONE
 - ▬ WATER MAIN
 - ▬ UNDER GROUND FIBER OPTIC LINE
 - ▬ WOODS OR BRUSH LINE

REVISIONS		
NO.	Description of Revision	DATE
1	ISSUE FOR NO. 21	10/10/11

RESPONSIBLE SURVEYOR/CONSULTANT IDENTIFICATION

ATCHLEY & ATCHLEY, INC.
 CONSULTING CIVIL ENGINEERS - LAND SURVEYORS
 P.O. BOX 7100, SHREVEPORT, LOUISIANA 71137
 Ph: 338-222-5482 Cell: 338-464-5838
 www.atchleyandatchley.com
 Project Number: 20080

AA

ALTA / NPS LAND TITLE SURVEY

Sears
 STORE # 2677
 2900 East Texas Street
 Bossier City, Bossier Parish, Louisiana

Survey Coordinated by:
Bureau Veritas
 510 E. Memorial Road, Suite A-1
 Oklahoma City, OK 73114
 800-411-2010
 ALTA@bvna.com
 www.bvna.com

SEAL OF STATE OF LOUISIANA
 BOSSIER PARISH
 PROFESSIONAL SURVEYOR
 No. 1076
 EXPIRES 12/31/10

BUREAU VERITAS

Store Levels: 1
 Building Square
 Footage: 91,061
 Site Acreage: 11

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1. Partial Demolition → Open-Air Lifestyle Conversion

Concept:

Tear off façade

Add:

patios

drive-up restaurants

outdoor plaza

2. Medical / Wellness Campus

Concept:

Urgent care / outpatient surgery

Physical therapy

Dental / vision

Possibly VA or military-related services

Barksdale AFB proximity = built-in demand

Daytime traffic stabilizer

Less retail risk

3. Hybrid: Value Retail + Fitness + Entertainment

Concept:

Crunch Fitness / Planet Fitness

Burlington / Ross / Five Below

Smaller entertainment (trampoline, kids play)

4. Split the box into 3 uses:

35–40K SF → Entertainment anchor

20–25K SF → Food + beverage cluster

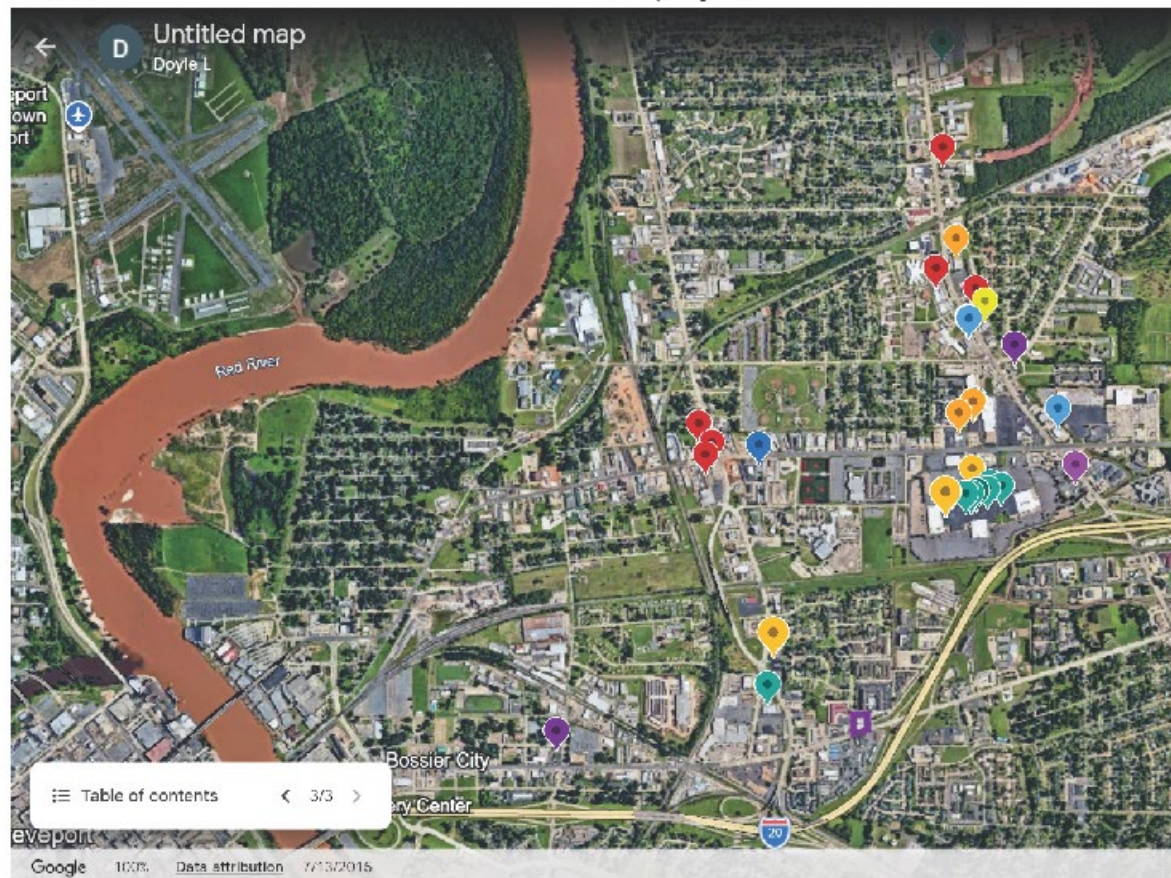
15–20K SF → Medical / service

Activate auto center

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