

# BERKELEY

CAPITAL ADVISORS

IN COOPERATION WITH  
SCOTT REID & PARASELL, INC.  
LOUISIANA RE LICENSE NO:  
BROK.995705727-ACT



# Lowe's Ground Lease

SHREVEPORT, LA

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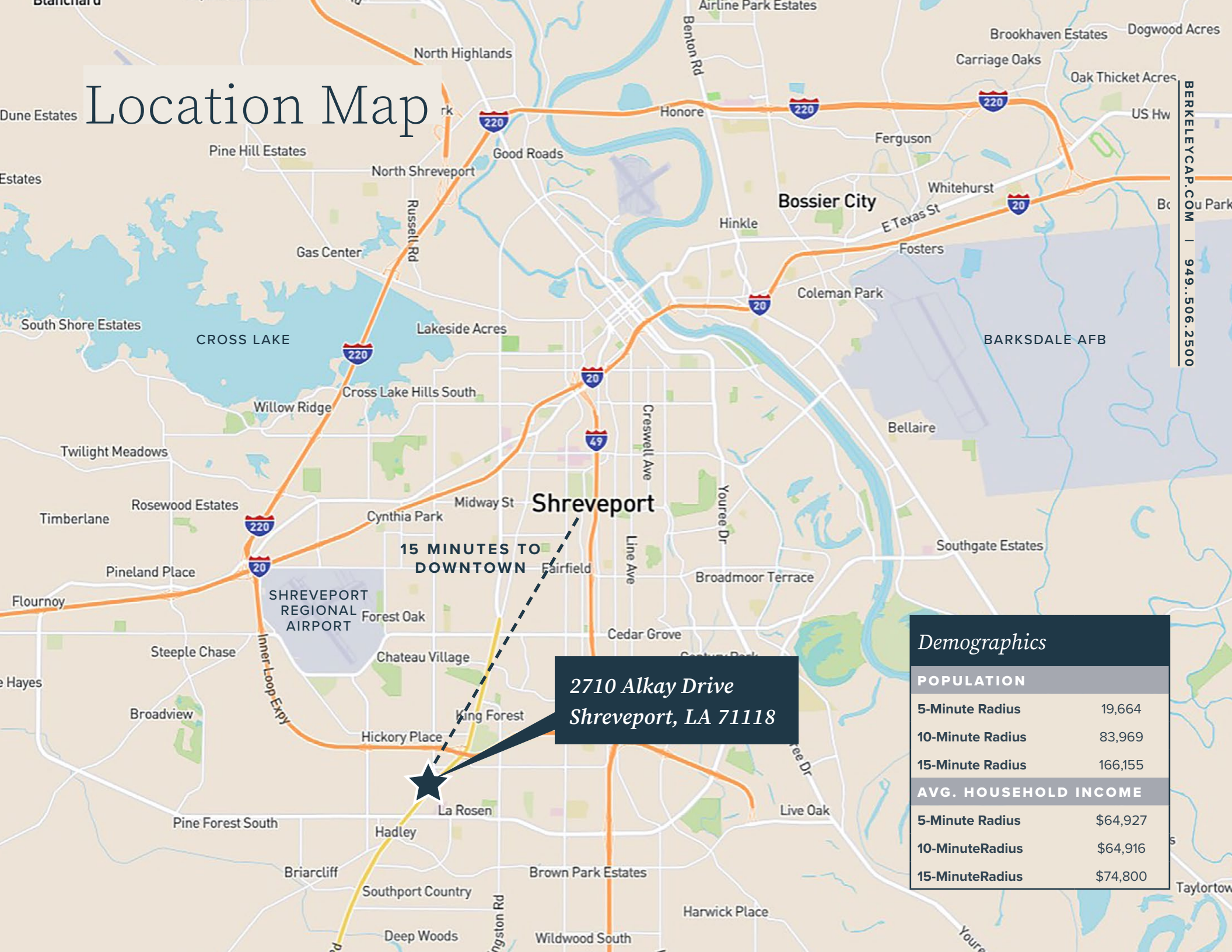
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# Location Map



15 MINUTES TO  
DOWNTOWN

2710 Alkay Drive  
Shreveport, LA 71118

## Demographics

### POPULATION

5-Minute Radius	19,664
10-Minute Radius	83,969
15-Minute Radius	166,155

### AVG. HOUSEHOLD INCOME

5-Minute Radius	\$64,927
10-Minute Radius	\$64,916
15-Minute Radius	\$74,800

# Investment Overview

## PROPERTY

*Lowe's Ground Lease*

## ADDRESS

*2710 Alkay Drive  
Shreveport, LA 71118*

## TENANT

Lowe's Home Centers, LLC

## RENT COMMENCEMENT

June 1, 1993

## LEASE EXPIRATION

May 31, 2028

## ORIGINAL LEASE TERM

20 Years

## LEASE TERM REMAINING

5 Years

## OPTIONS REMAINING

Five, 5-Year

## LEASE TYPE

Absolute Net Ground Lease

## LANDLORD RESPONSIBILITIES

None

## NOI

\$205,680

## RENT INCREASES

5% Each Option

## PROPERTY DETAILS

121,135

*Square Feet*

12.64

*Acres*

'93/'21

*Year Built/Renovated*

±470

*Parking Spaces*

*Note: Corporate lease. All lease provisions to be independently verified by Buyer during the Due Diligence Period.  
The information contained herein has been obtained from sources we deem reliable.*

\$4,113,600

*Asking Price (5.00% Cap Rate)*

## RENT SCHEDULE

LEASE YEAR	START	END	ANNUAL RENT	% INCREASE
Current	–	5/31/2028	\$205,680	–
Option 1	6/1/2028	5/31/2033	\$215,928	5.0%
Option 2	6/1/2033	5/31/2038	\$226,764	5.0%
Option 3	6/1/2038	5/31/2043	\$238,104	5.0%
Option 4	6/1/2043	5/31/2048	\$250,008	5.0%
Option 5	6/1/2048	5/31/2053	\$262,512	5.0%

## ADDITIONAL INFORMATION/FOOTNOTES

- 10-year extension exercised in 2018.
- In 2021, 5 HVAC units and the parking lot were replaced.





# Property Highlights

## PROPERTY HIGHLIGHTS

- Entrance located at signalized intersection | Mansfield Rd & Alkay Dr | 28,173+ VPD
- Excellent operating history | Leased since 1993 with 10-year extension in 2018
- Recent renovation work completed | New HVAC systems and parking lot in 2021
- Absolute Net Ground Lease | Zero landlord responsibilities
- Corporate lease | Lowe's Home Center's, LLC | Nearly 2,200 locations across North America
- Located inside of dense retail & industrial corridor | 1.7M SF within 1 mile
- Large parcel | 9.44 acres
- Attractive population density within a 5-mile radius | 91,459 people
- Approx. 1 mile from Willis-Knighton South & The Center for Women's Health | 889 beds
- Less than 7 miles from Louisiana State University-Shreveport | 8,518 students
- 4 minutes from both Southwood High School & Ridgewood Middle School | 2,319 students combined
- Approx. 10 minutes from Shreveport Regional Airport | Service from Delta, United, American & Allegiant Airlines
- Nearby Destination Retailers: Walmart Supercenter, Kroger, Brookshire's, Tractor Supply, Walgreens, Chick-fil-A, McDonald's, Burger King, Whataburger, Wendy's, Popeyes, Taco Bell, & others
- 15 minutes from downtown Shreveport

## DEMOGRAPHIC SNAPSHOT

166,155

2022 POPULATION WITHIN  
FIFTEEN MINUTES

\$74,800

2010-2022 AVERAGE HOUSEHOLD  
INCOME WITHIN FIFTEEN MINUTES





Podnuh's Bar-B-Q



MANSFIELD RD - 26K VPD





MANSFIELD RD - 26K VPD







Office DEPOT

Firestone  
COMPLETE AUTO CARE

INNER LOOP EXPY - 54K VPD

DOLLAR GENERAL

Burlington

Advance  
Auto Parts

LOWE'S

dd's DISCOUNTS  
CITI TRENDS  
FAMILY DOLLAR  
Aaron's  
Easy, Beautiful, Affordable.

Southwood High School  
1,485 Students

SecurCare  
Self Storage

Applebee's GRILL + BAR  
Denny's  
SMOOTHIE KING

Ollie's Bargain  
OUTLET  
DOLLAR TREE



CHASE  
Valvoline  
POPEYES  
LOUISIANA KITCHEN

FAMILY DOLLAR

Southern Hills Elementary  
767 Students

W BERT KOUNS INDUSTRIAL LOOP - 19K VPD

171

Kroger

O'Reilly  
AUTO PARTS

Ridgewood Middle School  
749 Students

TACO BELL

Walgreens

Willis-Knighton South  
58 Beds

DOLLAR GENERAL

FAMILY DOLLAR

Walmart  
Supercenter

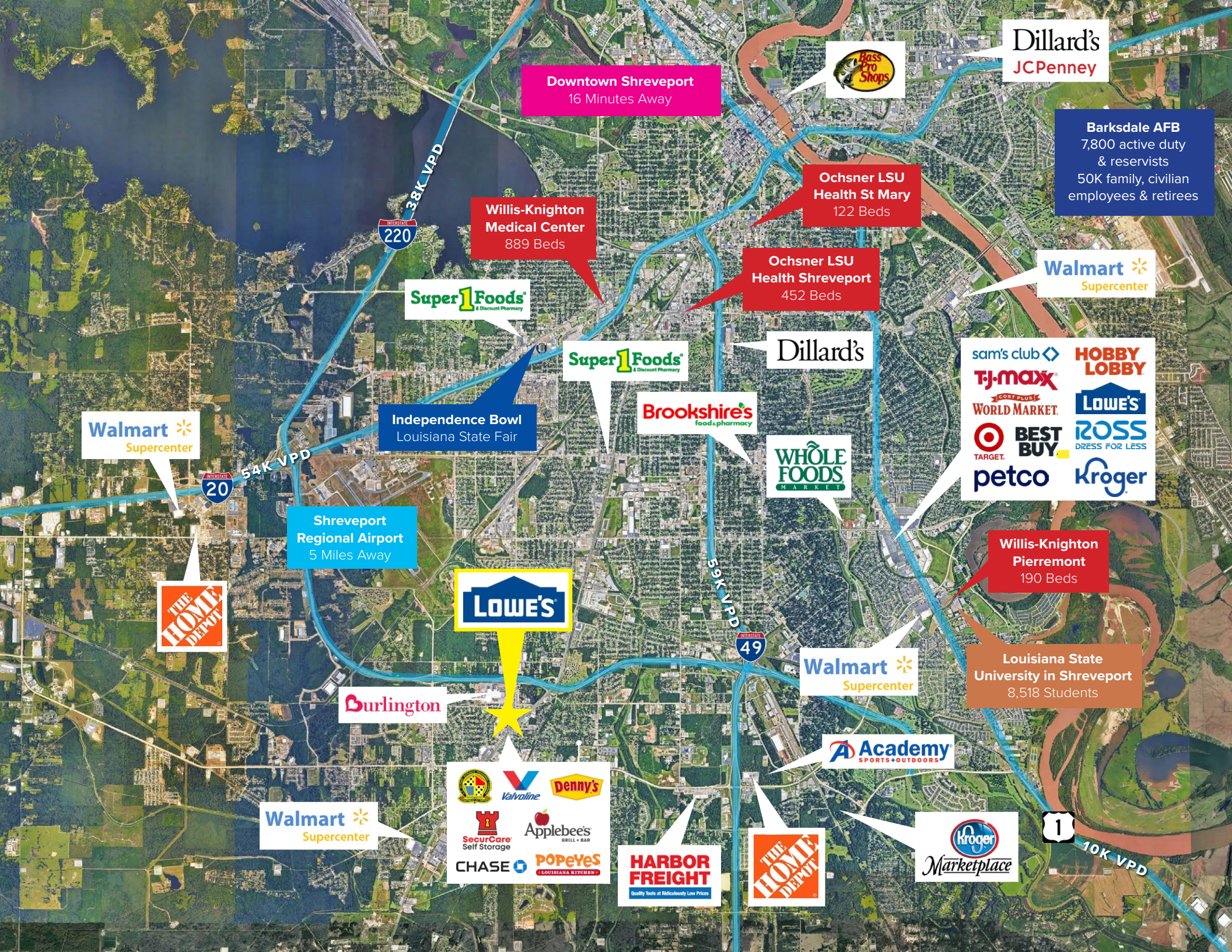
Forest Hill Elementary  
500 Students

MANSFIELD RD - 26K VPD

TRACOR  
SUPPLY CO







**Downtown Shreveport**  
16 Minutes Away

**Willis-Knighton Medical Center**  
889 Beds

**Ochsner LSU Health St Mary**  
122 Beds

**Barksdale AFB**  
7,800 active duty & reservists  
50K family, civilian employees & retirees

**Super 1 Foods**  
& Discount Pharmacy

**Ochsner LSU Health Shreveport**  
452 Beds

**Walmart**  
Supercenter

**Walmart**  
Supercenter

**Independence Bowl**  
Louisiana State Fair

**Super 1 Foods**  
& Discount Pharmacy

**Brookshires**  
food & pharmacy

**Dillard's**

**sam's club**  
**TJ-maxx**  
**WORLD MARKET**  
**LOWE'S**  
**ROSS**  
DRESS FOR LESS  
**petco**  
**Kroger**

**Shreveport Regional Airport**  
5 Miles Away

**THE HOME DEPOT**

**LOWE'S**

**WHOLE FOODS MARKET**

**Willis-Knighton Pierremont**  
190 Beds

**Louisiana State University in Shreveport**  
8,518 Students

**Walmart**  
Supercenter

**Burlington**

**Academy**  
SPORTS + OUTDOORS

**Walmart**  
Supercenter

**Valvoline**  
**penny's**  
**SecurCare Self Storage**  
**Applebee's GRILL + BAR**  
**CHASE**  
**POPEYE'S LOUISIANA KITCHEN**

**HARBOR FREIGHT**  
Quality Tools at Remarkably Low Prices

**THE HOME DEPOT**

**Kroger**  
**Marketplace**

**1**  
10K VPD



# Tenant Overview



Lowe's is an American retail company specializing in home improvement. Headquartered in Mooresville, North Carolina, the company operates a chain of retail stores in the United States. As of Oct. 28, 2022, Lowe's and its related businesses operated 2,181 home improvement and hardware stores in North America.

Lowe's is the second-largest hardware chain in the United States (previously the largest in the U.S. until surpassed by The Home Depot in 1989), behind rival The Home Depot and ahead of Menards. It is also the second-largest hardware chain in the world, also behind The Home Depot but ahead of European retailers Leroy Merlin, B&Q, and OBI.

On June 27, 2019, Lowe's announced the construction of a \$153 million, 23-story tower in Charlotte, N.C. and eventually house 2000 employees, 400 of which will move from the headquarters in Mooresville. The new tower will house a "global technology hub" for Lowe's.

BBB+

*Credit Rating*

LOW

*NYSE Ticker Symbol*

\$97.1B

*Total 2022 Revenue*

\$129.9B

*Market Cap*

±2,181

*Total Locations*

±300K

*Total U.S. Employees*





# Market Overview | Shreveport, LA



3<sup>rd</sup>

*Most popular  
city in Louisiana.*

3x

*Time winner of Louisiana  
Airport of the Year.*

221

WILLIS-KNIGHTON MEDICAL CENTER WAS RANKED 221 IN "WORLD'S BEST HOSPITALS" RANKINGS FOR 2022 AMONG 420 HOSPITALS IN THE UNITED STATES.

8.5K

OVER 8,500 STUDENTS ATTEND LOUISIANA STATE UNIVERSITY'S SHREVEPORT LOCATION.

814K

SHREVEPORT IS PART OF N LOUISIANA'S 14 PARISHES OF NEARLY 814,000 RESIDENTS BOASTING THE NATION'S LOWEST COST OF DOING BUSINESS AS RANKED BY FORBES AND KPMG.

\$750M

*NW Louisiana scores three projects totaling more than \$750M including a \$550M methanol plant, \$110M sawmill and expansion at the Port of Caddo-Bossier for another \$98M.*



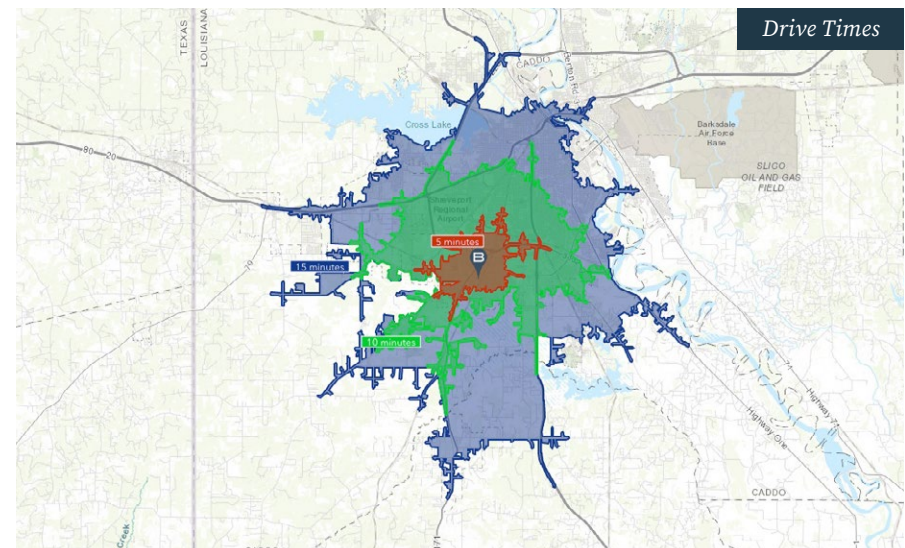
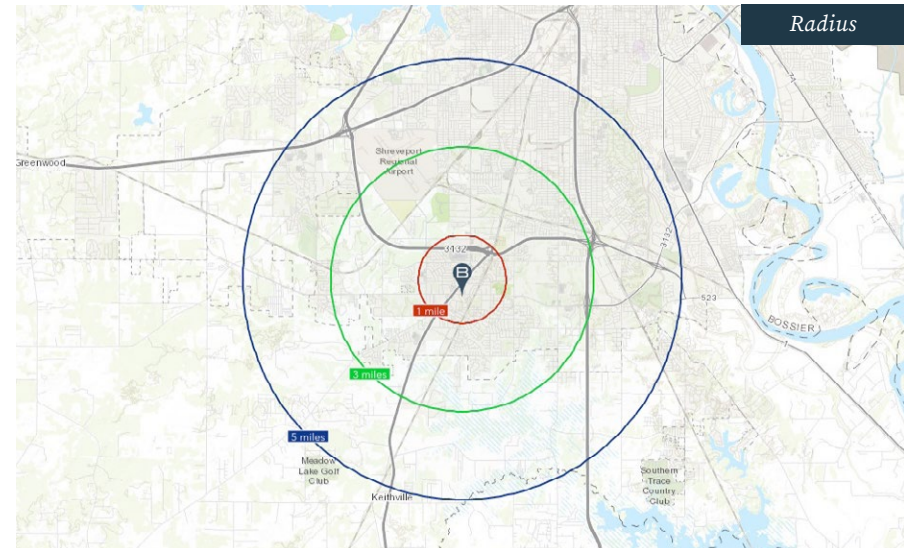
# Demographics

## Radius

POPULATION	1-MILE	3-MILE	5-MILE
2027 Population	8,586	39,638	86,831
2022 Population	8,947	41,049	90,013
2020 Population	9,179	42,278	91,811
2010 Population	9,328	43,775	98,821
2022-2027 Annual Rate	-0.82%	-0.70%	-0.72%
2020-2022 Annual Rate	-1.13%	-1.30%	-0.88%
2010-2020 Annual Rate	-0.16%	-0.35%	-0.73%
HOUSEHOLDS			
2027 Households	3,616	16,042	35,493
2022 Households	3,735	16,461	36,469
2020 Households	3,802	16,687	36,985
2010 Households	3,855	16,867	38,366
2022-2027 Annual Rate	-0.65%	-0.51%	-0.54%
2020-2022 Annual Rate	-0.79%	-0.60%	-0.62%
2010-2020 Annual Rate	-0.14%	-0.11%	-0.37%
<b>2022 AVG. HH INCOME</b>	<b>\$59,881</b>	<b>\$62,921</b>	<b>\$64,533</b>

## Drive Times

POPULATION	5-MINUTE	10-MINUTE	15-MINUTE
2027 Population	18,959	80,979	160,726
2022 Population	19,664	83,969	166,155
2020 Population	20,244	85,767	169,284
2010 Population	20,624	91,717	180,788
2022-2027 Annual Rate	-0.73%	-0.72%	-0.66%
2020-2022 Annual Rate	-1.28%	-0.94%	-0.83%
2010-2020 Annual Rate	-0.19%	-0.67%	-0.66%
HOUSEHOLDS			
2027 Households	7,916	33,121	68,460
2022 Households	8,147	34,043	70,203
2020 Households	8,274	34,530	71,091
2010 Households	8,469	35,685	73,450
2022-2027 Annual Rate	-0.57%	-0.55%	-0.50%
2020-2022 Annual Rate	-0.69%	-0.63%	-0.56%
2010-2020 Annual Rate	-0.23%	-0.33%	-0.33%
<b>2022 AVG. HH INCOME</b>	<b>\$64,927</b>	<b>\$64,916</b>	<b>\$74,800</b>





# Confidentiality Disclaimer

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Your receipt and acceptance of this package serves to acknowledge your agreement to: (1) hold the information and materials contained herein, and the offering they represent, in the strictest of confidence; (2) not disclose, directly or indirectly, the information and materials contained herein, or the offering they represent, to any other person, firm or entity without prior written authorization from BCA or the Seller; (3) not use the information and materials contained herein in any fashion or manner detrimental to the interest of BCA or the Seller; (4) not disturb any tenants in possession of the subject property nor reveal to them the offering this package represents.

This marketing package was prepared by BCA and it has been reviewed by representatives of the Seller. The information and materials contained herein are selective and limited in nature, and neither BCA nor the Seller purports this to be an all-inclusive report on the subject property. Within this package, certain leases, documents and other materials are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements involved, nor do they purport to constitute a legal analysis of the provisions of those documents. Interested and qualified prospective purchasers will be afforded an opportunity to review additional information and to inspect the subject property, and all such prospective purchasers should conduct their own independent due diligence.

This package is based in part upon information supplied by the Seller and in part upon information obtained by BCA from sources believed to be reliable. All income, expense and/or investment projections contained herein are provided for general reference purposes only, in that they are based on assumptions relating to the general economy, competition and other factors beyond the control of BCA and the Seller, and all such projections are therefore subject to variation. This package shall not be deemed an indication of the state of affairs of the subject property, nor constitute an indication that there has been no change in the business or affairs of the subject property since the date of preparation of this package.

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If, after reviewing this package, you have no further interest in acquiring the subject property at this time, please return this package in its entirety to BCA. Likewise, if the terms contained in this Confidentiality & Disclaimer section are not acceptable to you, please immediately return this package to BCA.

## AGENT'S DUTIES

When you contract with a real estate firm to act as your agent in a real estate transaction, the agent must help you obtain the best price and terms possible, whether you are the buyer or seller. The agent also owes you the duty to:

- Safeguard and account for any money handled for you
- Act with reasonable skill, care and diligence
- Be loyal and follow reasonable and lawful instructions
- Disclose to you any information which might influence your decision to buy or sell

Even if the agent does not represent you, the agent must still be fair and honest and disclose to you all "material facts" which the agent knows or reasonably should know. A fact is "material" if it relates to defects or other conditions affecting the property, or if it may influence your decision to buy or sell. This does not require a seller's agent to disclose to the buyer the minimum amount the seller will accept, nor does it require

## AGENTS WORKING WITH SELLERS

A seller can enter into a "listing agreement" with a real estate firm authorizing the firm and its agent(s) to represent the seller in finding a buyer for his property. The listing agreement should state what the seller will pay the firm no matter who finds the buyer.

The listing firm may belong to a listing service to expose the seller's property to other agents who are members of the service. Some of those agents may be working with buyers as buyers' agents; others will be working with buyers but still representing the sellers' interests as an agent or "subagent". When the buyer's agents and seller's subagents desire to share in the commission the seller pays to the listing firm, the listing agent may share the commission with the seller's permission.

## AGENTS WORKING WITH BUYERS

A buyer may contract with an agent or firm to represent him (as a buyer's agent), or may work with an agent or firm that represents the seller (as a seller's agent or subagent). All parties in the transaction should find out at the beginning who the agent working with the buyer represents.

If a buyer wants a buyer's agent to represent him in purchasing a property, the buyer should enter into a "buyer agency agreement" with the agent. The buyer agency agreement should state how the buyer's agent will be paid. Unless some other arrangement is made which is satisfactory to the parties, the buyer's agent will be paid by the buyer. Many buyer agency agreements will also obligate the buyer to pay the buyer's agent no matter who finds the property that the buyer purchases.

A buyer may decide to work with a firm that is acting as agent for the seller (a seller's agent or subagent). If a buyer does not enter into a buyer agency agreement with the firm that shows him properties, that firm and its agents will show the buyer properties as an agent or subagent working on the seller's behalf. Such a firm represents the seller (not the buyer) and must disclose that fact to the buyer.

The terms and conditions stated in this Confidentiality & Disclaimer section apply and relate to all of the sections of this package as if stated independently therein. Prospective purchasers of the subject property are hereby notified that Berkeley Capital Advisors, and its agents, are acting in the capacity of a "Seller's Agent" during the course of this offering, and as such are solely representing the interests of the Seller.

**PLEASE CLICK HERE TO VIEW WORKING  
WITH REAL ESTATE AGENTS BROCHURE**



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