





Offering Summary

Sale Price:	\$795,000
Price / SF:	\$73.27
Lease Rate:	\$3,404 - 7,387 per month (MG)
Building Size:	10,850 SF
Available Lease SF:	5,000 - 10,850 SF
Lot Size:	1.25 Acres
Year Built:	1993

Location Overview

Positioned on high traffic East Texas Street/US Highway 80, less than one block from Benton Road/LA Highway 3, the property offers convenient access to I 20 (± 1.3 miles), the Louisiana Boardwalk (± 2.5 miles), the East Bank District (± 2 miles), Downtown Shreveport (± 3 miles), The central location provides excellent connectivity, visibility, and access to the Shreveport Bossier commercial market.

Heath Plaza is a partially leased commercial property totaling +/-10,850 SF on a ±1.25-acre C-3 zoned lot, located along high-traffic East Texas Street. The property offers dual access from E. Texas Street (front) and Nina Street (rear), with the rear entrance accommodating larger truck access. A ±1.25 acre paved and fenced yard provides secured outdoor functionality.

The building consists of two suites: Suite 2058 (occupied) and Suite 2060 (currently vacant, ±5,850 SF). The current vacancy at Suite 2060 presents an immediate value-add opportunity through lease-up or owner-user occupancy. Modified Gross lease, there is an additional \$75/mo CAM charge for each suite in addition to the base rent.

The site features a large concrete parking lot, strong street presence, and signage visibility along one of Bossier City's primary commercial corridors. New roof in 2021. Suite 2058 received a new HVAC unit in 2024.

Property Highlights

- ±10,850 SF total building size
- Suite 2058: ±5,000 SF (occupied)
- Suite 2060: ±5,850 SF (vacant, includes ±850 SF second-floor space)
- Each suite includes approximately 2,000 SF showroom/office and 3,000 SF insulated warehouse
- 22' clear warehouse height throughout
- Three total 14' drive-in doors (1 at 2058, 2 at 2060)
- Dual access from E. Texas Street (front) and Nina Street (rear)
- Rear access suitable for larger trucks
- Paved, fenced yard ±125' x 60'
- Large concrete parking lot
- High visibility and signage opportunities along E. Texas Street





Lease Information

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	5,000 – 10,850 SF	Lease Rate:	\$3,404 – \$7,387 per month

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
■ 2058 & 2060	Available	10,850 SF	Modified Gross	\$7,387 per month	-
■ 2058	Available	5,000 SF	Modified Gross	\$3,404 per month	-
■ 2060	Available	5,850 SF	Modified Gross	\$3,985 per month	-

