

CONFIDENTIAL OFFERING
MEMORANDUM
MULTI-TENANT RETAIL INVESTMENT
OPPORTUNITY

PARK CITY SHOPPING CENTER

MINDEN, LA
SEPTEMBER 2025

stirling



PARK CITY SHOPPING CENTER

308-348 HOMER ROAD

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/ EXECUTIVE SUMMARY /

Stirling Investment Advisors presents a value-add investment opportunity in Minden, Louisiana. Park City Shopping Center is a 66,684-square-foot multi-tenant retail center. Currently 59% occupied, this center offers substantial upside potential through increased occupancy. Anchored by a top-performing Dollar General, the tenant roster includes a complementary blend of national, regional, and local service providers such as Advance America, Minden Medical Center, and H&R Block. Constructed in 1985, the property is situated on 4.91 acres, featuring paved parking and high visibility from a pylon sign.

INVESTMENT HIGHLIGHTS

- Currently 59% occupied, with a mix of triple-net and gross leases
- Value-add potential in leasing vacancies and converting leases to triple-net
- Diversified tenant mix includes national, regional, and local retailers along with a medical center
- Anchored by Dollar General for over 20 years.
- Attractive pricing well below replacement costs.
- Situated in a strong retail corridor, surrounded by other national tenants, including McDonald's, Brookshire's, Walmart, Tractor Supply Co., CATO, T-Mobile, and many others
- Well-positioned on Homer Road (U.S. Route 79), the primary north-south thoroughfare of the city
- Traffic Counts in front of the center are approximately 10,920 vehicles per day
- Minden is the parish seat of Webster Parish and is located approximately 28 miles east of Shreveport

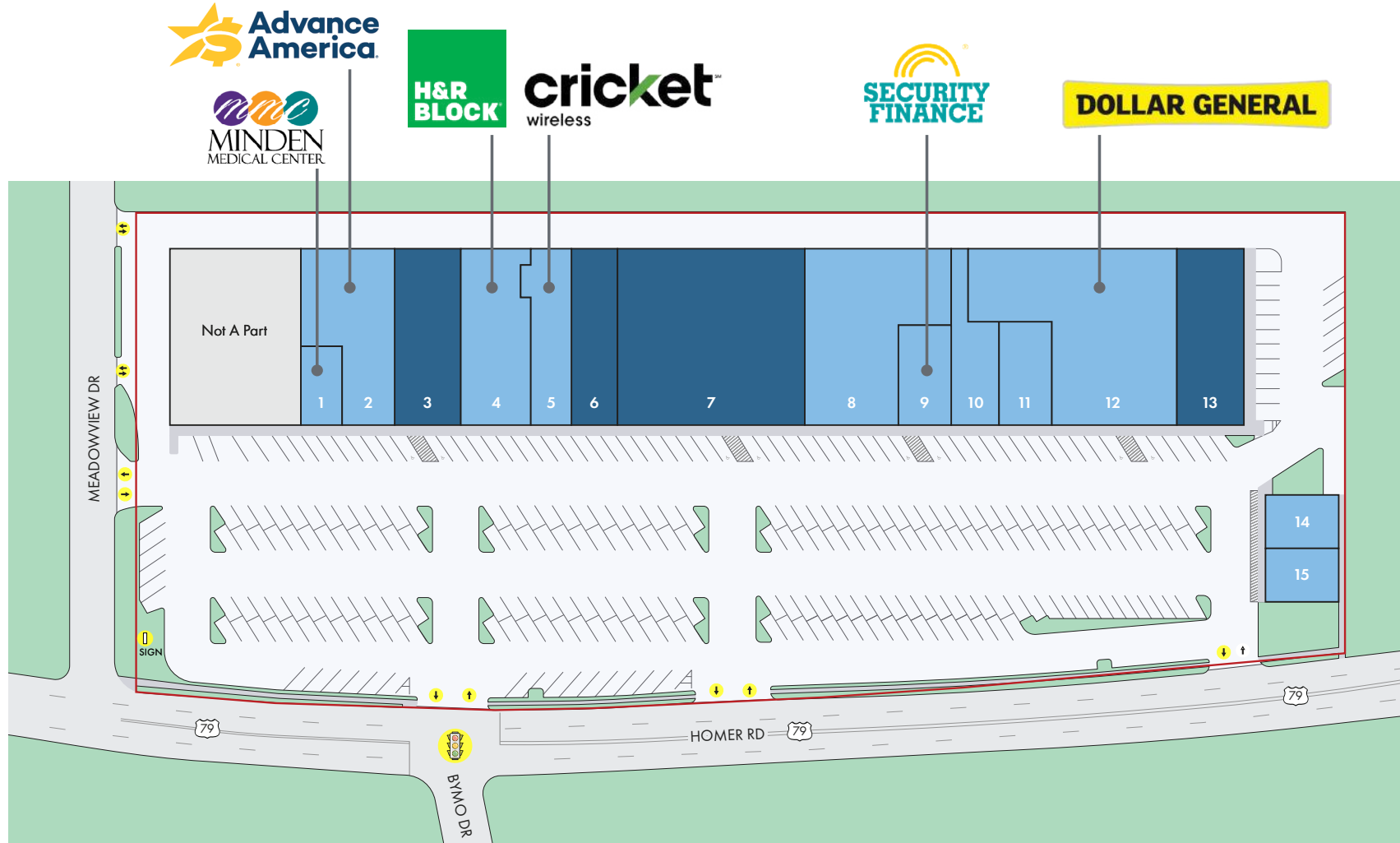
Location	308-348 Homer Rd., Minden, LA
Gross Building Area (SF)	66,684 SF
Tenancy	Multiple
Occupancy	59%
Lot Size	4.91 Acres
Year Built	1985

Net Operating Income	\$333,516
In-Place Cap Rate	9%
Price	\$3,700,000
Price PSF	\$55.49





/ SITE PLAN /



Suite	Tenant Name	Unit Size (SF)
1	Advance America	800
2	Minden Medical Center	5,832
3	Vacant	4,124
4	H&R Block	4,000
5	Cricket Wireless	2,695

Suite	Tenant Name	Unit Size (SF)
6	Vacant	3,300
7	Vacant	14,960
8	Homer A1 LLC	7,915
9	Security Finance of Louisiana	1,383
10	Max Donuts	2,592

Suite	Tenant Name	Unit Size (SF)
11	Smokers and Vapers	1,473
12	Dollar General	9,700
13	Vacant	5,110
14	A First Name Basis	1,000
15	Metro Financial Services, Inc.	1,800

/ FINANCIAL ANALYSIS /

PROPERTY SPECIFICATIONS

Gross Building Area (SF)	66,684
Tenancy	Multitple
Occupancy	59%
Lot Size	4.91 Acres
Year Built	1985

PRICING SUMMARY

Net Operating Income	\$333,516
In-Place Cap Rate	9%
Price	\$3,705,739
Price PSF	\$55.57

OPERATING CASH FLOW

	Year 1
Rental Revenue	\$400,272
Reimbursements	\$64,223
Effective Gross Revenue	\$464,495

OPERATING EXPENSES	\$/PSF	Annual
Maintenance (CAM)	\$0.67	\$44,999
Real Estate Taxes	\$0.48	\$32,300
Insurance	\$0.39	\$26,100
Management Fee	\$0.28	\$18,580
Non-Reimbursables	\$0.13	\$9,000
Total Operating Expenses	\$1.95	\$130,979
Net Operating Income		\$333,516



/ RENT ROLL /

TENANT	SQ. FT.	STATUS	START DATE	END DATE	MONTHLY	ANNUAL	\$/SF	REIMBURSEMENTS
	800	Primary	5/1/04	4/30/26	\$1,081	\$12,976	\$16.22	INS: Included in CAM
		Step	5/1/26	4/30/27	\$1,114	\$13,365	\$16.71	RET: PRS
		Step	5/1/27	4/30/28	\$1,147	\$13,766	\$17.21	CAM: PRS + 10% admin fee
Minden Medical Center	5,832	Primary	10/2/12	1/31/26	\$5,642	\$67,710	\$11.61	INS: Included in CAM RET: PRS CAM: PRS + 10% admin fee
Vacant	4,124							
	4,000	Primary	10/5/11	10/31/26	\$4,170	\$50,040	\$12.51	INS: Included in CAM RET: PRS CAM: PRS (including 5% Mgmt)
	2,695	Primary	11/17/22	2/28/26	\$2,247	\$26,963	\$10.00	INS: Included in CAM
		Step	3/1/26	2/28/27	\$2,337	\$28,042	\$10.41	RET: PRS
		Step	3/1/27	2/29/28	\$2,430	\$29,163	\$10.82	CAM: PRS (including 5% Mgmt) + 15% admin fee
Vacant	3,300							
Vacant	14,960							
Homer A1, LLC	7,915	Primary	11/16/17	11/30/25	\$4,386	\$52,635	\$6.65	INS: Included in CAM
		Step	12/1/25	3/1/28	\$4,617	\$55,405	\$7.00	RET: PRS CAM: PRS (including 5% Mgmt)

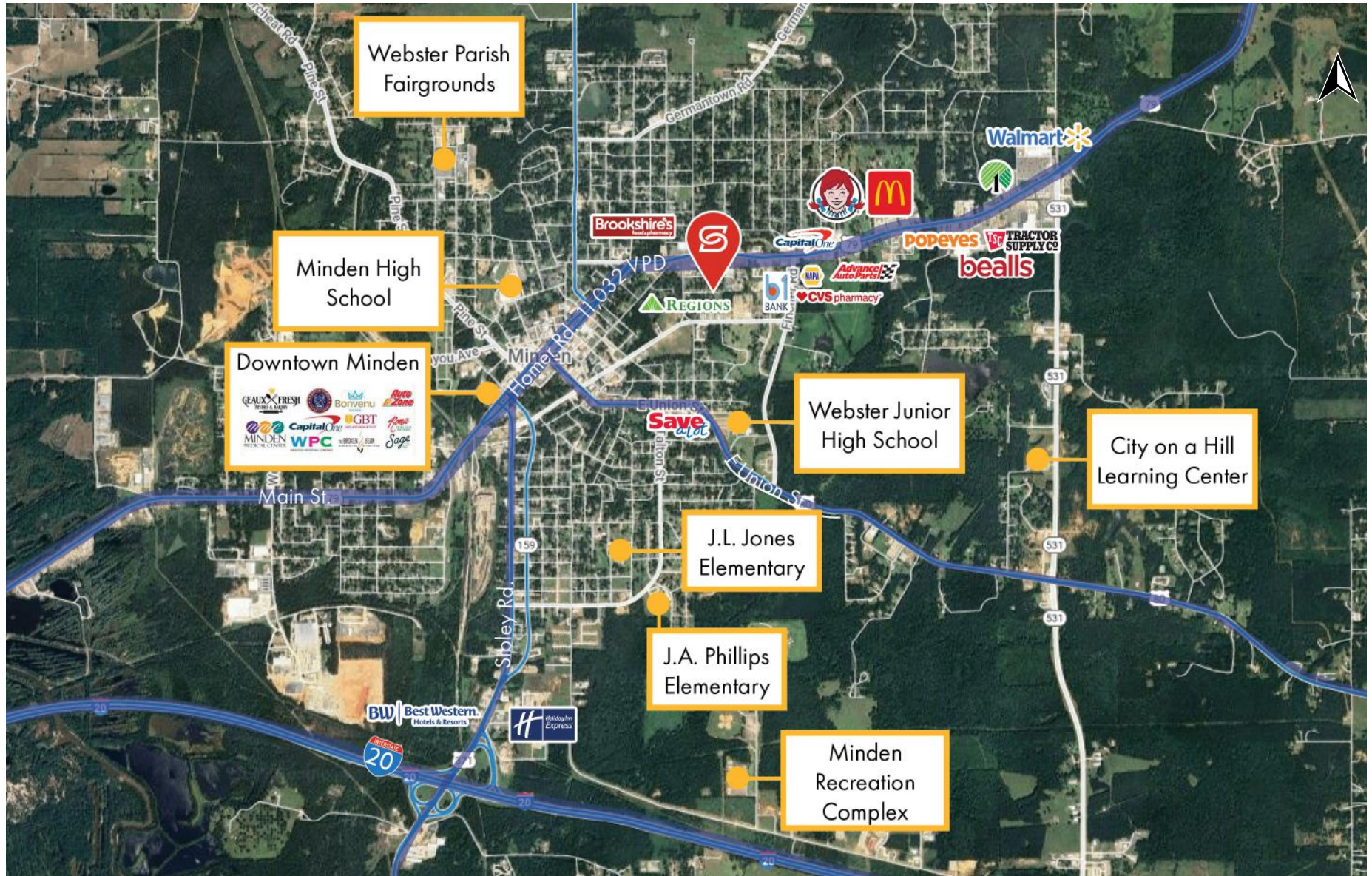
/ RENT ROLL /

TENANT	SQ. FT.	STATUS	START DATE	END DATE	MONTHLY	ANNUAL	\$/SF	REIMBURSEMENTS
SECURITY FINANCE 	1,383	Primary	4/16/19	7/31/25	\$1,424	\$17,094	\$12.36	INS: Included in CAM
		Step	8/1/26	8/1/26	\$1,467	\$17,607	\$12.73	RET: PRS
		Step	8/1/27	7/31/28	\$1,511	\$18,135	\$13.11	CAM: PRS + 15% admin fee
		Step	8/1/28	7/31/29	\$1,557	\$18,679	\$13.51	
Max Donuts	2,592	Primary	2/3/16	2/28/26	\$2,217	\$26,605	\$10.26	INS: Included in CAM RET: PRS CAM: PRS (including 5% Mgmt) + 15% admin fee
Smokers and Vapers	1,473	Primary	3/26/22	6/30/26	\$1,504	\$18,044	\$12.25	INS: Included in CAM
		Step	7/1/26	6/30/27	\$1,596	\$19,149	\$13.00	RET: PRS CAM: PRS (including 5% Mgmt) + 15% admin fee
 DOLLAR GENERAL	9,700	Primary	11/1/03	10/31/29	\$7,275	\$87,300	\$9.00	CAM/RET/INS: PRS capped at 10% increase
Vacant	5,110							
 A First Name Basis	1,000	Primary	10/30/24	10/31/26	\$1,202	\$14,420	\$14.42	INS: Included in CAM
		Step	11/1/26	10/31/27	\$1,238	\$14,853	\$14.85	RET: PRS
		Step	11/1/27	10/31/28	\$1,275	\$15,298	\$15.30	CAM: PRS (including 5% Mgmt)
		Step	11/1/28	10/31/29	\$1,313	\$15,757	\$15.76	+ 15% admin fee
		Step	11/1/229	10/31/30	\$1,352	\$16,230	\$16.23	

/ RENT ROLL /

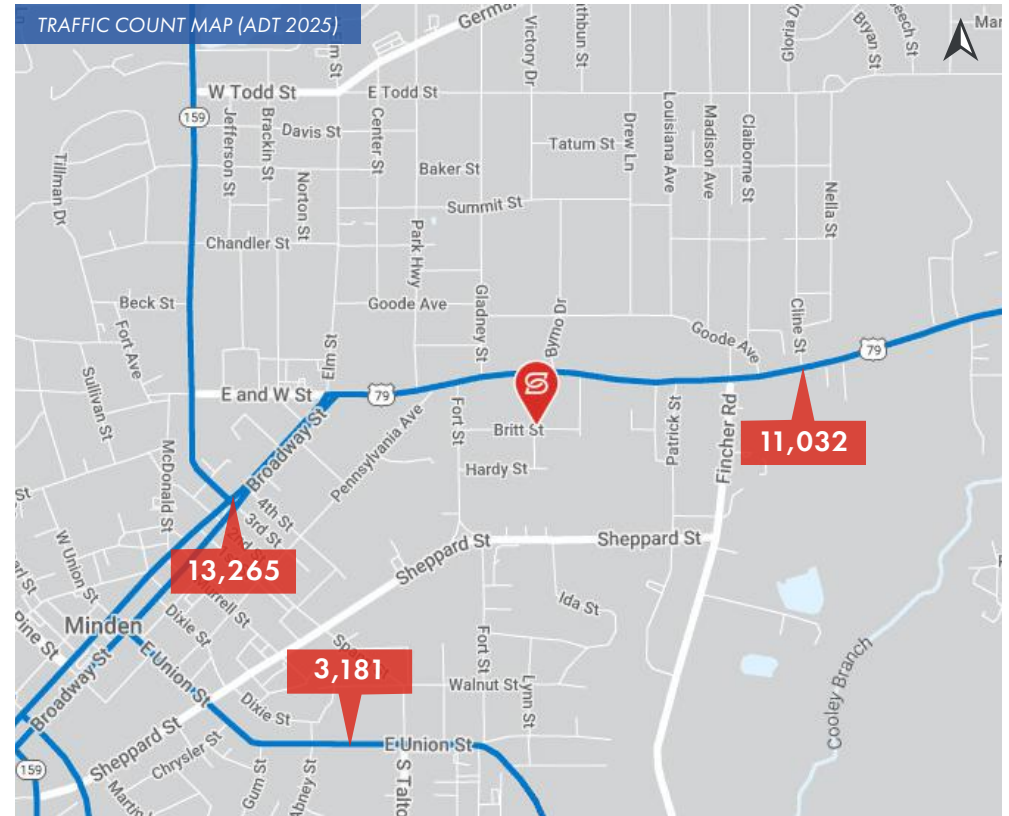
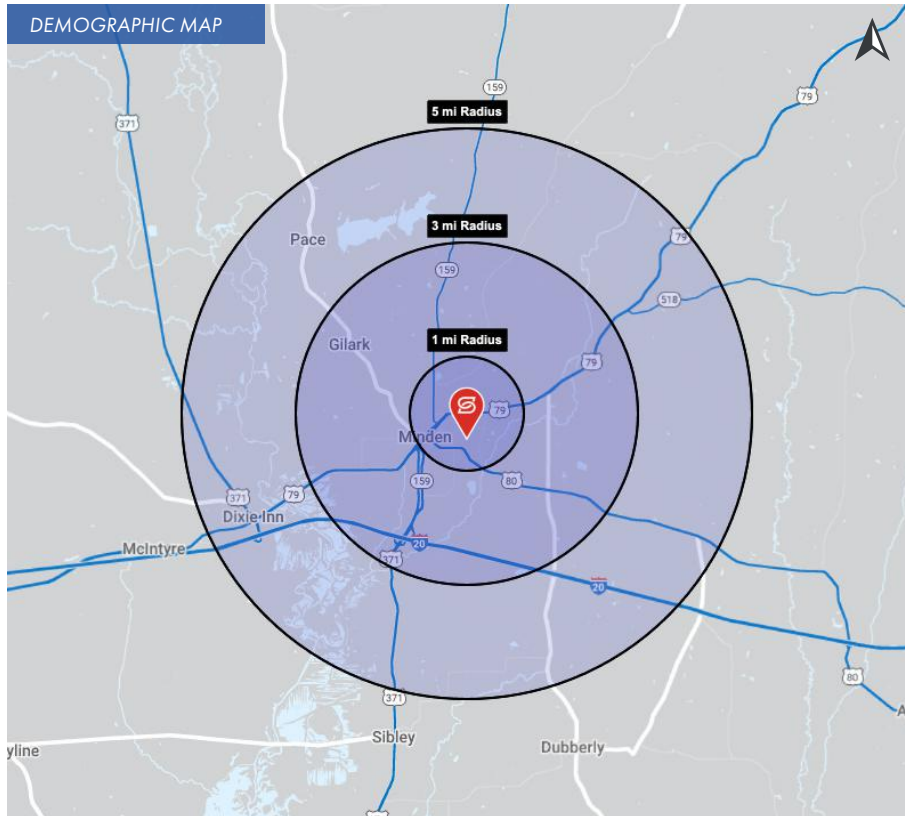
TENANT	SQ. FT.	STATUS	START DATE	END DATE	MONTHLY	ANNUAL	\$/SF	REIMBURSEMENTS
Metro Financial	1,800	Primary	8/25/21	10/31/26	\$1,755	\$21,057	\$11.70	INS: Included in CAM RET: PRS CAM: PRS (including 5% Mgmt) + 15% admin fee
Minden Athletic Supply	NAP							CAM: TNT pays 6% of Landscaping, Parking lot cleaning & Common area electric
Total	66,684							





/ AREA OVERVIEW /

DEMOGRAPHICS



2025 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE		1 MILE	3 MILE	5 MILE		1 MILE	3 MILE	5 MILE
 POPULATION	4,323	12,460	15,081	 AVG. HH INCOME	\$52,159	\$59,972	\$62,058	 HOUSEHOLDS	1,859	5,211	6,272

/ AREA OVERVIEW /

SHREVEPORT / BOSSIER CITY ECONOMIC HIGHLIGHTS

The Shreveport–Bossier MSA serves as the cultural and economic hub of northwest Louisiana, blending a diverse economy with strong educational, medical, and military anchors. Barksdale Air Force Base, one of the area’s largest employers, plays a central role in both the local economy and community identity, while Louisiana State University Shreveport and LSU Health Sciences Center contribute to a steady flow of students, faculty, healthcare professionals, and research activity. These institutions not only drive workforce development but also create consistent demand for housing, services, and retail.

On the consumer side, the market is strengthened by major attractions and retail destinations. The Louisiana Boardwalk in Bossier City stands out as a premier shopping and entertainment district, drawing both locals and tourists to its mix of national retailers, restaurants, and riverfront activities. Together, the area’s military presence, higher education institutions, healthcare leadership, and vibrant retail corridors position the Shreveport–Bossier MSA as a stable and dynamic environment for retailers seeking long-term growth opportunities.



LOUISIANA BOARDWALK



LOUISIANA STATE
UNIVERSITY AT SHREVEPORT



LSU HEALTH



BARKSDALE AIR FORCE BASE

/ COMPANY OVERVIEW /

ABOUT STIRLING INVESTMENT ADVISORS

Evolution in the commercial real estate industry is creating rapid change, increasing the need for professional real estate guidance for investors and property owners. This new landscape is impacting real estate values— presenting both problems and opportunities in the market.

Stirling Investment Advisors has the depth and breadth of experience to help solve problems and maximize the potential of your investment assets. With a core focus on the Gulf South market, our team brings a myriad of services to the table along with an in-depth understanding of real estate cycles and complexities. We will assess the risk and rewards of any investment and guide our clients through difficult decisions.

Stirling Investment Advisors represent a wide range of client types, including private owners, institutional investors, and private equity firms, totaling more than \$1.64 billion in commercial volume in the last five years.

SERVICES



Retail, Multifamily,
Office, Medical,
Industrial, &
Hospitality



Single Asset/
Portfolio
Dispositions



Net Lease
Investments



1031 Tax Deferred
Exchanges



Capital Markets
Debt Placement



Financial &
Investment Analysis



Market
Research



Valuation
Services

OFFERING UNPARALLELED MARKET
KNOWLEDGE AND PRODUCT DIVERSITY,
STIRLING IS COMMITTED TO PROVIDING
THE BEST POSSIBLE SERVICE TO NAVIGATE
CONSTANTLY CHANGING LOCAL MARKETS.

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CONFIDENTIALITY

This Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purchase or made available to any other person without the written consent of Seller or Stirling Properties, LLC.

By acknowledging your receipt of the Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential.
2. The information contained herein shall be held and treated with the strictest of confidence.
3. Whether directly or indirectly, you will not disclose this Offering Memorandum in a manner detrimental to the interest of the Seller.

Should you elect to not pursue negotiations in the acquisition of the Property or in the future you discontinue such negotiations, you then agree to purge all materials relating to this Property including this Offering Memorandum.

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