

# MAGNOLIA PLAZA

565 E MADISON AVE, BASTROP, LA 71220



**BILT**  
COMMERCIAL  
REAL ESTATE

72,000 SF SHOPPING CENTER | ANCHOR TENANT STABILITY  
INVESTMENT OPPORTUNITY

OFFERING MEMORANDUM



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# OFFERING SUMMARY

565 E MADISON AVE  
BASTROP, LA 71220

## PRICE

\$1,550,000

## NOI

\$163,052

## CAP RATE

10.5%

## GLA

71,787 SF

## LOT SIZE

7.65 AC

## OCCUPANCY

99%

## YR. BUILT/RENOV

1960/2016



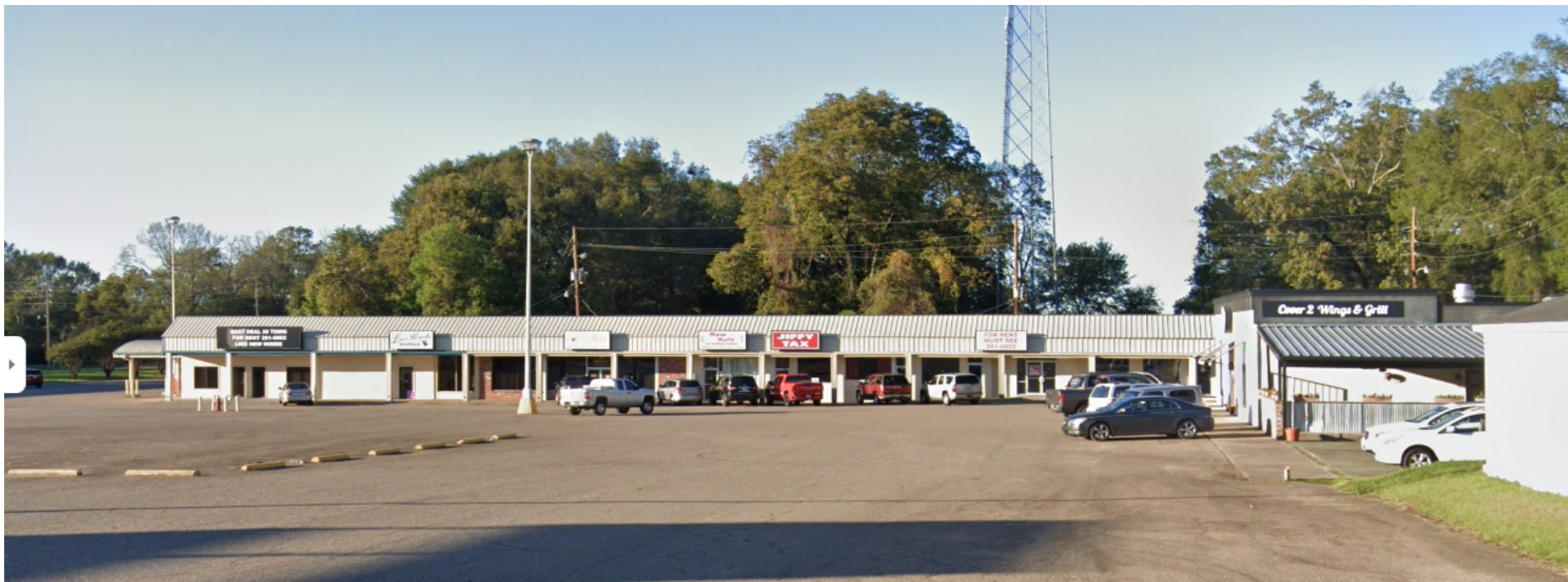
# INVESTMENT OVERVIEW

**BILT COMMERCIAL REAL ESTATE** is pleased to offer the opportunity to acquire the fee simple interest in Magnolia Plaza, also known as Magnolia Shopping Center in Bastrop, LA. This 71,787 SF well-maintained, long-standing shopping center features updated energy efficient spaces.

Magnolia Plaza is home to a diverse mix of businesses, including a laundromat, self-storage facility, gift shop, barber and beauty shop, tax preparation services, an American restaurant, and its anchor tenant—a furniture store that has operated at this location for over 40 years.

Strategically positioned on Madison Avenue, a major thoroughfare connecting both residential and commercial areas of the city, the property benefits from strong visibility and accessibility. Madison Avenue is home to various businesses and establishments, making it a vital part of the community's economic landscape.

Meta's (Facebook's) is building a massive AI-optimized data center in Richland Parish which is set to be a significant economic driver for northeast Louisiana, offering substantial job creation, infrastructure development, and educational opportunities.





# INVESTMENT HIGHLIGHTS

## ANCHOR TENANT STABILITY

Cost Plus Furniture Store has been at this location for 40+ years.

## PRIME LOCATION WITH BASTROP

Situated just half a mile from Bastrop's central square, Magnolia Plaza enjoys prime visibility along the city's main thoroughfare, attracting over 19,000 vehicles per day.

## BELOW MARKET RENTS

Dollar General recently moved into a 19,000 SF space about a mile from Magnolia Plaza at a rate of nearly \$7/SF NNN. In comparison, the largest tenants at Magnolia Plaza occupy 26,000 SF and 12,000 SF, paying \$1.80/SF and \$2.50/SF Gross, respectively.

## INCREASE NOI WITH LEASE RESTRUCTURING

Opportunity to gradually convert existing gross leases to net leases, shifting expenses to tenants and enhancing net operating income (NOI).

## HIGH VISIBILITY/ATTRACTIVE PYLON SIGN

Attractive pylon sign with high visibility to passing traffic, pedestrians, and potential clients with a form of continuous advertising increasing awareness of the building and its occupants.

## WELL-MAINTAINED & ENERGY EFFICIENT

Updated energy efficient spaces with a new roof, new HVAC systems, and more.

## AMPLE PARKING & SECURITY

100+ spaces with safety lighting throughout.

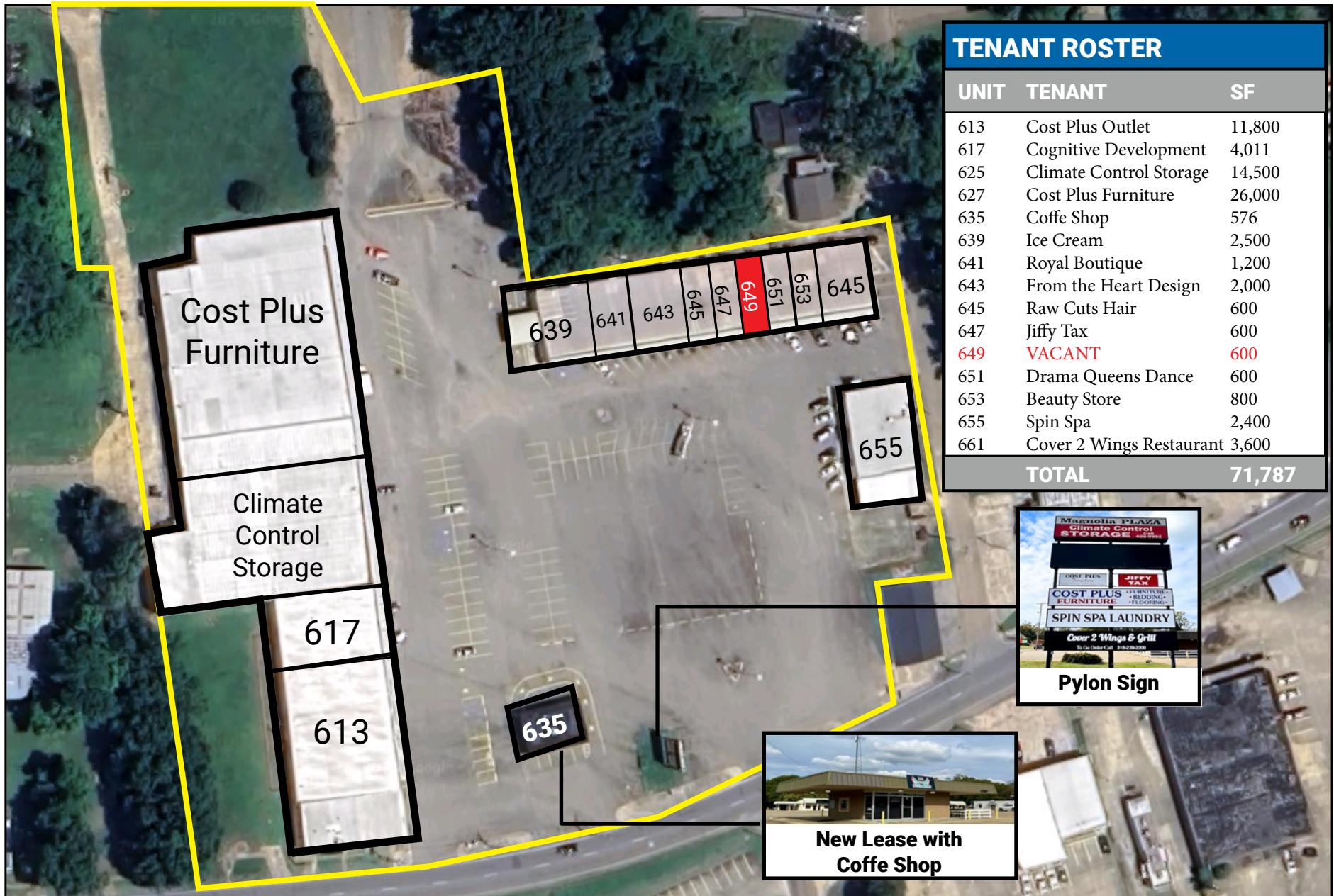
## CONVENIENT UTILITIES

Cable, electric, and gas on separate meters.





# SITE PLAN



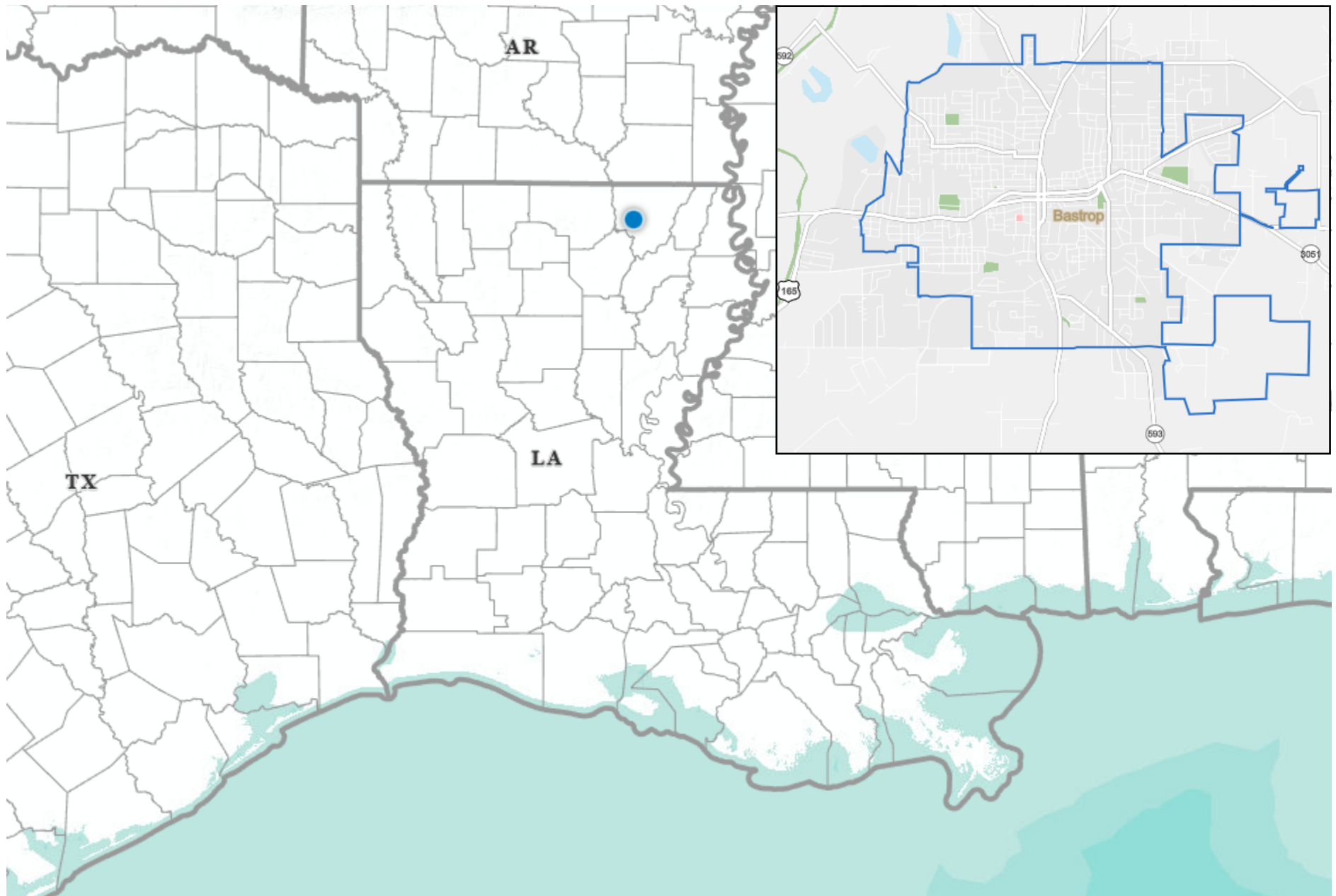


# LOCAL MAP



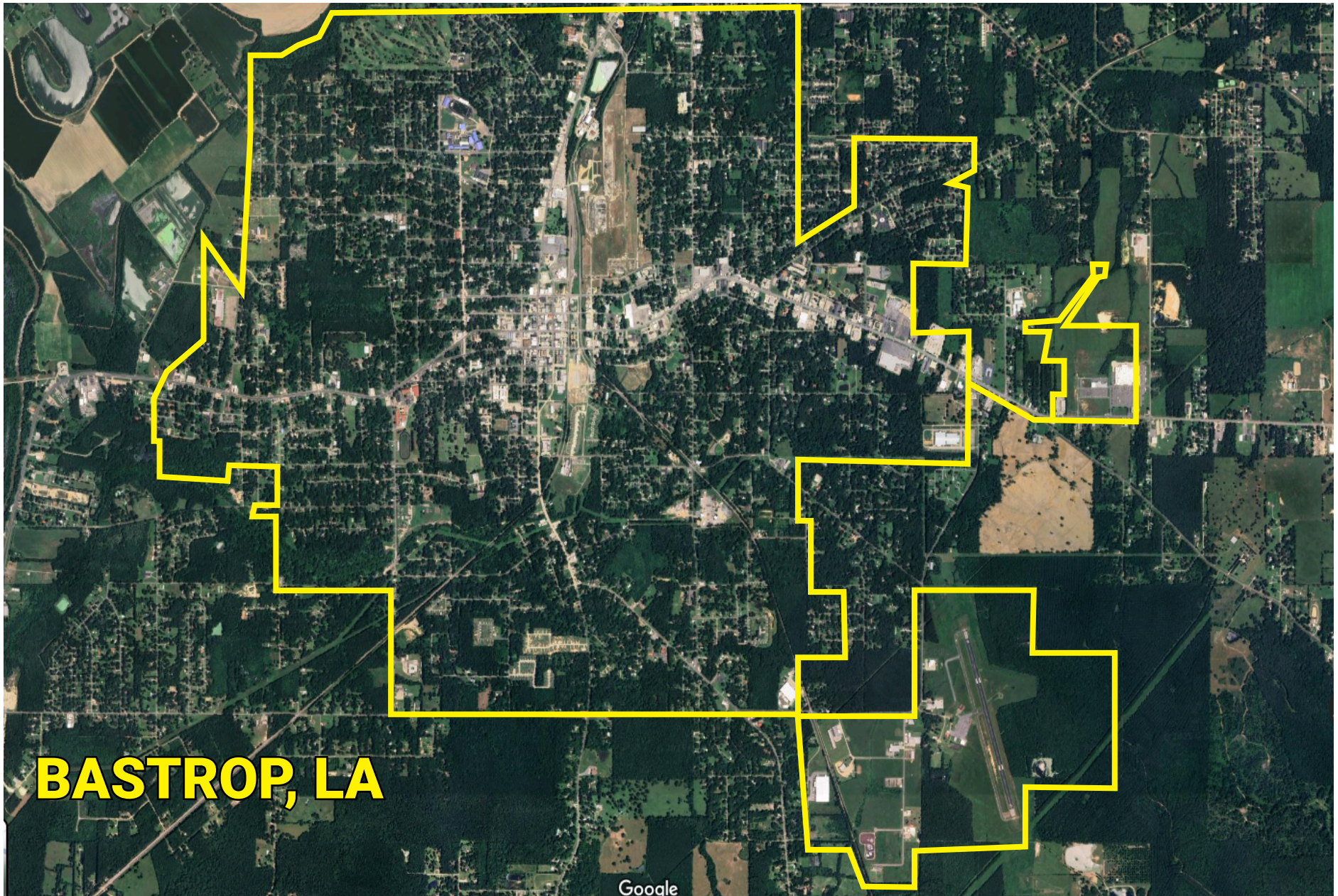


# REGIONAL MAP





# LOCAL MAP





# LOCATION OVERVIEW



Chemin-A-Haut State Park

## BASTROP, LA

**HISTORICAL BACKGROUND:** The city was founded in 1846 and named after Baron de Bastrop, a Dutch nobleman who received a substantial land grant from the Spanish in 1796. He later sold much of this land to Abram Morehouse, a settler from Kentucky, contributing to the area's early development.

**ECONOMY AND INFRASTRUCTURE:** Historically, Bastrop's economy has been linked to agriculture and manufacturing. The city serves as a commercial hub for the surrounding rural areas, offering various services and amenities to residents and visitors alike.

**TRANSPORTATION:** Bastrop is accessible via several major highways, providing convenient connections to nearby cities and states. Its proximity to Monroe enhances its connectivity within the region.



Bastrop Rams Stadium



Bastrop Main Street

**COMMUNITY AND CULTURE:** The city boasts a rich cultural heritage, with community events and local traditions reflecting its diverse history. Residents take pride in their city's heritage, contributing to a strong sense of community.

**OUTDOOR RECREATION & WILDLIFE:** Home to Chemin-A-Haut State Park, a beautiful hunting, fishing, and camping destination. The nearby Bayou Bartholomew, the longest bayou in the world, is great for fishing and boating. Morehouse Parish is popular for duck hunting and deer hunting, attracting outdoor enthusiasts.

**CLOSE PROXIMITY TO MONROE, LA:** Located about 24 miles northeast of Monroe, providing access to larger city amenities while maintaining a small-town feel.



*Investment Opportunity | Offering Memorandum*

# MAGNOLIA PLAZA

BASTROP, LA

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