

## **±4.38 AC REDEVELOPMENT SITE** **SHREVEPORT, LOUISIANA**

- RIGHT OFF I-20 (55,000 VPD)
- CLOSE PROXIMITY TO SHREVEPORT AIRPORT
- LARGE SITE LOCATED ON THE CORNER

# **FOR SALE**

4943 & 4935 Monkhouse Dr, Shreveport, LA

In Association with Scott Reid & ParaSell, Inc. |  
P: 949.942.6578 | A Licensed Louisiana Broker  
#BROK.995705727-ACT | Costa Mesa, California





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## OFFER SUBMISSION

Please submit all offers as a non-binding letter of intent (LOI).

Including:

- Pricing
- Due Diligence Timeline
- Earnest Money
- Special Stipulations



**FINEM**  
GROUP  
MEYBOHM COMMERCIAL



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# EXECUTIVE SUMMARY





## INVESTMENT DETAILS



Price  
**\$1,500,000**



Lot Size  
**±4.38 Acres**



Traffic Count  
**10K & 55K**

## INVESTMENT HIGHLIGHTS

### **LARGE SITE**

This site consists of two parcels, one being a former hotel and the other being the lot behind it. Both of these sites make up ±4.38 acres right off the interstate and provide over 584 feet of frontage along I-20.

### **LOCATED OFF INTERSTATE**

This site is located right off I-20 exit 13. This is the same exit Shreveport Regional Airport is on and has plenty of road frontage on I-20. With I-20 running west into Texas and East to the coast, I-20 is a popular route for travelers going from Texas to the Coast.

### **NEAR REGIONAL AIRPORT**

Situated a mere 0.8 miles away from the Property and seven miles southwest of the central business district, the Shreveport Regional Airport serves as a convenient gateway to the city. In 2019 alone, this public-use airport catered to 683,498 passengers, offering flights to major destinations such as Dallas, Los Angeles, Atlanta, Houston, Orlando, Destin, Charlotte, and Las Vegas.

### **GREAT ACCESS**

The property is located on a corner with full-motion access and is right off the north side of I-20.

### **GREAT REDEVELOPMENT LAND**

The property is currently a vacant hotel that is no longer running and would make for an excellent redevelopment play. With only demolition required this site is flat and easily developable.

## INVESTMENT DESCRIPTION

The Finem Group at Meybohm Commercial is pleased to exclusively present these two parcels for a total of ±4.38 acres of development land on Monkhouse Dr in Shreveport, Louisiana.

This property is a former hotel that is vacant and not functional. The property is being presented as a redevelopment opportunity to a retail users or to a developer. This site would be perfect for a large C-Store or a new hotel development.

The site is located right off I-20 which has over 55,000 VPD. The property features 584 feet of frontage along the I-20 onramp and outstanding visibility. It sits on the corner of Monkhouse (10,000 VPD) W Monkhouse Dr. It has visibility from I-20 and full motion access.

On the other side of the interstate is the Shreveport Regional Airport.

## PROPERTY DETAILS

### Address

4943 & 4935  
Monkhouse Dr  
Shreveport, LA



### Tax Parcel ID

S37 000006 000



### Property Access

Full Motion &  
Located on a  
Corner



### Former Use

Previously was  
a Hotel



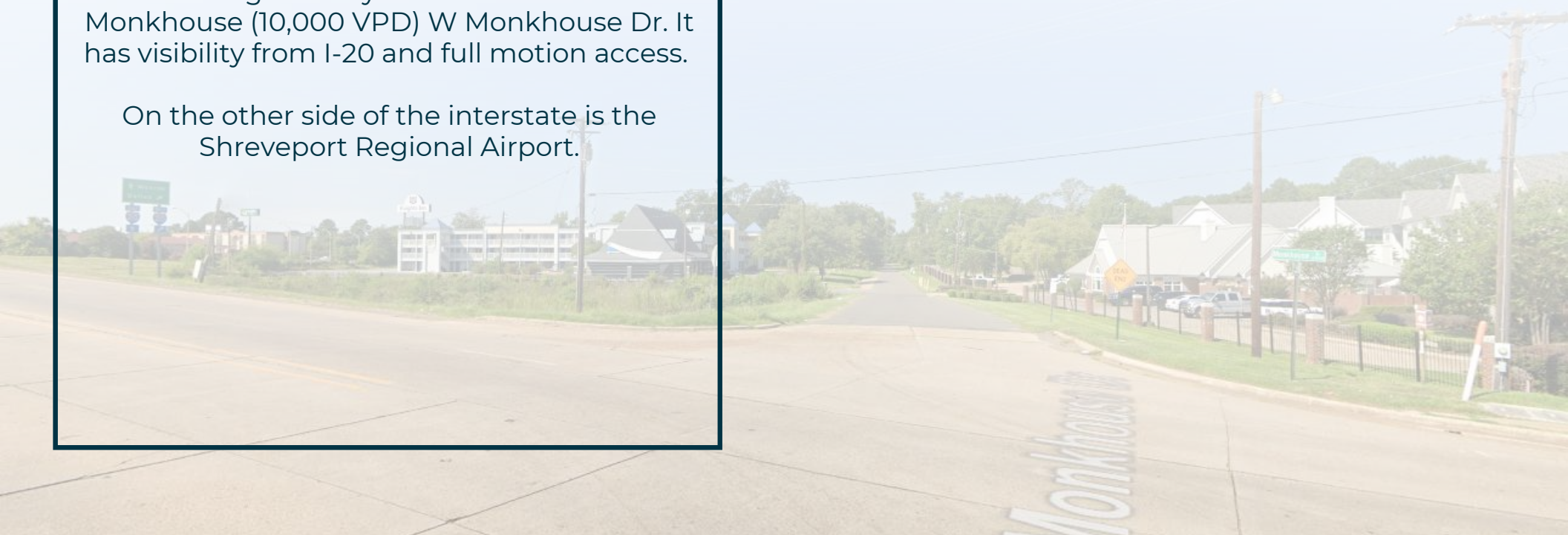
### 3 Mile Population

35,910



### 3 Mile MHI

\$32,697



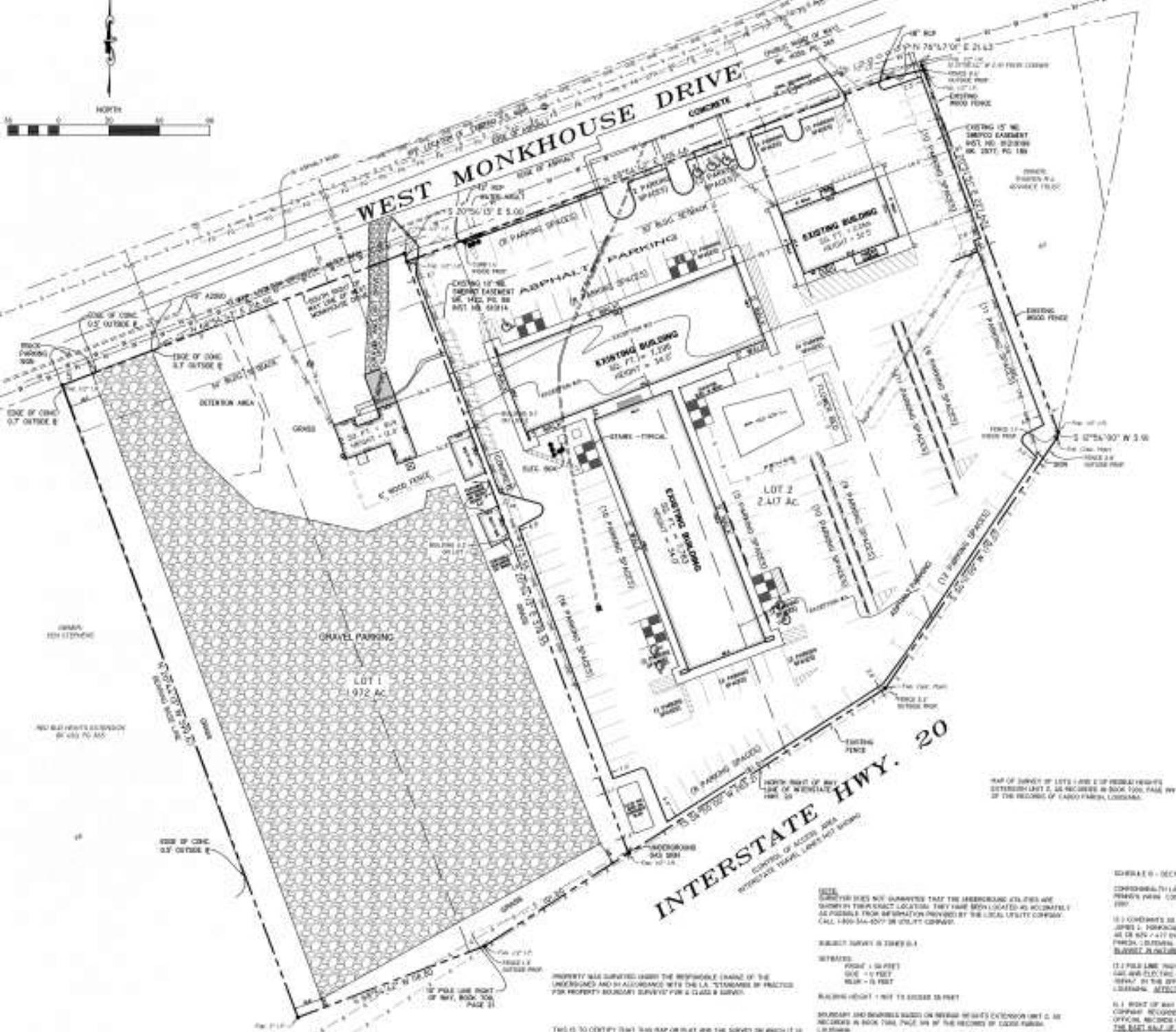


## LOCATION DESCRIPTION

Located less than a half mile from the Shreveport Regional Airport, which is Louisiana's third busiest airport. Positioned strategically as the epicenter of the Arkansas-Louisiana-Texas region, this city acts as a magnetic force drawing inquisitive minds and ambitious businesses from all directions. Its diverse economic landscape boasts pillars of education, logistics, finance, retail, oil, and entertainment, shaping a dynamic tapestry of opportunities. Five esteemed universities, including Centenary College of Louisiana, Louisiana State University Shreveport, Louisiana Tech University Shreveport, Southern University at Shreveport, and Louisiana Baptist University, form the cornerstone of its esteemed education industry. Notable corporate giants, such as Amazon, Regions Financial Corporation, JPMorgan Chase, Sam's Town Hotel and Gambling Hall, AT&T Mobility, United Parcel Service, Walmart, Chick-fil-A, Waffle House, SWEPCO, General Electric, UOP LLC, Calumet Specialty Products Partners, and APS Payroll, have chosen to call Shreveport their home. Situated just off the convenient Interstate 20, the Knights Inn Shreveport enjoys an enviable location that grants unrivaled visibility and swift access to travelers traversing the east-west corridor. Notably, its proximity to the bustling Shreveport Regional Airport, the third busiest airport in the state, adds an extra layer of convenience for discerning guests.







### VICINITY

### LEGEND

---	PROPERTY LINE
- - -	DEWATER DRAIN
---	WATER MAIN
---	OVERHEAD ELECTRIC
---	GAS LINE
---	WOOD FENCE
---	CONCRETE FENCE
---	IRON FENCE
---	UNDERGROUND UTILITY
●	IRON PIPE/PIPE
○	IRON PIPE
○	IRON BOX
⊕	STEEL CORNER MONUMENT
⊕	PROPERTY LINE
⊕	LANDSCAPE PLANTING

## INTERSTATE HWY. 20

CONTROL OF ACCESS AREA  
INTERSTATE TRAVEL LANE NOT SHOWN

**NOTES:**  
DRAWING DOES NOT GUARANTEE THAT THE UNDERGROUND UTILITIES ARE SHOWN IN THEIR EXACT LOCATION. THEY HAVE BEEN LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION PROVIDED BY THE LOCAL UTILITY COMPANY. CALL 800-4-A-UTILITY OR UTILITY COMPANY.

**SUBJECT SURVEY IS BASED ON:**  
DETERMINED:  
FOOTING: 1/4" (1/4" FEET)  
GIVE: 1/4" FEET  
BLANK: 1/4" FEET  
BLANKING HEIGHT: 1" NOT TO EXCEED 10 FEET

BOUNDARY AND DIMENSIONS BASED ON REVERSE SURVEY'S EXTENSION (SEE 2) AS RECORDED IN BOOK 100, PAGE 318 OF THE RECORDS OF LADDO PARISH, LOUISIANA.

**EXEMPTED FROM SECTION 2 EXEMPTIONS FOR LOT 1**  
CONDOMINIUM (LAND TITLE) REVENUE COMPANY & PARKING FIRM (CONTRACT) CONDOMINIUM DATED MARCH 21, 1997.  
(1) CONDOMINIUM AS DESCRIBED IN THAT ACT OF SALE FROM JUNE 1, 1997, HEREIN, TO CONDOMINIUM FIRM/RECORDS AS OF 10/1/97 IN THE OFFICIAL RECORDS OF LADDO PARISH, LOUISIANA. (SEE THE FIRST HALF OF LOT 1 BLANKET IN EXHIBIT 1.)  
(2) FIELD LINE RIGHT OF WAY IN FAVOR OF CONDOMINIUM (SEE AND FIELD LINE COMPANY RECORDS AS OF 10/1/97 IN THE OFFICIAL RECORDS OF LADDO PARISH, LOUISIANA. (SEE THE FIRST HALF OF LOT 1 BLANKET IN EXHIBIT 1.)  
(3) RIGHT OF WAY IN FAVOR OF CONDOMINIUM (SEE AND FIELD LINE COMPANY RECORDS AS OF 10/1/97 IN THE OFFICIAL RECORDS OF LADDO PARISH, LOUISIANA. (SEE THE FIRST HALF OF LOT 1 BLANKET IN EXHIBIT 1.)  
(4) RIGHT OF WAY IN FAVOR OF CONDOMINIUM (SEE AND FIELD LINE COMPANY RECORDS AS OF 10/1/97 IN THE OFFICIAL RECORDS OF LADDO PARISH, LOUISIANA. (SEE THE FIRST HALF OF LOT 1 BLANKET IN EXHIBIT 1.)  
(5) RIGHT OF WAY IN FAVOR OF CONDOMINIUM (SEE AND FIELD LINE COMPANY RECORDS AS OF 10/1/97 IN THE OFFICIAL RECORDS OF LADDO PARISH, LOUISIANA. (SEE THE FIRST HALF OF LOT 1 BLANKET IN EXHIBIT 1.)

**EXEMPTED FROM SECTION 2 EXEMPTIONS FOR LOT 2**  
CONDOMINIUM (LAND TITLE) REVENUE COMPANY & PARKING FIRM (CONTRACT) CONDOMINIUM DATED MARCH 21, 1997.  
(1) CONDOMINIUM AS DESCRIBED IN THAT ACT OF SALE FROM JUNE 1, 1997, HEREIN, TO CONDOMINIUM FIRM/RECORDS AS OF 10/1/97 IN THE OFFICIAL RECORDS OF LADDO PARISH, LOUISIANA. (SEE THE FIRST HALF OF LOT 2 BLANKET IN EXHIBIT 2.)  
(2) FIELD LINE RIGHT OF WAY IN FAVOR OF CONDOMINIUM (SEE AND FIELD LINE COMPANY RECORDS AS OF 10/1/97 IN THE OFFICIAL RECORDS OF LADDO PARISH, LOUISIANA. (SEE THE FIRST HALF OF LOT 2 BLANKET IN EXHIBIT 2.)  
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# LOCATION OVERVIEW









# Shreveport Regional Airport

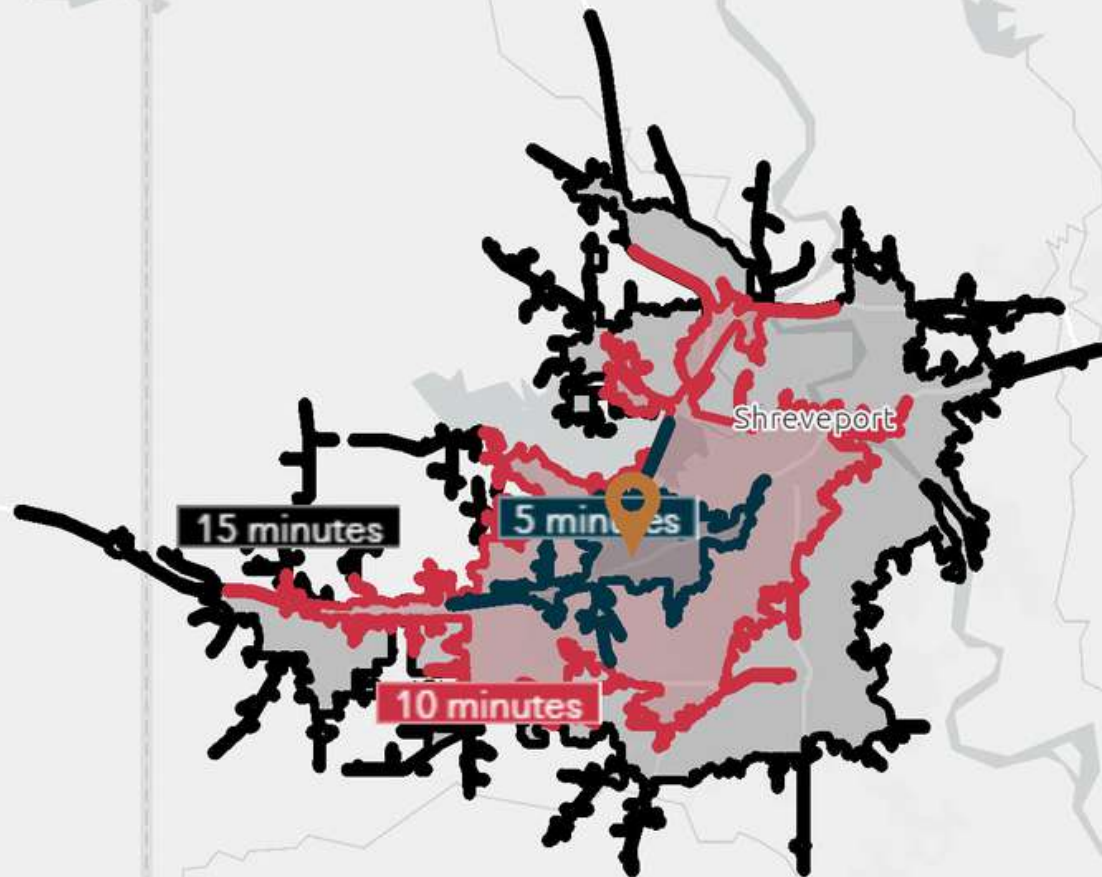








## — DEMOGRAPHICS —



DEMOGRAPHICS	5 MIN DRIVE TIME	10 MIN DRIVE TIME	15 MIN DRIVE TIME
Population	10,132	72,573	180,533
Med. Household Income	\$28,554	\$31,569	\$38,870
Population Med. Age	36.1 Years	37.0 Years	37.0 Years



# Key Facts 3 Mile Radius

## KEY FACTS

35,910

Population

36.1

Median Age

16%

No High School  
Diploma

2.4

Average Number of  
Kids

\$32,697

Median  
Household  
Income



28%

Some College



38%

High School  
Graduate



17%

Bachelor's/Grad  
/Prof Degree

## BUSINESS



1,435

Total Businesses



14,000

Total Employees



White Collar



Blue Collar



Services

50.7%

21.6%

27.7%

9.3%

Unemployment  
Rate

## EMPLOYMENT

## INCOME



\$32,697

Median  
Household



\$21,180

Per Capita  
Income



\$16,610

Median Net Worth



94

Number of Restaurants



# Key Facts 10 Min Drive Time

## KEY FACTS

**72,573**

Population

**2.3**

Average Number of Kids

**37.0**

Median Age

**\$31,569**

Median Household Income

## BUSINESS



**5,063**

Total Businesses



**76,693**

Total Employees

## INCOME



**\$31,569**

Median Household Income



**\$22,090**

Per Capita Income



**\$14,948**

Median Net Worth

## EDUCATION

**16%**

No High School Diploma



**39%**

High School Graduate



**28%**

Some College



**17%**

Bachelor's/Grad /Prof Degree

## EMPLOYMENT



White Collar



Blue Collar



Services

**49.6%**

**22.6%**

**27.7%**

**9.1%**

Unemployment Rate



**292**

Number of Restaurants







# SHREVEPORT, LA

Shreveport is a city in the U.S. state of Louisiana. It is the third most populous city in Louisiana after New Orleans and Baton Rouge. The Shreveport–Bossier City metropolitan area, with a population of 393,406 in 2020, is the fourth largest in Louisiana, though 2020 census estimates placed its population at 397,590.

Shreveport is the educational, commercial and cultural center of the Ark-La-Tex region, where Arkansas, Louisiana, and Texas meet. It is the location of Centenary College of Louisiana, Louisiana State University Shreveport, Louisiana Tech University Shreveport, Southern University at Shreveport, and Louisiana Baptist University. Its neighboring city, Bossier City, is the location of Bossier Parish Community College. It forms part of the I-20 Cyber Corridor linking Shreveport, Bossier City, Ruston, Grambling, and Monroe to Dallas and Tyler, Texas, and Atlanta, Georgia. Companies with significant operations or headquarters in Shreveport are Amazon, Regions Financial Corporation, JPMorgan Chase, Sam's Town Hotel and Gambling Hall, AT&T Mobility, United Parcel Service, Walmart, Chick-fil-A, Waffle House, SWEPCO, General Electric, UOP LLC, Calumet Specialty Products Partners, and APS Payroll.



**\$41,782**  
**MHI**



**189,374**  
**Population**



**4.10%**  
**Unemployment**



# SHREVEPORT AIRPORT

The Shreveport Regional Airport serves as a convenient gateway to the city. In 2019 alone, this public-use airport catered to 683,498 passengers, offering flights to major destinations such as Dallas, Los Angeles, Atlanta, Houston, Orlando, Destin, Charlotte, and Las Vegas. As a "Small Hub" airport, the Shreveport Regional Airport spans approximately 1,625 acres of land and hosts flights operated by renowned airlines like American Airlines, Delta, United, and Allegiant.

The airport's runways and terminal are visible to traffic along Interstate 20, a main east-west corridor of the Southern United States. Shreveport Regional was designed to replace the Shreveport Downtown Airport, which limited growth due to its close proximity of the Red River.

The airport covers an area of 1,600 acres and has two runways. In 2009, the airport opened a \$30 million cargo terminal, which serves as an anchor for the Aero Park Industrial Park. Cargo tenants include United Parcel Service, FedEx, Integrated Airline Solutions, USA Jet, and Empire Airlines.





# BARKSDALE BASE

Barksdale Air Force Base (Barksdale AFB) spans more than 22,000 acres, situated to the east of Bossier City near Interstate 20. It serves as a home to a strong community, accommodating over 6,500 active duty and reservist personnel, along with 4,880 family members. Additionally, the base provides employment opportunities for approximately 2,500 civilian employees and extends support to around 40,000 retirees and their families in the surrounding area.

- Active Duty: 5,039
- Reservists: 1,355
- Family Members: 5,657
- Civilian Employees: 2,530
- Retirees: 40,000





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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Meybohm Commercial Properties and Parasell Inc in compliance with all applicable fair housing and equal opportunity laws.



The Finem Group is a team of brokers at Meybohm Commercial that have partnered to provide modern brokerage tools coupled with local expertise to their clients. Whether you have interest in understanding a single property, or wish to plan a greater real estate investment strategy, our team of seasoned brokers, financial analysts, and support staff exist to help our clients make wise decisions.

## HOW WE HELP OUR CLIENTS

### Regional Expertise Meets Advanced Analytics & Marketing



#### DATA-DRIVEN DECISION-MAKING

The numbers speak for themselves and we dig deep to understand ROI/IRR. Our team of brokers and on staff analysts advise and analyze the data for you.



#### SEGMENTED, DETERMINED MARKETING

Augusta's largest team of commercial brokers includes a team of the area's most sophisticated real estate marketers. We collect, target and market our listings with determination and intentionality.



#### BUSINESS-MINDED EXPERTISE

We are a team of CCIM-educated brokers with MBAs and the experience running our own businesses with our own support staff.



#### TOP-OF-MARKET LISTING PRESENTATION

We aim to present all of our listings in a manner that allows the highest and best user to understand if they should be interested in a matter of seconds.



#### EXPERIENCED NEGOTIATORS/DEAL-MAKERS

We negotiate on behalf of our clients, making sure their best interests are closely guarded, while creatively working with others to get deals done!



#### ASSET-CLASS- FOCUSED

Being connected to the buyers, sellers, landlords and tenants, and understanding your particular type of asset matters. We are a team of brokers with specific asset-type focus.