

OFFERING MEMORANDUM

OFFICE BUILDING - FOR SALE

525 Avenue V, Bogalusa, Louisiana 70427

FOR SALE: \$199,000



19,005 SF | 0.83 ACRES | 1 STORY

CONTACTS

State Broker:

BRIAN BROCKMAN - BROKER

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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.

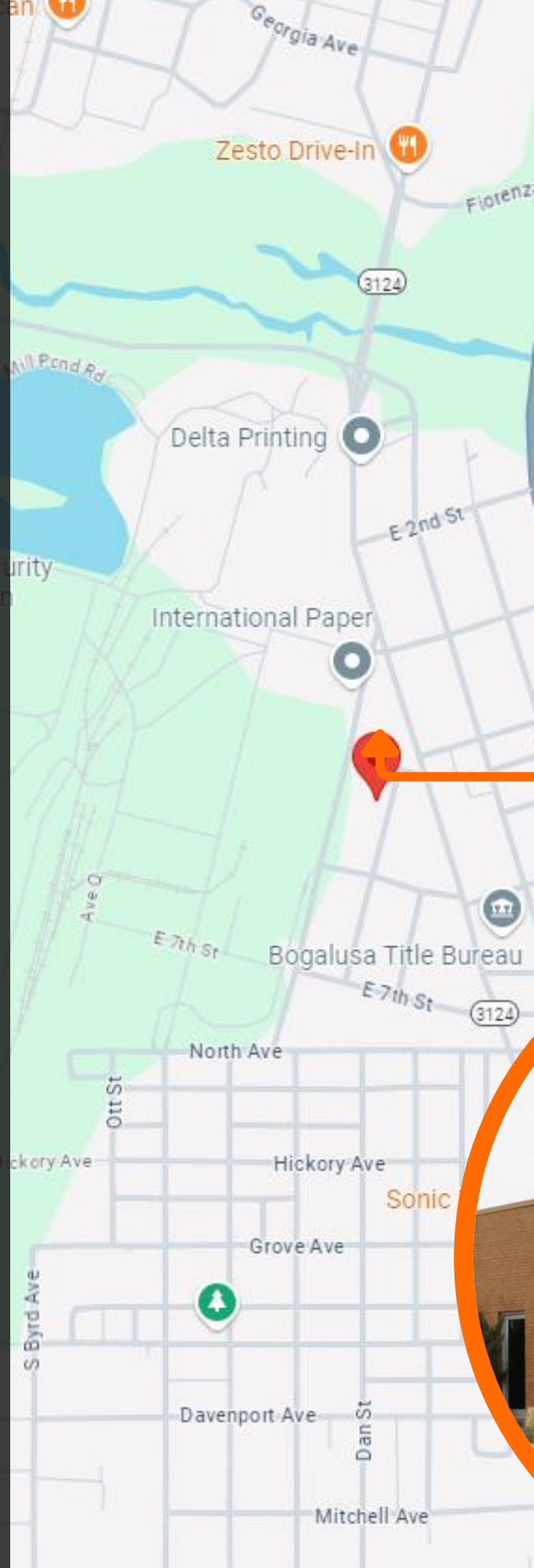




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EXECUTIVE SUMMARY

525 AVENUE V

Bogalusa, Louisiana 70427

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

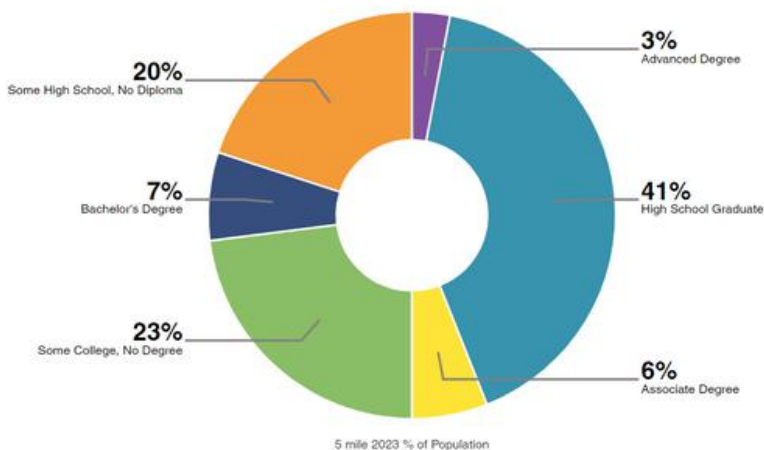
City: Bogalusa

\$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

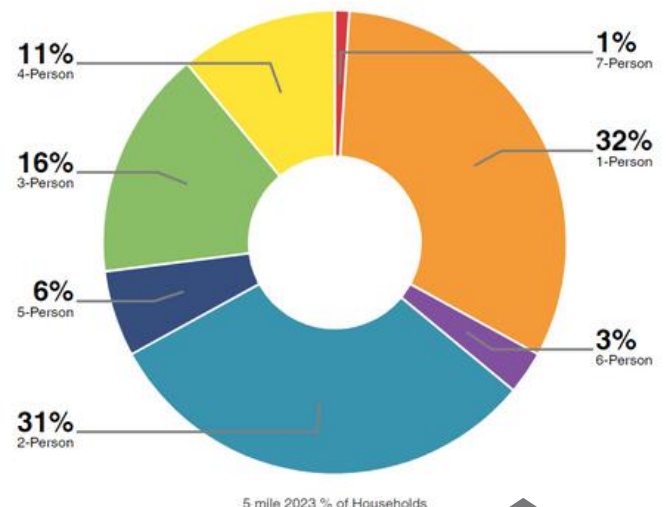
	2 Mile	5 Mile	10 Mile
Population 2023	10,350	15,125	23,123
Total Households	4,222	6,162	9,022
Avg Household Size	2.4	2.4	2.5
Avg Household Income	\$47,490	\$49,888	\$53,077

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.***