

CALL FOR OFFERS

I-20 FACING INDUSTRIAL CAMPUS | 8.44± ACRES

📍 RAPIDLY EXPANDING INDUSTRIAL CORRIDOR | 4306 E. Texas St., Bossier City, LA 71111



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Chris Susilovich, Associate Broker csusilovich@vintagerealty.com

318-222-2244 | vintagerealty.com

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Strategic asset positioned along I-20 within a rapidly evolving logistics and infrastructure corridor

8.44± acres total

1.60± acres of concrete paved area

3.80± acres of gravel parking and drives

Zoned A-1 (Airbase buffer – North) & I-1 (Light Industrial)

UNPRICED Previously offered at appraised value \$3.8 M

MAIN BUILDING 1

- 29,650 SF total
- 23,650 SF Climate controlled store/showroom area (11' to 16' clear heights)
- 6,200 SF Warehouse area (16' – 20' clear heights)
- 5,250 SF Covered dock area
- (1) 14' X 16' Overhead door with ramp into showroom
- (4) 14' x 16' grade level overhead doors into warehouse area

BUILDING 2

- 10,000 SF total
- 5,000 SF enclosed
- (3) 18'x12' overhead doors
- (2) 14x14' overhead doors
- Clear heights are 16' to sidewall and 17' to center

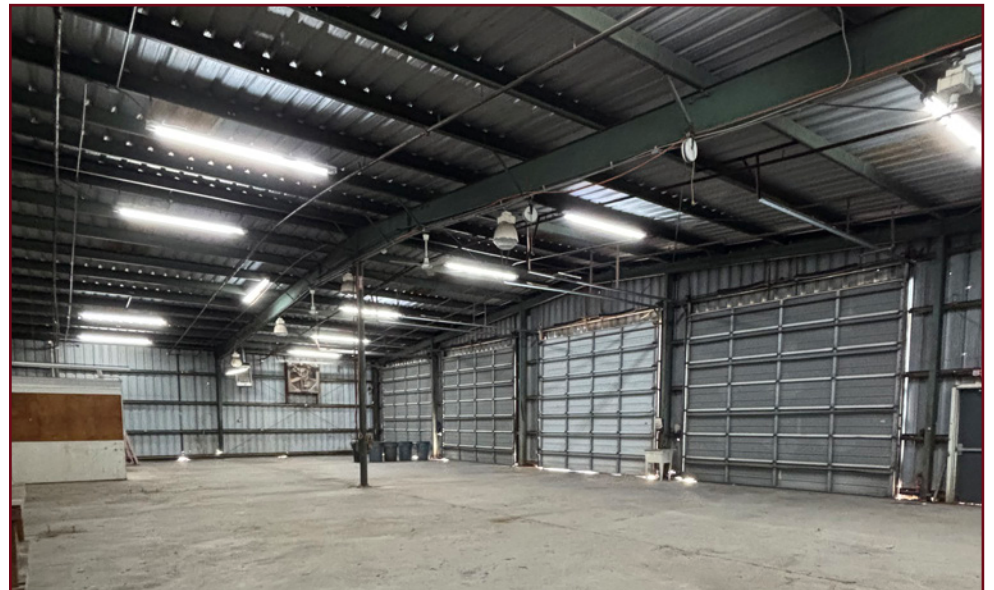
BUILDING 3

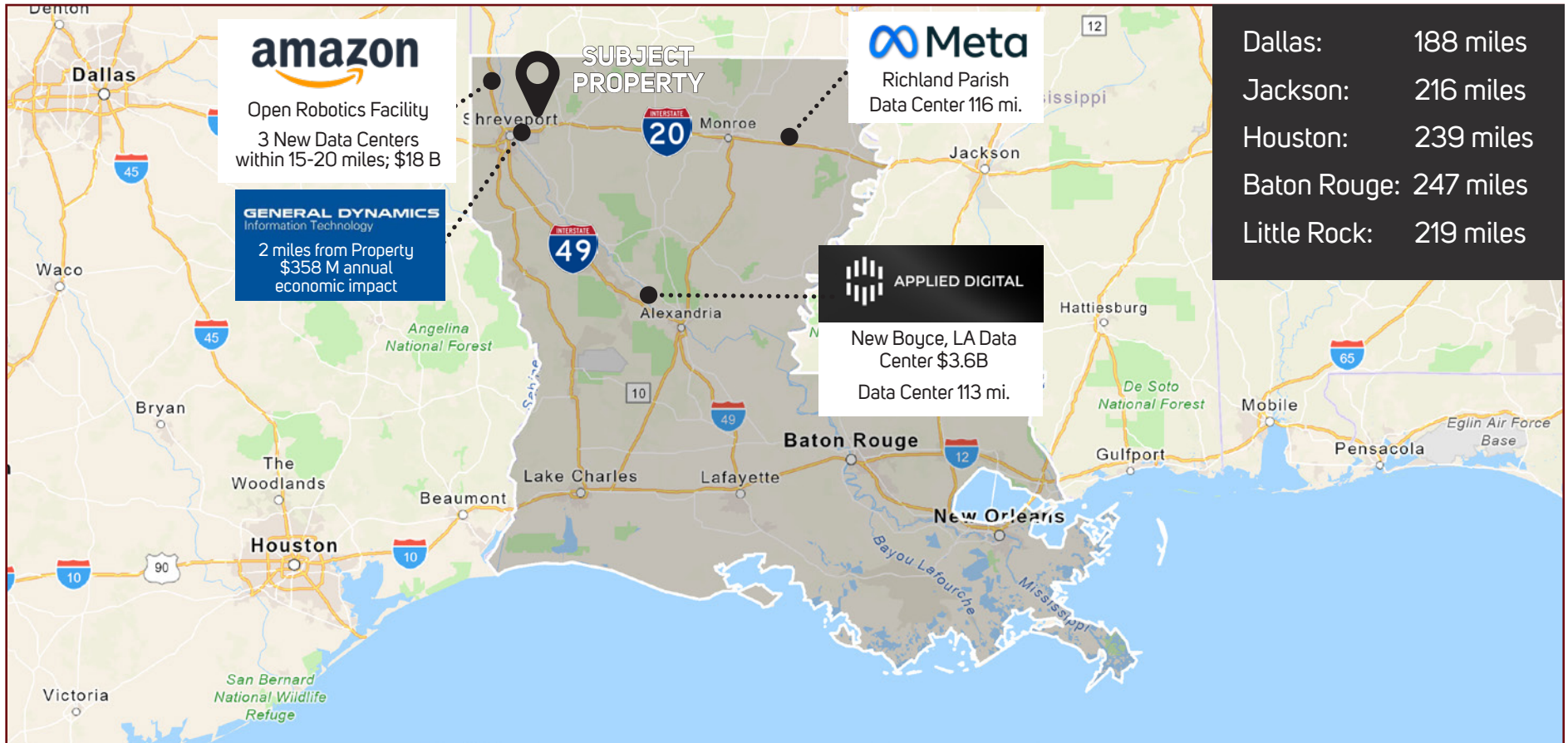
- 10,000 SF metal building
- Clear heights are 16' to sidewall and 17' to center

TRAFFIC COUNTS

- 72,437 VPD at I-20 and Industrial Dr. (LADOTD)
- 21,792 VPD at E. Texas St. at Swan Lake Rd. (ESRI)

With access via I-20, I-49, rail lines, regional airports, and the Port of Caddo-Bossier this location provides access to 22 major markets in the South and Midwest within one-day's drive time. (nlep.org)





CALL FOR OFFERS - PROCESS & EVALUATION CRITERIA

We appreciate your interest and look forward to reviewing your offer.

Offer(s) shall be submitted via email in the form of a non-binding Letter of Intent ("LOI") outlining the following summary terms and conditions to:

Archer Frierson gfrierson@vintagerealty.com and
Chris Susilovich csusilovich@vintagerealty.com

PROCESS TIMELINE

Relaunch	September 8, 2026
Site Visit Dates	September 22, 23, 24, 2026
Offers Due	October 9, 2026 5:00 pm CST
Seller Response To Offers	October 16, 2026
Selection Finalized	October 21, 2026

OFFER REQUIREMENTS

Purchase Price	Proposed Purchase Price (Subject Property previously marketed at appraised value of \$3.8 M)
Deposits	Non-refundable deposits are weighted more heavily than refundable deposits
Feasibility/Due Dilligence Period	Not To Exceed X Days/Offers with Shorter Due Diligence Periods will be weighted more heavily
Gov't Approvals/Zoning/Entitlement Period	List any contingencies subject to the sale
Closing Period/Date, Closing Cost Allocation	Offers with shorter timelines to closing will be weighted more heavily
Financial Stability	Purchaser must provide information that provides financial & capital disclosure including source of equity and debt, proof of funds, or path to capital

Seller reserves the right to reject any offer that does not meet acceptable terms.



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