



**CULPEPPER
BUILDING**

ESTD

1903

1420 CULPEPPER ST.

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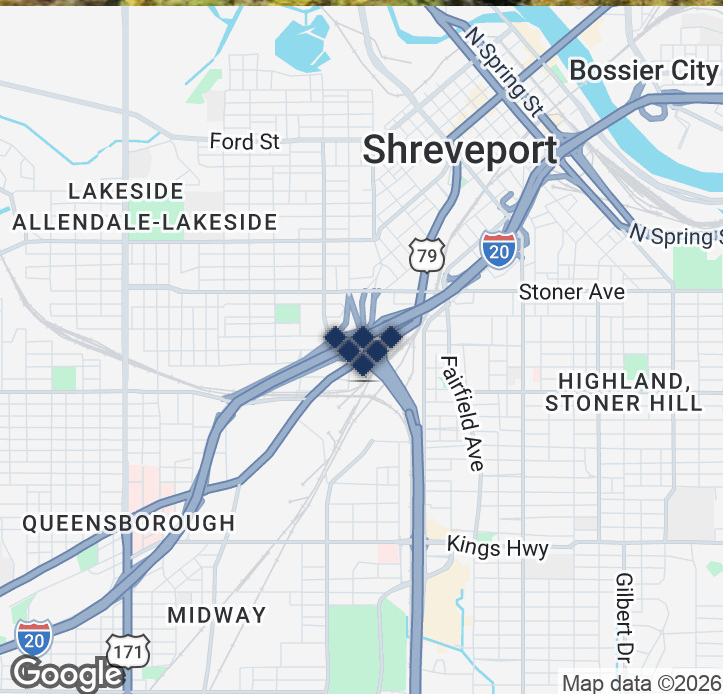
Sealy Real Estate Services

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Offering Summary

Sale Price:	\$500,000
Building Size:	80,000 SF
Lot Size:	2.06 Acres
Price / SF:	\$6.25
Zoning:	I-2

Location Overview

Located at 1420 Culpepper Street in central Shreveport, the property sits within an established industrial corridor adjacent to the Linwood Avenue overpass and active rail infrastructure. The location provides convenient access to Downtown Shreveport, Interstate 20, Interstate 49, and major regional transportation routes, offering strong connectivity throughout Northwest Louisiana and East Texas. Positioned within one of the city's historic industrial districts, the property benefits from excellent accessibility for manufacturing, warehouse, distribution, and redevelopment opportunities.

Property Type	Industrial
Property Subtype	Manufacturing
In Opportunity Zone	Yes
Opportunity Zone District	Downtown/center city overlay
Built	1903 (5-Story Masonry)

Situated on approximately 2.06 acres in Shreveport, this unique industrial property offers approximately 80,000 SF of interconnected warehouse, manufacturing, office, and showroom space across multiple buildings. Formerly used as the Interstate Electric Company distribution warehouse, the property includes a one-story showroom, office space, a two-story warehouse section, a historic five-story brewery building dating to approximately 1900, and a two-story east addition constructed in 1956. Portions of the property were remodeled in 1973 following a fire.

The site also features multiple loading docks and concrete paving, supporting a variety of industrial, distribution, storage, manufacturing, adaptive reuse, or investment opportunities. With more than a century of industrial history and immediate availability, the property combines functional improvements with distinctive architectural character.

The property is highly visible from the interstate near the I-20 and I-49 interchange, making it one of Shreveport's most recognizable buildings. An existing rooftop structure designed for billboard signage provides its future owner with built-in advertising potential.



- Approximately 80,000 SF industrial complex
- High visibility
- Approximately 2.06-acre site
- Historic five-story masonry building constructed circa 1900
- Multiple interconnected warehouse, office, and showroom buildings
- Loading dock access
- Ideal for redevelopment, adaptive reuse, industrial, manufacturing, warehouse, or investment use
- Offered at \$500,000
- Significant value-add opportunity
- Rich industrial history spanning more than a century



CULPEPPER BUILDING

ESTD 1903

1420 CULPEPPER ST.

Historical Snapshot

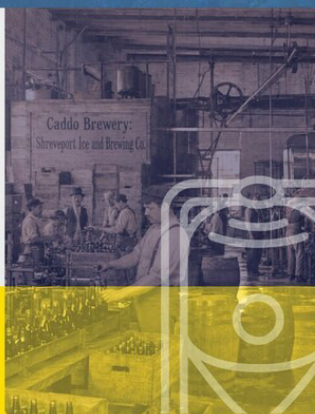
The industrial complex at 1420 Culpepper Street originated as the Caddo Brewery, operated by Shreveport Ice and Brewing Co. Opened February 10, 1904, and promoted as the “Model Brewery of the South,” it became part of Shreveport’s growing industrial economy. The original five-story masonry brewery remains one of the city’s oldest surviving industrial buildings, retaining arched windows, decorative ironwork, and original painted ghost signage. As local alcohol restrictions expanded beginning in 1908, followed by nationwide Prohibition in 1920, the property transitioned from brewing into a larger manufacturing and distribution campus through mid-century additions.

For much of the twentieth century, the property served as Interstate Electric Company’s headquarters and distribution facility. National trade directories from the 1950s through the 1970s identify Interstate Electric at 1419 Culpepper Street, now 1420 Culpepper Street, documenting its long-standing role in Shreveport’s industrial economy. The company became a leading Southwestern RCA Victor distributor, and future Shreveport Mayor Clyde Fant served as an executive before entering public office.

Located along a historic railroad corridor beside the Linwood Avenue overpass, the property reflects the industrial character that shaped Shreveport’s growth. Its preserved brewery, layered construction, and later expansions represent more than 120 years of industrial adaptation and significance.

THE BREWERY YEARS

- Construction completed (1903)
- Grand Opening (1904)
- “Model Brewery of the South”
- Beer & Ice production
- Local Restrictions
- Prohibition



AI-generated conceptual depiction of an early 20th-century brewery operation. Not an archival photograph of the property.

1903 – 1920

THE INTERSTATE ELECTRIC YEARS

- Headquarters Established
- 1956 Expansion
- RCA Victor Distributor
- Corporate Growth
- 1973 Fire
- I-49 Expansion



Altered photograph using AI to illustrate building during the years listed.

1954 – 1987

THE NEXT CHAPTER

- Historic Adaptive Reuse Opportunity
- ±80,000 SF
- Original Five-Story Brewery Preserved
- Rare Redevelopment Opportunity in the Far End District



2026 +

Conceptual rendering featured for illustrative purposes only. Subject to survey, not for reliance.

