

**OFFERING MEMORANDUM**

# **OFFICE BUILDING - FOR SALE**

525 Avenue V, Bogalusa, Louisiana 70427

**NEWLY  
REDUCED**  
*price*

**FOR SALE: \$125,000**



**19,005 SF | 0.83 ACRES | 1 STORY**

## **CONTACTS**

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## OFFERING MEMORANDUM

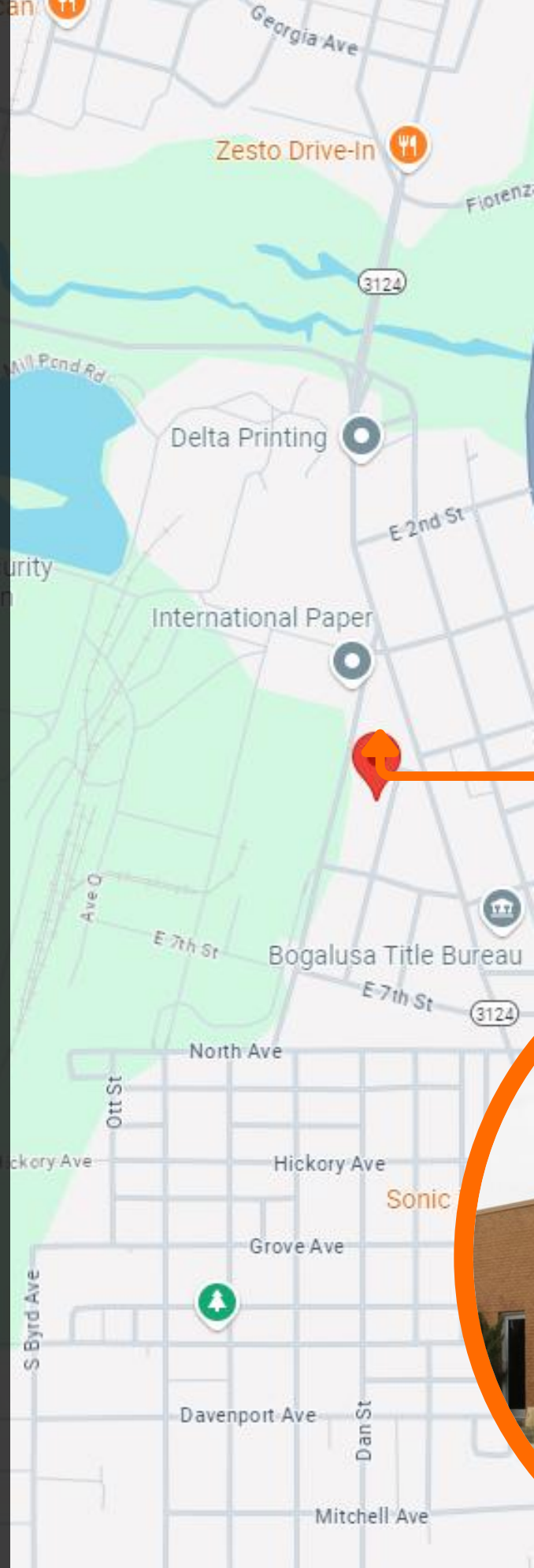
# 525 AVENUE V

Bogalusa, Louisiana 70427

## DISCLAIMER

The information contained in the following Offering Memorandum has been prepared to provide a summary of unverified information to prospective buyers or tenants and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

Prospect agrees that the proposed sale price and its terms, and any negotiations or discussions with respect to the transaction (collectively, "Confidential Information") are confidential. Prospect agrees that it shall, and that it shall cause Prospect's representatives to, maintain and protect the confidentiality of all Confidential Information. Further, Prospect agrees that it shall not, and that it shall cause its representatives to not, disclose any Confidential Information to anyone other than individuals working on Prospect's behalf directly or in connection with the proposed transaction who have agreed to be bound by the provisions of this paragraph.







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## EXECUTIVE SUMMARY

# 525 AVENUE V

Bogalusa, Louisiana 70427

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525 Avenue V, Bogalusa, La is an office property, totaling 19,005 square feet and situated on a 0.83-acre lot. This building was built in 1975 and benefits from 50 surface parking spaces. It presents an exciting investment/owner-user opportunity with several noteworthy features providing flexibility to accommodate a wide range of businesses.





# MARKET OVERVIEW

## Bogalusa, Louisiana



Bogalusa is situated in the southeastern part of Louisiana, near the border with Mississippi. It's approximately 70 miles north of New Orleans and about 40 miles east of Baton Rouge. The city was founded in the early 20th century as a lumber mill town by the Great Southern Lumber Company. Bogalusa grew rapidly due to the lumber industry and became known as the "Magic City" for its rapid development. Historically, Bogalusa's economy has been centered around the timber industry, with several sawmills operating in the area. However, like many other lumber-dependent towns, Bogalusa has faced economic challenges due to changes in the industry. Efforts have been made to diversify the economy, with healthcare, education, and small manufacturing playing increasingly important roles.



# DEMOGRAPHIC SUMMARY

BOGALUSA, LA

## POPULATION

City: Bogalusa

**10,419**

State: Louisiana 4.59M

## MEDIAN AGE

City: Bogalusa

**39.1 Years**

State: Louisiana 37.6 Years

## MEDIAN HOUSEHOLD INCOME

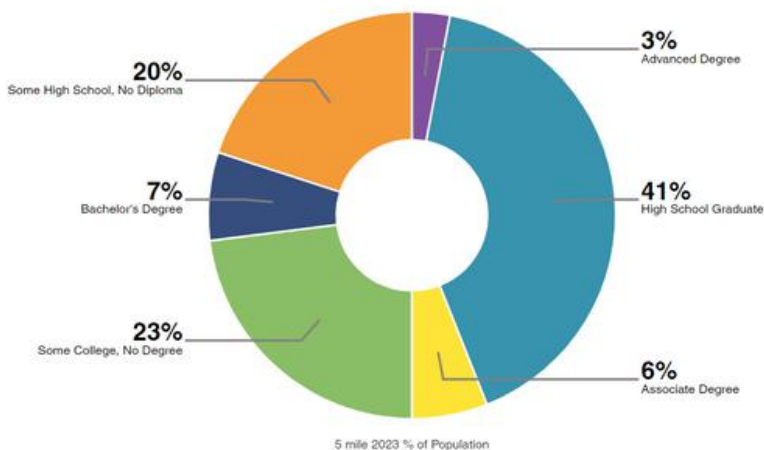
City: Bogalusa

**\$32,613**

State: Louisiana \$57,852

## EDUCATIONAL ATTAINMENT

Highest level of education among people aged 25 years and older as 80% more or less than Louisiana at large.



## 2023 STATISTICS

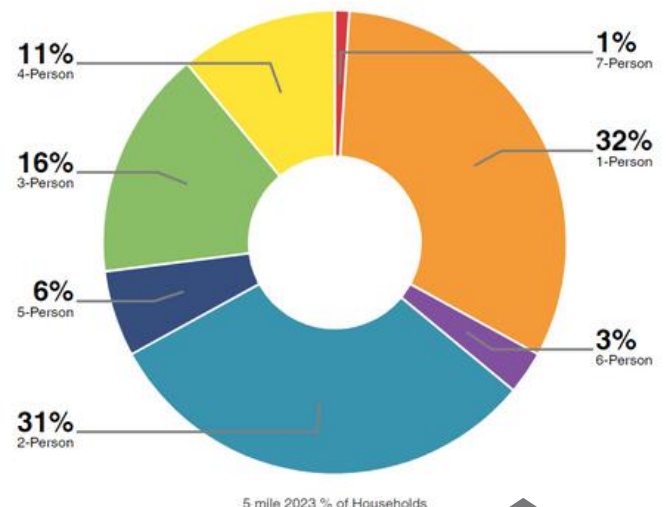
	2 Mile	5 Mile	10 Mile
Population 2023	10,350	15,125	23,123
Total Households	4,222	6,162	9,022
Avg Household Size	2.4	2.4	2.5
Avg Household Income	\$47,490	\$49,888	\$53,077

## ECONOMIC INDICATORS

**5.1%** Bogalusa Unemployment Rate

**3.9%** U.S. Unemployment Rate

## HOUSEHOLDS



City: Bogalusa

**4,285**

State: Louisiana \$1.765M



Average Household Size



# LOCATION OVERVIEW



## HIGHWAY ACCESS

**Highway 21** runs north-south through Bogalusa and serves as a major artery for transportation in the area. It connects Bogalusa to other cities in Louisiana, such as Covington to the south and Angie to the north. Highway 21 provides access to various local businesses, residential areas, and industrial zones in Bogalusa.

**Highway 10**, also known as Louisiana Highway 10, is an east-west route that intersects with Highway 21 in Bogalusa. It provides additional connectivity to neighboring towns and cities, including Franklinton to the east and the Mississippi state line to the west.



## AIRPORT PROXIMITY

**George R. Carr Memorial Air Field (FAA LID: BXA):** Located approximately 12 miles southwest of Bogalusa in Angie, Louisiana. This is a public airport primarily used for general aviation and smaller aircraft.

**St. Tammany Regional Airport (FAA LID: L31):** Located about 34 miles south of Bogalusa in Abita Springs, Louisiana. This airport also serves general aviation purposes and has a 5,000-foot runway.

For commercial air travel, residents of Bogalusa typically travel to larger airports such as **Louis Armstrong New Orleans International Airport (MSY)**, which is approximately 70 miles south of Bogalusa in Kenner, Louisiana. MSY is the primary airport serving the New Orleans metropolitan area and offers domestic and international flights.



# SITE OVERVIEW

## SITE

Property Type:	Mixed-Use
Year Built:	1975
Parcel #:	0440048950, 0440048951, and 0440049600
Total Acreage:	0.83
Total SF:	19,005
Construction:	Masonry and Steel
Zoning:	C "Commerce"
Stories:	1
Parking:	Ample
Dock Doors:	1 Overhead Door





# PARCEL OVERVIEW

## BUILDING SPECIFICATIONS

**Building Size: 19,005 SF**

- Office: 7,602 SF
- Warehouse: 11,403 SF
- 2 Additional Office Units
  - 1,038 SF
  - 638 SF

**Acreage: 0.83 acres**

**Year Built: 1975**

**Renovated: 2019**





# PARCEL MAP

















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**We Sell BIG  
Buildings. *FAST.***