

FORMER SEARS AT PIERRE BOSSIER MALL

BOSSIER CITY, LA

FORMER SEARS BOX "AS-IS" WITH REDEVELOPMENT OPPORTUNITY

91,060 SF Building On 8.43 Acres



PROPERTY DESCRIPTION

ADDRESS	2950 E Texas St, Bossier City, LA 71111
SITE SIZE	8.43 AC
YEAR BUILT	1982
BUILDING AREA	80, 196 SF (Anchor Space), 10,864 SF (Auto Center)
LOT AREA	367,211 SF

ZONING	B-3 (General Business)
FRONTAGE	E Texas St – 2,170' & Airline Dr - 935'
PARKING	651 Spaces 7.15/1,000 SF
FLOOD PLAIN	Mostly 500 Year Flood Plain, small portion in 100 Year Flood Plain
SCHOOLS	Plantation Park Elementary School, Greenacres Middle School, Airline High School



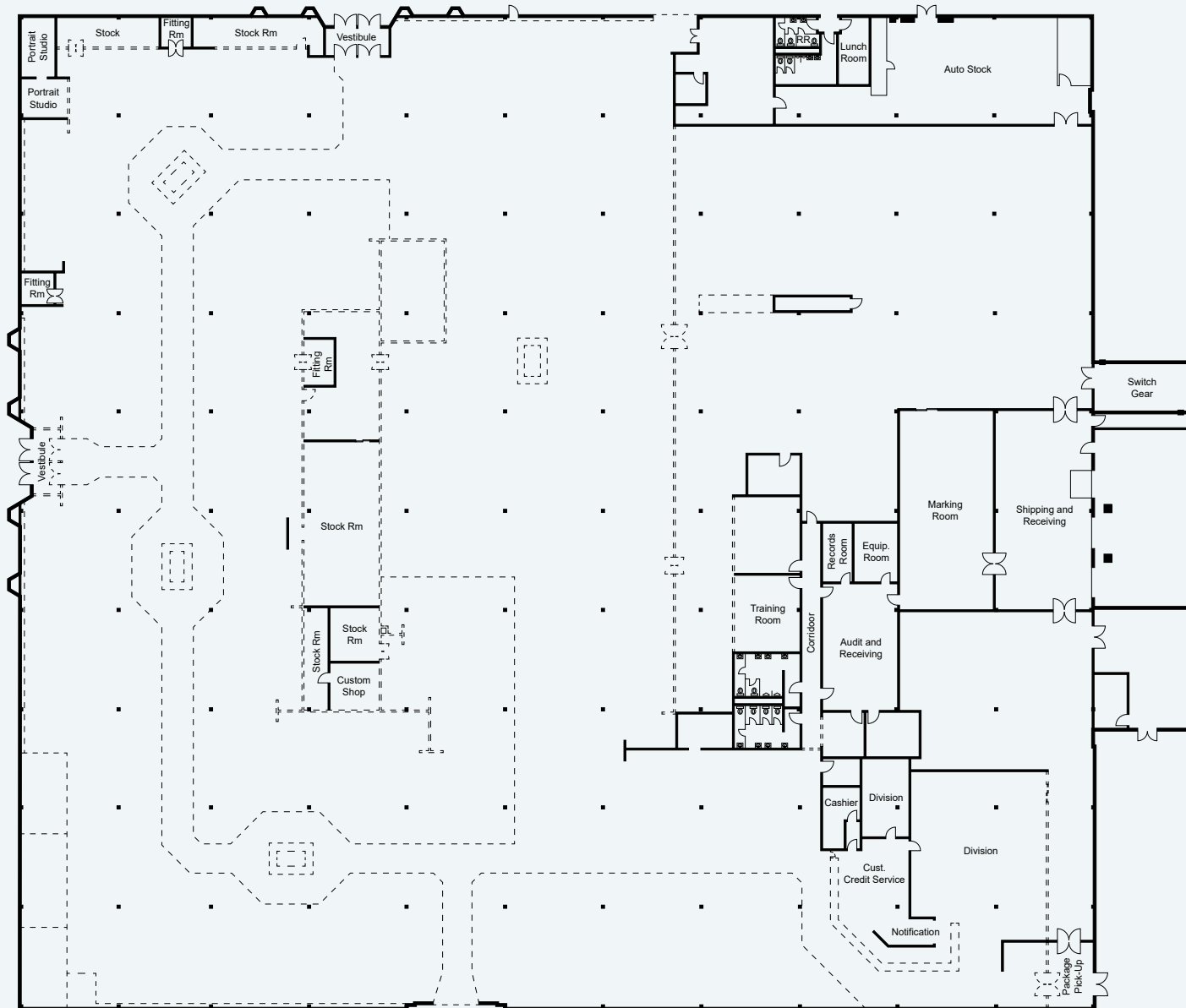
SITE PLAN

2950 E TEXAS ST
91,060 SF

AIRLINE DR (29,886 VPD)



FLOOR PLAN



INVESTMENT HIGHLIGHTS

Next Door to Barksdale Airforce Base

Barksdale Airforce Base is home to 15,000 active military members and their family's that look at Pierre Bossier Mall as their primary entertainment source. The space faces the busiest connecting street to the mall, making it the first thing these members see when driving to pickup dinner, medicine, and most other daily errands.

Strong Established Customer Base

Pierre Bossier Mall has averaged 1.6 Million visitors per year since Covid-19, putting the property in the top 25% of retail centers in Louisiana. New tenants in this space will not have to allocate capital towards attracting customers, and can focus on developing the store and its products.

Premier Adaptable Space

The large department store space has open floor plans that can be easily reconfigured into specific layouts for big box retailers, or subdivided for multiple tenants. The flexibility of this opportunity is unlike anything that potential users will be able to find anywhere except for former Sears spaces.

Super-Regional Retail Destination

The Property attracts consumers from all over Louisiana and into Texas. The widely-known destination will supercharge the start of a new retailer, with some visitors coming from more than 50 miles away. The box has ideal visibility from Interstate 20, East Texas Street, and Airline Drive, accounting for over 78,000 VPD



DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
2010 Population	10,253	43,699	106,088
2024 Population	9,951	41,029	99,164
2024 Median Age	33.0	34.6	36.5
2024 Average Household Income	\$44,988	\$57,378	\$75,638
2024 Housing Unit Occupancy	90.3%	85.8%	86.0%

BARKSDALE AIR FORCE BASE
15,000 Active Members and Families

BELLAIRE
(Residential)

PECAN PARK
(Residential)

COLEMAN PARK
(Residential)

Super 1 Foods
& Discount Pharmacy
FAMILY DOLLAR
my family, my family dollar.
AutoZone

WALLER
(Residential)

TOWNEPLACE SUITES
MARRIOTT
Hilton
FOR THE STAY
Hampton
By Hilton
extended STAY AMERICA

Starbucks
ihop
BURGER KING
TACO BELL
Waffle House

PRESTON PLACE APARTMENTS
(271 Units)

Rusheon Middle School

SEARS AT PIERRE BOSSIER MALL

PARKS ON VILLAGE
(130 Units)

THE OASIS
(271 Units)

210K SF OF RETAIL

OLLIE'S
GOOD STUFF CHEAP
Dirt Cheap

MISTY HOLLOW APARTMENTS
(152 Units)

BOSSIER CITY HALL

FIRST BOSSIER

CVS
UPS
SONIC

PIERRE BOSSIER MALL
623k SF of Retail
Dillard's **JCPenney**
FOREVER 21 **SURGE ENTERTAINMENT** **Bath & Body Works**
Foot Locker

BOSSIER CORNERS SHOPPING CENTER

Office DEPOT **JOHNSON'S** **Notini's**
SMOOTHIE KING **Arby's** **Aaron's** **HARBOR FREIGHT**
Easy. Beautiful. Affordable. QUALITY TOOLS. LOWEST PRICES

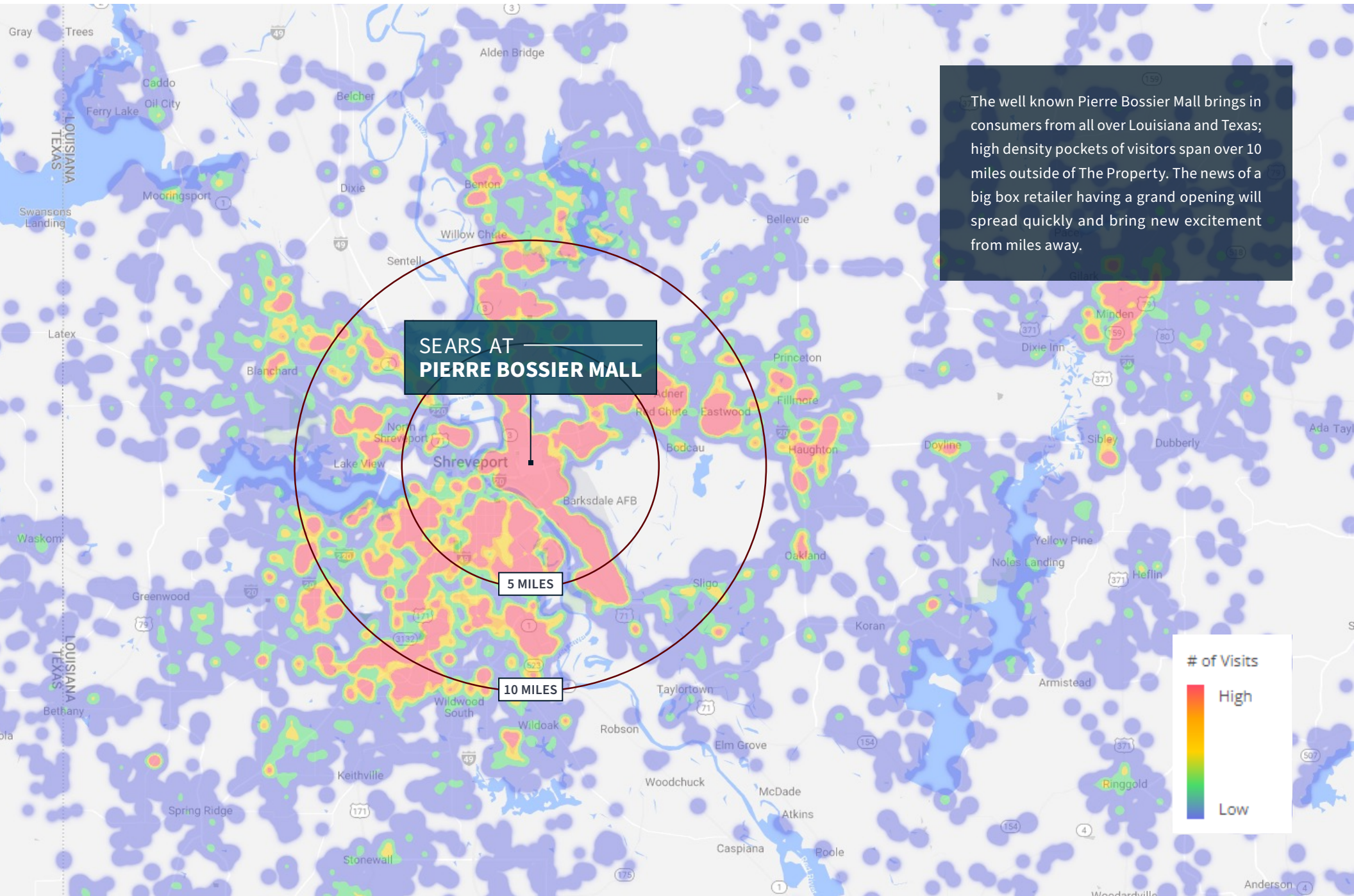
CHAPARRAL APARTMENTS
(184 Units)

Artine Dr | 29,886 VPD

20 - 35,933 VPD

E Texas St | 12,470 VPD

PIERRE BOSSIER MALL'S CUSTOMER BASE

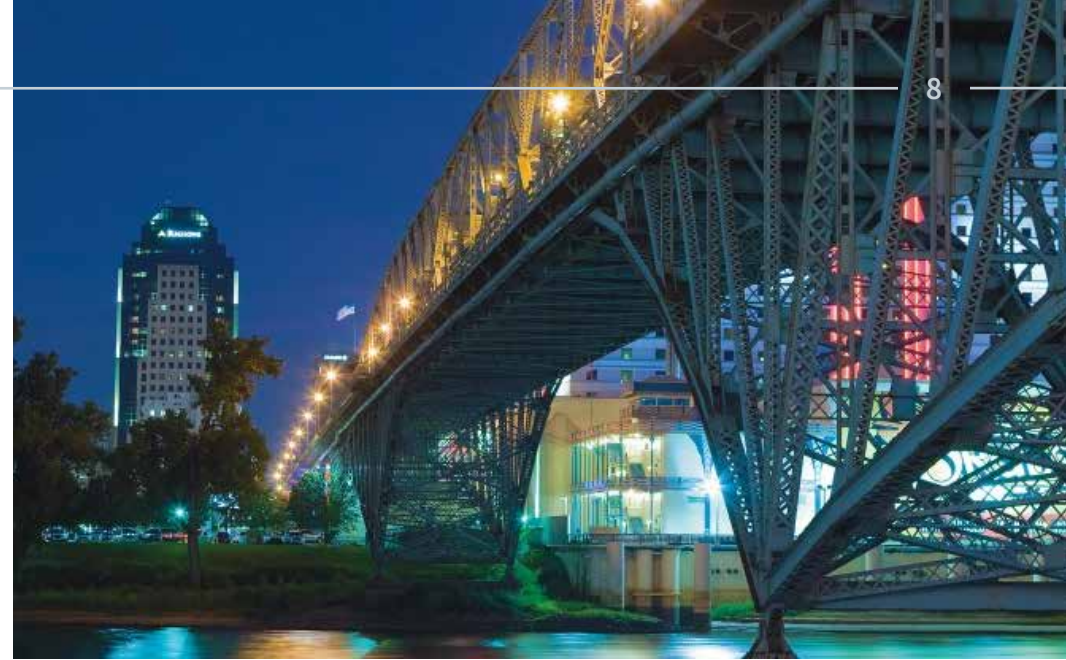


LOCATION OVERVIEW

Shreveport-Bossier City, the largest metro area in north Louisiana, is situated along the Red River and offers a diverse mix of economic opportunities, entertainment, and quality of life amenities. This vibrant community boasts a strong and growing economy, recognized for its potential by Forbes magazine as one of the “Best Opportunity Cities.” Bossier City, in particular, has been named No. 7 for “Best Places to Find a New Job” by Money magazine and ranks among Louisiana’s top ten most successful cities.

The region has demonstrated significant economic expansion across various metrics, including business growth, GDP growth, building permits, and federal funds received per capita. Notably, Shreveport-Bossier City is emerging as a cybersecurity hub, ranking No. 2 as an Emerging Cybersecurity Hub by Business Facilities and playing a crucial role in Louisiana securing the top spot for Cyber Security Growth Potential.

The area’s economy is further bolstered by tourism and entertainment, with major attractions including waterfront casinos that form the city’s skyline, the \$31 million Louisiana Downs racetrack opened in 1974, the Louisiana Boardwalk shopping outlet mall, and the East Bank District featuring Flying Heart Brewing, cafés, shops, and family-friendly festivals. These diverse offerings contribute to the area’s appeal, providing residents and visitors with a wide range of entertainment options, gaming experiences, shopping opportunities, and quality of life amenities.



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