

# SINGLE TENANT

Redevelopment Opportunity

High Quality Building | Oversized 2.44 AC Lot | Excellent Visibility on Main Thoroughfare



1190 S Arkansas Street

**SPRINGHILL LOUISIANA**

ACTUAL SITE



## EXCLUSIVELY MARKETED BY

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NATIONAL NET LEASE

Broker of Record: Sabrina Sapienza, SRS National Net Lease Group, LP | LA License No. BROK.995710215-ACT

**PROPERTY PHOTOS**

**FORMER FRED'S  
PHARMACY**



# OFFERING SUMMARY

## INVESTMENT HIGHLIGHTS

### Strong Northern Louisiana Location | Just South of Arkansas Border

- Property is located ~1 hour north of Shreveport in the Minden Micropolitan Statistical Area
- Situated 2 miles south of the border with Arkansas

### Can Be Acquired Vacant

- Opportunity to collect income from Springhill Family Pharmacy – currently operating on month to month lease and using approx. 1,700sf

### Oversized Lot

- The property sits on approximately 2.44 acres of land

### Robust Recreational Opportunities

- Springhill draws a significant number of visitors for its many recreational offerings, such as boating and fishing at Williams Lake and Murray Lake, its annual Lumberjack Festival, Rodeo, Piney Woods Jamboree, and the Muddy Bottoms ATV & Recreation Park

### New Construction | High Quality Improvements

- Building was completed in 2015 and is in excellent condition
- Suitable for a large assortment of retail users

### High Traffic Location | Excellent Visibility

- Located on South Arkansas Street (Hwy 371), a major north-south retail thoroughfare with over 9,000 cars passing the site each day

### Proximity to Local High School

- North Webster High School enrolls approximately 585 Students

### Strong Retail Synergy Location

- Subject property is surrounded by major national retail tenants such as Walmart, Tractor Supply Co, Dollar General, Dollar Tree, O'Reilly, Piggly Wiggly, McDonalds, Taco Bell and more, ensuring a steady flow of retail customers

## PROPERTY SPECIFICATIONS

<b>Property Address</b>	1190 S Arkansas Street Springhill, Louisiana 71075
<b>Ownership</b>	Fee Simple (Land & Building Ownership)
<b>Asking Price</b>	\$1,100,000
<b>Price PSF (Building)</b>	\$87.50
<b>Rentable Area</b>	16,000 SF
<b>Land Area</b>	2.44 AC
<b>Year Built</b>	2015
<b>Parcel Number</b>	124128 & 124129

# PROPERTY OVERVIEW

## LOCATION



Springhill, Louisiana  
Webster Parish

## ACCESS



S Arkansas St (US 371): 2 Access Points

## TRAFFIC COUNTS



S Arkansas St (US 371): 9,005 VPD

## IMPROVEMENTS



There is approximately 16,000 SF of existing leasable building area

## PARKING



There are ~35 parking spaces on the owned parcel. The parking ratio is approximately 2.19 stalls per 1,000 SF of leasable area.

## PARCEL



Parcel Number: 124128 & 124129  
Acres: ~2.44  
Square Feet: ~106,286.4 SF

## CONSTRUCTION



Year Built: 2015

## ZONING



B-2: Business



**FORMER FRED'S  
PHARMACY**

O'Reilly AUTO PARTS  
ALL HOURS FITNESS

Pine Plaza Shopping Center  
Ivan Smith FURNITURE  
DOLLAR TREE

wf World Finance  
Tower Loan.

H&R BLOCK

SPRINGHILL MEDICAL CENTER  
Treating You Like Family

South Main Mall Shopping Center  
piggly wiggly  
KENYAN GROCERY COMPANY  
DOLLAR GENERAL

North Webster High School  
Brown Middle School  
SUBWAY  
Pizza Hut  
SONIC

CHEVROLET  
GMC

CITGO

Sharpes

verizon

McDonald's

LEVINGTON MOTEL  
SPRINGHILL, LA

803-1

5,600 VPD

371

S ARKANSAS ST

9,005 VPD

COBB ST

BELLA VANNA Coffee

Walmart Supercenter

TACO BELL

TSC TRACTOR SUPPLY CO



**FORMER FRED'S PHARMACY**

**BELLA VANNA Coffee**



5,600 VPD

S ARKANSAS ST



9,000 VPD

COBB ST



**FORMER FRED'S  
PHARMACY**



Pine Plaza  
Shopping Center  
Ivan Smith  
FURNITURE  
DOLLAR TREE





**FORMER FRED'S  
PHARMACY**

**COBB ST**

**371**

**S ARKANSAS ST**

**9,005 VPD**





**2025 Estimated Population**

3 Mile	6,148
5 Miles	7,419
10 Miles	11,460

**2025 Average Household Income**

3 Mile	\$45,463
5 Miles	\$46,711
10 Miles	56,124

**2025 Estimated Total Employees**

3 Mile	2,915
5 Miles	3,287
10 Miles	3,901

**FORMER FRED'S  
PHARMACY**

Sherwood Apartments

Brown Middle School

Sharpes

verizon

CHEVROLET  
GMC

McDonald's

COBB ST

371

5,600 VPD

TACO BELL

Smiths  
SOUTH-CENTRAL SALES

803-1

Melvin Boucher Park

Walmart  
Supercenter

MURPHY USA

MURPHY USA

TSC TRACTOR SUPPLY CO

O'Reilly AUTO PARTS  
ALL HOURS

Pizza Hut

RENT ONE  
SUBWAY

SONIC

Pine Plaza Shopping Center

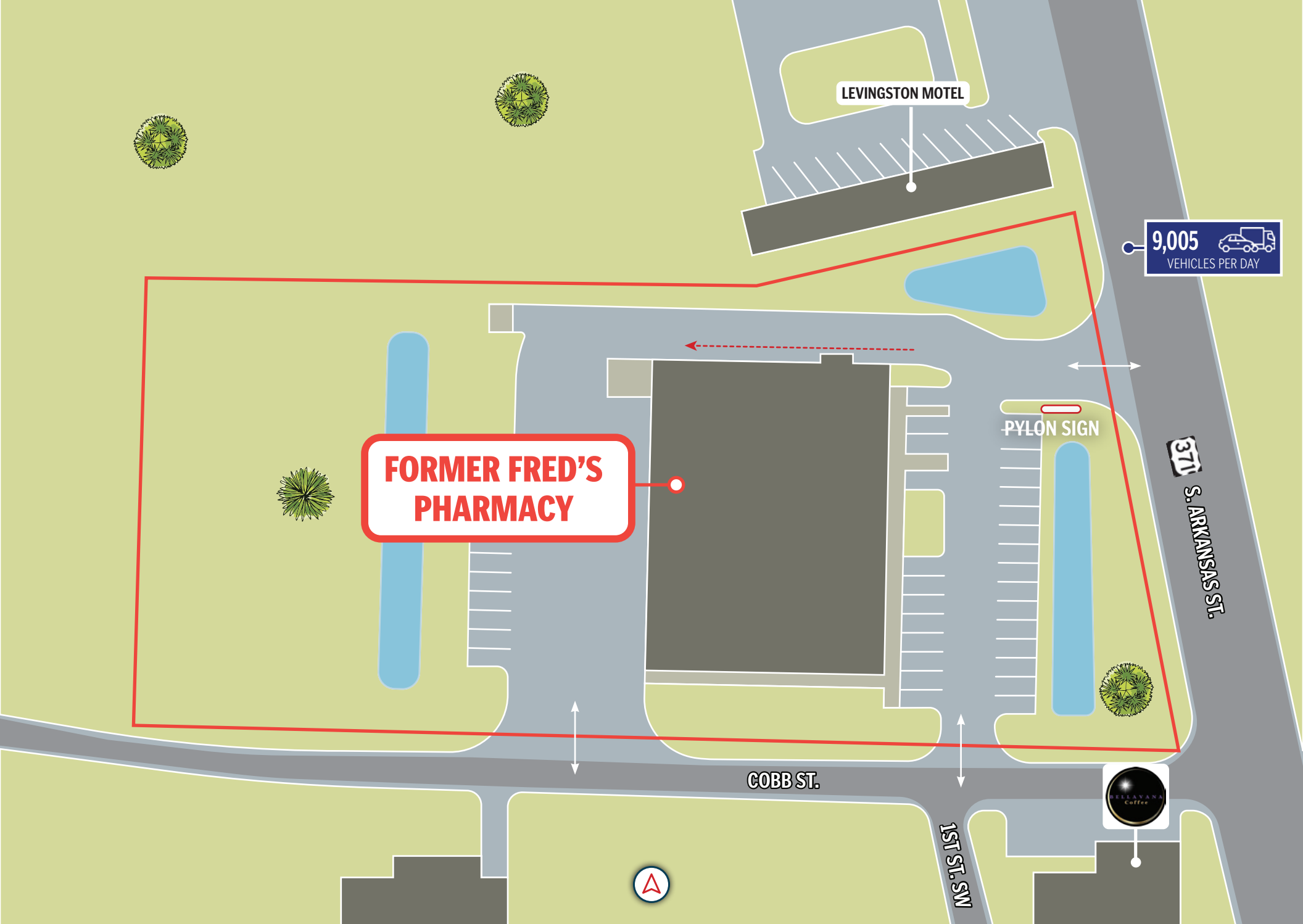
Ivan Smith FURNITURE  
DOLLAR TREE

South Main Mall Shopping Center

piggly wiggly

KENYAN GROCERY COMPANY

DOLLAR GENERAL





## THE EXCLUSIVE NATIONAL NET LEASE TEAM of SRS Real Estate Partners

**300+**

TEAM  
MEMBERS

**29**

OFFICES

**\$6.5B+**

TRANSACTION  
VALUE  
company-wide  
in 2025

**930+**

CAPITAL MARKETS  
PROPERTIES  
SOLD  
in 2025

**\$3.5B+**

CAPITAL MARKETS  
TRANSACTION  
VALUE  
in 2025



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