

Marcus & Millichap

±9,101 SQUARE FEET
FORMER
DOLLAR GENERAL
FREE-STANDING RETAIL
REPOSITIONING OPPORTUNITY

3415 REDDIX LANE
RICHWOOD, LOUISIANA 71202

ABSOLUTE
\$1 AUCTION

FIRST BID MEETS RESERVE

R MARKETPLACE
ONLINE AUCTION
AUGUST 3-5, 2026



±9,101 SF, FREESTANDING, VALUE ADD RETAIL (FORMER DOLLAR GENERAL) ON A ±0.98 AC PARCEL OFFERED AT A SUBSTANTIAL DISCOUNT BELOW REPLACEMENT COST


SIGNIFICANT VALUE ADD OPPORTUNITY VIA STRATEGIC LONG TERM LEASE-UP AT MARKET RATES, REPOSITIONING OR ADAPTIVE REUSE; FLEXIBLE COMMERCIAL DISTRICT ZONING

PRIME LOCATION AT A SIGNALIZED HARD CORNER INTERSECTION WITH DUAL ACCESS ON REDDIX LN & STANDIFER ST (7K+ VPD COMBINED), A KEY CONNECTOR JUST ±0.5-MI TO US-165 (25K+ VPD)

\$1
ABSOLUTE AUCTION

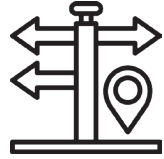
3415 REDDIX LANE, RICHWOOD, LOUISIANA 71202

ONLINE AUCTION: AUGUST 3-5, 2026 | ABSOLUTE \$1 AUCTION


BUILDING: ±9,101 SF
PARCEL NUMBER: 75891 AND 75918
LOT SIZE: ±0.98 AC (±42,496 TOTAL SF)
PARKING: 30 SPACES


PROPERTY TYPE: RETAIL
STORIES: ONE
TENANCY: SINGLE
OCCUPANCY: VACANT
PYLON SIGN


FREESTANDING
ZONING: COMMERCIAL DISTRICT
YEAR BUILT: 2011
DUAL ACCESS


SIGNALIZED HARD CORNER
±0.5-MI FROM US-165
±3-MI FROM I-20
±0.5-MI FROM LOUISIANA PURCHASE GARDENS & ZOO
±2-MI FROM OCHSNER LSU HEALTH - MONROE MEDICAL CENTER

Marcus & Millichap and RI Marketplace are pleased to present the opportunity to acquire a vacant, free-standing retail building located at 3415 Reddix Lane in Richwood, Louisiana (the "Property"). Formerly occupied by Dollar General, the Property is offered significantly below replacement cost, presenting an exceptional opportunity for owner/users or investors to acquire a well-located commercial asset at a substantial discount. **FIRST BID MEETS RESERVE!**

Constructed in 2011, the Property consists of a one-story, free-standing retail building totaling ±9,101 gross square feet situated on a ±0.98-acre parcel (±42,496 SF) with 30 surface parking spaces. Positioned on a signalized hard corner, the site benefits from dual curb cuts and ±295 feet of frontage along Reddix Lane, with ±3,663 vehicles per day (VPD), as well as ±152 feet of frontage along Standifer Street ±3,561 VPD. Previously operated under a triple net (NNN) lease by Dollar General, the Property presents a compelling value-add opportunity for repositioning and lease-up at long-term market rates (CoStar estimated asking retail rents of \$14-18 /SF/year). Zoned Commercial District, the Property accommodates a broad range of retail, office, service, restaurant, and commercial uses, providing exceptional operational flexibility and long-term investment potential.

The Property is strategically located in Richwood, Louisiana, within the Monroe Metropolitan Statistical Area (MSA) just 3-mi south of I-20, one of the region's primary east-west transportation corridors connecting northern Louisiana with Dallas, Jackson, and the broader Southeast. The Property benefits from excellent visibility and accessibility within an established commercial corridor serving both local residents and the surrounding trade area and also just a half-mile from US Route 165 with over 25k cars passing through the area daily. Adjacent to Monroe's primary retail and employment districts, Richwood provides convenient access to major healthcare providers, the University of Louisiana Monroe, Monroe Regional Airport, and numerous regional employers. The surrounding area is anchored by national retailers, restaurants, schools, and neighborhood services, reinforcing consistent consumer traffic and long-term commercial demand. The surrounding 5-mile trade area is home to more than 58,000 residents with an average household income approaching \$50,000, providing a stable consumer base that supports a broad range of retail, commercial, restaurant, medical, and service-oriented uses, positioning the Property for owner occupancy, re-leasing, or long-term value-add repositioning.

Disclaimer & Source(s): Estimated rents are not a formal appraised rental estimate and are only intended to provide a submarket or market rent estimate, according to CoStar. Parcel outline is used for illustrative purposes; please refer to survey for precise parcel boundaries. Survey used as source for zoning, lot size/land area, building size, and number of parking spaces. Address listed '3415 Reddix Lane' is shown on survey and google maps, while address shown on tax assessor site is '3415 Burg Jones Lane'. Demographics provided by CoStar and/or ESRI. Bidders need to confirm and perform their own due diligence prior to bidding.



\$1
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AUCTION



 **±3,663**
VPD (2009)

 **±3,561**
VPD (2009)



REDDIX LANE

STANDIFER STREET

FREESTANDING FLEX BUILDING EXTERIOR/BUILDING PHOTOS

VIEW ONLINE AUCTION
AUGUST 3-5, 2026

FORMER DOLLAR GENERAL



\$1
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AUCTION



RICHWOOD, LA

REGIONAL HOMES

165 ±25,381 VPD (2025)



±3,561 VPD (2009)

±3,663 VPD (2009)



NORTHEAST LOUISIANA MONROE MSA

VIEW ONLINE AUCTION
AUGUST 3-5, 2026

FORMER DOLLAR GENERAL



REGIONAL CONNECTIVITY

Richwood is located immediately south of Monroe with convenient access to Interstate 20, U.S. Highway 165, and U.S. Highway 80, providing efficient regional connectivity throughout northern Louisiana and neighboring states. Monroe Regional Airport further supports business travel and regional accessibility. The Monroe Regional Airport (MLU) connects Louisiana business leaders and residents to two of the world's largest airports, providing daily services to and from Atlanta and Dallas-Fort Worth.



REGIONAL EMPLOYMENT

Major employers throughout the Monroe MSA include St. Francis Medical Center, Ochsner LSU Health Monroe, University of Louisiana Monroe, Century Next Bank, Lumen Technologies, Graphic Packaging International, International Paper, and numerous manufacturing, logistics, and government employers. Major employment is further supported by the Monroe Regional Medical Center campus, Ouachita Parish School System, Drax Biomass, IBM, Chase, and numerous distribution, manufacturing, and professional service employers that collectively provide a stable and diversified employment base throughout the MSA.



RETAIL & COMMERCIAL CORRIDOR

Richwood benefits from immediate proximity to Monroe's primary retail corridors featuring Pecanland Mall, Walmart Supercenter, Lowe's, Home Depot, Target, Academy Sports + Outdoors, Sam's Club, TJ Maxx, Ross Dress for Less, Hobby Lobby, and numerous national restaurants and neighborhood retailers. This concentration of national retailers reinforces Monroe's role as the dominant shopping destination for northeast Louisiana, drawing consumers from throughout the surrounding parishes and supporting consistent retail demand.



EDUCATION

The Northeast Louisiana region is proud to be home to the University of Louisiana at Monroe, a leading institution that drives innovation and economic growth. The Monroe MSA is further supported by Louisiana Delta Community College, and Monroe City and Ouachita Parish public school systems, providing higher education, workforce development, and technical training. Together, these institutions educate more than 12,000 students annually, providing a continuous pipeline of skilled graduates supporting regional employers across healthcare, business, manufacturing, logistics, and technology sectors.



QUALITY OF LIFE

The Monroe area offers an affordable cost of living, extensive recreational opportunities, regional healthcare services, higher education, and convenient access to shopping, dining, and entertainment. Residents also enjoy nearby attractions including Black Bayou Lake National Wildlife Refuge, Kiroli Park, Chennault Aviation & Military Museum, and the Biedenharn Museum & Gardens, contributing to a high quality of life for both residents and businesses.



NORTHEAST LOUISIANA (NELA) ECONOMIC DEVELOPMENT

- Northeast Louisiana encompasses 10 parishes with a regional population exceeding 300,000 residents.
- Meta's \$10 billion AI data center in nearby Richland Parish is expected to generate thousands of construction jobs while strengthening the region's long-term technology and infrastructure investment.
- Faith Technologies' \$80 million manufacturing facility in Ouachita Parish is creating more than 200 new jobs, reinforcing continued industrial growth throughout the Monroe region.
- NELA Economic Development Alliance continues to recruit advanced manufacturing, logistics, healthcare, energy, and technology companies through coordinated regional workforce and business recruitment initiatives.

Source: <https://grownela.com>

OUACHITA PARISH RICHWOOD, LOUISIANA

Richwood is strategically located within Ouachita Parish and forms an integral part of the Monroe Metropolitan Statistical Area (MSA), one of northeast Louisiana's principal commercial, healthcare, educational, and employment centers. Positioned immediately south of Monroe and adjacent to Interstate 20, Richwood benefits from exceptional regional accessibility while providing direct connectivity throughout northern Louisiana, eastern Texas, southern Arkansas, and central Mississippi. Its location along one of the region's primary transportation corridors continues to support commercial development, logistics activity, and local retail demand.

Ouachita Parish is home to approximately 154,000 residents, making it the most populous parish in northeast Louisiana and the economic hub of the region. The local economy is anchored by healthcare, higher education, manufacturing, financial services, distribution, and government employment. Major institutions including University of Louisiana Monroe (ULM), Louisiana Delta Community College, St. Francis Medical Center, Ochsner LSU Health Monroe, and Monroe Regional Airport provide stable employment while supporting continued population and business activity throughout the market.

Richwood benefits directly from Monroe's established retail and commercial infrastructure while offering businesses convenient access to regional transportation networks and a growing residential population. National retailers, neighborhood shopping centers, restaurants, schools, and service providers continue to reinforce the area's role as an important commercial node serving residents throughout southern Monroe and western Ouachita Parish.

Supported by its strategic location, diversified employment base, expanding industrial investment, and access to one of northeast Louisiana's strongest regional economies, Richwood continues to attract retail, commercial, service, and light industrial investment opportunities. Ongoing public and private investment, combined with Richwood's proximity to Monroe's major employment and retail corridors, continues to support long-term commercial growth throughout the market.

RICHWOOD BENEFITS FROM ITS LOCATION WITHIN THE MONROE MSA IN NORTHEAST LOUISIANA, SERVING MORE THAN 154K RESIDENTS WITH ACCESS TO MAJOR EMPLOYMENT CENTERS, RETAILERS, & REGIONAL HEALTHCARE FACILITIES

WITH LOW LAND COSTS, FLEXIBLE COMMERCIAL ZONING, AND A TRADE AREA UNDERSERVED BY NATIONAL RETAIL, THE SITE IS WELL-SUITED FOR REUSE, REDEVELOPMENT, OR SERVICE-BASED OPERATIONS

RICHWOOD OFFERS DIRECT ACCESS TO I-20, U.S. HWY 165 & MONROE REGIONAL AIRPORT SUPPORTING REGIONAL COMMERCE AND A DIVERSE ECONOMY DRIVEN BY HEALTHCARE, HIGHER EDUCATION, LOGISTICS MANUFACTURING, & RETAIL

RICHWOOD, LA



WHY LOUISIANA

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AUGUST 3-5, 2026



The Bayou State is staging a revival that could see it emerge as the more dynamic and influential Gulf Coast hub over the coming decades, thanks to a development blueprint that could be described as being all things to all people.

—Reuters, April 2025



95k+
New Jobs
Created in Louisiana
since 2016

\$20+ Billion
Record breaking
State capex for three
consecutive years.

11%
Lower than the
national average
cost of living



TOP 10
Life Science Growth
Business Facilities ranked Louisiana's Life Sciences sector among the 10 strongest in the U.S. for the first time in its 2024 State Rankings Report.



TOP 2
Tech Talent Pipeline
Business Facilities magazine's 2023 and 2024 State Rankings Reports placed Louisiana first and second in the U.S. for higher education partnerships expanding the statewide pool of skilled technology workers.



#1
Entrepreneurship Programs
The International Economic Development Council and Edward Lowe Foundation have recognized Louisiana's start-up support programs as the nation's best.



TAX COMPETITIVENESS

Businesses operating in Louisiana benefit from the most competitive tax code in the state's history. As of January 2025, Louisiana's personal and corporate income tax are among the lowest in the country. Louisiana now offers a single-rate income tax structure, reducing administrative and compliance costs and encouraging expansion and investment:

- Flat personal income tax rate of 3%, with a standard deduction of \$12,500 for single filers and \$25,000 for taxpayers who are married filing jointly.
- Flat corporate income tax rate of 5.5%, with a standard deduction of \$20,000.
- Louisiana also eliminated the corporation franchise tax, effective January 1, 2026.

Source: <https://www.opportunitylouisiana.gov/comehomelouisiana/rediscover-louisiana/community/central> AND <https://admin.opportunitylouisiana.gov/wp-content/uploads/2025/07/LED-Incentive-Book-HO-Version-002.pdf>

THE LOUISIANA OPPORTUNITY

Louisiana's diversified economy supports global business expansion through a combination of low operating costs, a skilled workforce, abundant natural resources, and a culturally rich environment. Companies across industries benefit from tailored incentives and a statewide commitment to long-term economic development.

PRO-BUSINESS ENVIRONMENT

Louisiana offers a nationally competitive business climate built on affordability, accessibility, and strategic support for both new and expanding enterprises. Backed by one of the country's leading workforce development initiatives—Louisiana's FastStart—the state delivers customized recruitment and training programs for qualifying companies, consistently ranked among the best in the U.S. Louisiana also maintains a business-friendly tax structure and targeted incentive programs for key industries such as manufacturing, logistics, agribusiness, and energy. In 2023, the state attracted over \$25 billion in new capital investment, underscoring its momentum for sustained job creation and corporate growth.

STRATEGIC ADVANTAGES IN INFRASTRUCTURE AND LOGISTICS

- Louisiana's central Gulf Coast location makes it a natural hub for domestic and international trade.
- The state features six major interstate highways that support regional and long-haul freight movement.
 - Six Class I railroads provide comprehensive rail connectivity across the state and beyond.
 - Eight deepwater ports offer global maritime access, including the Port of New Orleans and Port of South Louisiana.
 - Seven primary airports enable efficient air cargo and passenger travel across key commercial markets.
 - Nearly 50,000 miles of pipeline infrastructure integrate seamlessly with major highways, rail lines, and waterways.
 - Louisiana's multimodal network reduces freight costs and improves supply chain reliability for businesses.
 - The state's infrastructure advantages support manufacturing, distribution, and logistics operations at scale.

6
Interstate Highways

6
Class 1 Railroads

8
Deepwater Ports

7
Primary Airports

EXPANDED AERIAL

VIEW ONLINE AUCTION
AUGUST 3-5, 2026

FORMER DOLLAR GENERAL

RICHWOOD, LA



165 ±25,381
VPD (2025)

±3,663
VPD (2009)

±3,561
VPD (2009)

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LOUISIANA NORTH AREA SUBMARKET DRIVE TIME MAP (20,40, 60-MINUTES)

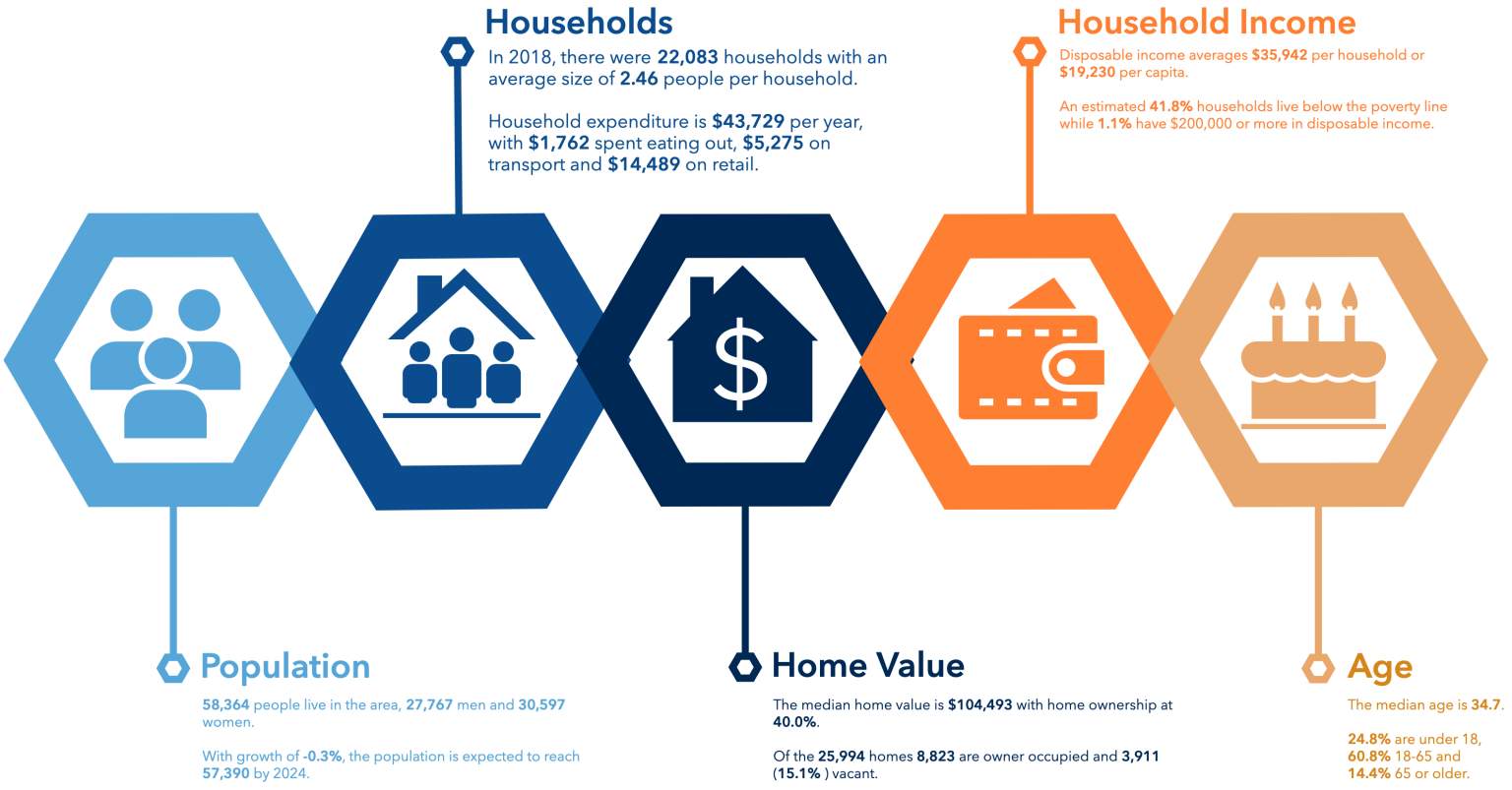


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5-MILE DEMOGRAPHICS

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AUGUST 3-5, 2026

FORMER DOLLAR GENERAL



KEY FACTS		EDUCATION	
58,364 Population	34.7 Median Age	17% No High School Diploma	27% Some College
2.5 Average Household Size	\$49,086 2022 Average Household Income (Esri)	38% High School Graduate	17% Bachelor's/Grad/Pr of Degree
BUSINESS		EMPLOYMENT	
4,613 Total Businesses	56,069 Total Employees	58% White Collar	20% Blue Collar
		22% Services	10.4% Unemployment Rate
INCOME		ANNUAL HOUSEHOLD SPENDING	
\$35,942 Median Household Income	\$19,230 Per Capita Income	\$1,132 Apparel & Services	\$102 Computers & Hardware
	\$14,195 Median Net Worth	\$3,535 Groceries	\$1,782 Eating Out
			\$3,536 Health Care

This infographic contains data provided by Esri, Esri and Infogroup. The vintage of the data is 2023, 2027. © 2020 Esri



ONLINE AUCTION

STARTING BID \$1
FIRST BID MEETS RESERVE
AUCTION DATES: AUGUST 3-5, 2026
CLICK TO VIEW AUCTION WEBSITE

FORMER DOLLAR GENERAL

THE OFFERING PROCESS

An online auction event will be conducted on RealINSIGHT Marketplace in accordance with the Sale Event Terms and Conditions (<https://marketplace.realinsight.com/legal-sale-terms>). ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

DUE DILIGENCE

Due diligence materials are available to qualified prospective bidders via an electronic data room hosted by RealINSIGHT Marketplace. Prospective bidders will be required to electronically execute a confidentiality agreement prior to being allowed access to the materials. All due diligence must be conducted prior to signing the purchase and sale agreement. You may contact the sales advisors with any due diligence questions.

BUYER QUALIFICATION

Prospective bidders will be required to register with RealINSIGHT Marketplace to bid. Each bidder will be required to provide current contact information, submit proof of funds up to the full amount they plan to bid, and agree to the Auction Terms and Conditions. In order to participate in an auction, the Seller requires bidders to provide proof of their liquidity in an amount of at least their anticipated maximum bid for those assets they wish to bid on. Such liquidity must be in the form of cash, or cash equivalents, and must be available immediately without restriction.

Generally, recent bank statements, brokerage account statements, or bank letters are acceptable. A line of credit statement may be acceptable only if it is already closed and in place, has undrawn capacity, and may be funded immediately without bank approval. Loan pre-approval letters, term sheets, and the like, where the loan would be collateralized by the property up for auction and funded at escrow closing, are NOT acceptable. Capital call agreements, investor equity commitments, and the like, are evaluated on a case-by-case basis. The acceptance of any proof of funds documents are made at the sole and absolute discretion of RealINSIGHT Marketplace. For further information, please visit the Bidder Registration FAQ (<https://marketplace.realinsight.com/faq-bid-registration>).

AUCTION DATE

The Auction end date is set for AUGUST 3-5, 2026.

ABSOLUTE AUCTION

This will be an absolute auction and the Property will have a \$1 reserve price ("Reserve Price"). The starting bid is the Reserve Price. The seller can accept or reject any bid. All bidders agree to execute the non-negotiable purchase and sale agreement, which will be posted to the electronic data room prior to bidding commencement, should they be awarded the deal. For further information about how to bid, please visit the Bidding page (<https://marketplace.realinsight.com/faq-bidding>).

CLOSING

Following the auction, the winning bidder will be contacted by phone and email to go over specifics of the sale, including the execution of the purchase agreement and all documentation involved in the purchase. The winning bidder must be available by telephone within two hours of the sale. More information can be found on the RealINSIGHT Marketplace website.

NON-ENDORSEMENT & DISCLAIMER NOTICES

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SPECIAL COVID-19 NOTICE

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.

By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.

Activity ID #ZAH1240143

FOR AUCTION RELATED QUESTIONS

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RICHWOOD, LA