INTERACTIVE MARKETING PACKAGE

MATTHEWS™
REAL ESTATE INVESTMENT SERVICES

OFFERING MEMORANDUM

FORMER DOLLAR GENERAL FOR SALE / LEASE

1382 LA-139 | Monroe, LA 71203

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PROPERTY OVERVIEW 03

PROPERTY OVERVIEW 04

AREA OVERVIEW 08

EXCLUSIVELY LISTED BY

BROKER OF RECORD

DONNIE JARREAU
License No. BROK.995704351-CORP (LA)

IN CONJUNCTION WITH

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PROPERTY **OVERVIEW**

INVESTMENT HIGHLIGHTS

- List price of $375,000 equating to $41.60 per square foot.
- The property is currently vacant, presenting investors with an opportunity to reposition, redevelop, or re-tenant the asset to maximize value and enhance long-term returns.
- 2005 built-to-suit construction for Dollar General including 30 parking spaces and a concrete parking lot.
- 9,014 square foot building with approximate dimension of 70' - 132'.
- Located on the corner of LA-139 & Lincoln Hills Drive, this ±1.75 acre parcel is exposed to over ±16,400 vehicles per day (VPD).
- Market vacancy rate is only 4.70% and market asking rent estimated to be $13.89. Strong opportunity to lease to achieve returns higher than what is offered in current market (Costar)
- There are over 29,107 residents living within a 5-mile radius and over 103,121 residents living within a 10-mile radius.
- The property has been well kept and any maintenance requests submitted to the landlord were completed in a timely fashion - great building condition.
- Monroe, LA is one of the main markets off I-20 connecting Shreveport, LA to Jackson, MS, which is a major shipping route for the southeast.
- Located less than 5-miles from the University of Louisiana, Monroe (8,277 students), & the Monroe, LA Regional Airport.

PROPERTY **OVERVIEW**

PROPERTY SUMMARY

Property Address	1382 LA-139
Location	Monroe, LA 71203
GLA (SF)	±9,014
Lot (AC)	±1.75
Lot (SF)	±76,230
Year Built	2005
APN	76271
Parking Spaces	±30
Dimensions	±70' - 132'

70'-132'
BUILDING DIMENSIONS

±9,014 SF
GLA

±1.75 AC
LOT SIZE

70'
FRONTAGE

16,400 VPD
VEHICLE COUNT

List Price: $375,000
Asking Lease Rate: Contact Broker for details

N
Brookshire's food & pharmacy
DOLLAR GENERAL
SUBJECT PROPERTY
± 21,500 VPD
165
PolyProcessing
SOLUTIONS, SIMPLIFIED.
WING STOP
SHERWIN WILLIAMS.
O'Reilly AUTO PARTS
139
Johnny's Pizza House
UNIVERSITY OF LOUISIANA MONROE
6,555 STUDENTS
± 5.5 MILES AWAY
± 16,400 VPD
Mac's FRESH MARKET
SUBWAY
Domino's
SONIC
Chevron
MONROE
80
± 19,600 VPD
Brookshire's food & pharmacy
WAFFLE HOUSE
Chick-fil-A
TACO BELL
BURGER KING
OUACHITA JUNIOR HIGH SCHOOL
422 STUDENTS
MONROE REGIONAL AIRPORT
CARROLL HIGH SCHOOL
609 STUDENTS

PROPERTY **PHOTOS**

AREA **OVERVIEW**

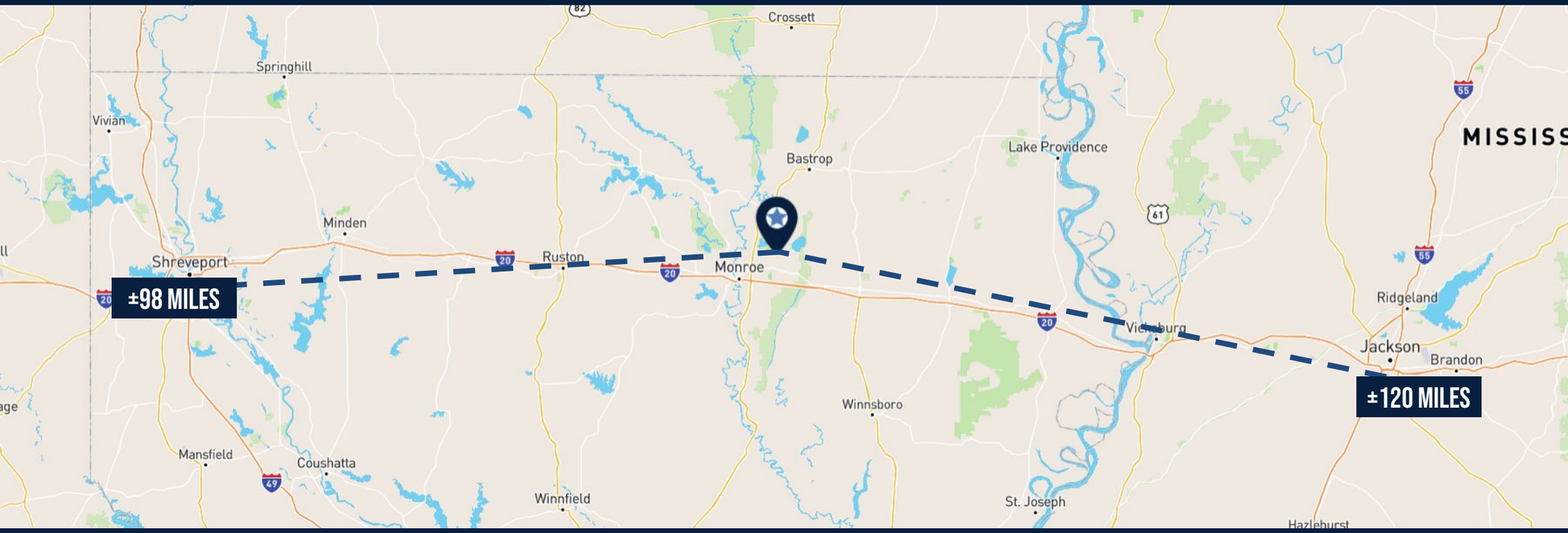
MONROE, LA

Monroe, Louisiana, along the Ouachita River in the northeastern part of the state, is a city with historical, cultural, and economic significance. Attractions such as the Biedenharn Museum and Gardens, the Louisiana Purchase Gardens and Zoo, and Black Bayou Lake National Wildlife Refuge provide recreational and educational opportunities. The downtown area includes businesses, art galleries, and restaurants, while events like DeltaFest and the Northeast Louisiana Celtic Festival bring the community together.

Monroe has been a center for agriculture, trade, and transportation and is the original home of Delta Air Lines. Its economy includes healthcare, education, manufacturing, and technology, with the University of Louisiana at Monroe playing a key role in workforce development. The city serves as a connection between Shreveport and Jackson, reinforcing its role in regional transportation and commerce.

DEMOGRAPHICS

POPULATION	3-MILE	5-MILE	10-MILE
Current Year Estimate	11,892	29,107	103,121
HOUSEHOLDS	**3-MILE**	**5-MILE**	**10-MILE**
Current Year Estimate	4,677	11,672	40,322
INCOME	**3-MILE**	**5-MILE**	**10-MILE**
Average Household Income	$75,707	$66,401	$61,659



CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **1382 LA-139, Monroe, LA, 71203** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services™. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;

2. You will hold it and treat it in the strictest of confidence; and

3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services™ is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services™, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services™ or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.

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