



1323 SIBLEY ROAD, MINDEN, LA



1.92 ACRES | .5 MILE TO I-20
REDEVELOPMENT & HOTEL



1323 SIBLEY ROAD, MINDEN, LA



HIGHLIGHTS

- › 1.92 ACRES OF LAND
- › NEAR I-20
- › 123 FEET OF FRONTAGE
- › STATE INCENTIVES AVAILABLE
- › \$375,000 SALE PRICE
 - › \$61.15 PSF
- › POTENTIAL FOR REDEVELOPMENT
- › TRAFFIC COUNTS
 - › SIBLEY ROAD - 15,000 VPD
 - › I-20 - 35,000 VPD
- › IN CITY LIMITS OF MINDEN



TAX INCREMENT FINANCING

What is an Economic Development District?

An Economic Development District (EDD) is a type of special district that is authorized pursuant to legislation originally adopted by the Louisiana Legislature in 2002, and is generally used for some form of tax increment financing. This kind of EDD is created by a municipality or parish for the purpose of providing economic development incentives within its jurisdiction.

What is Tax Increment Financing?

The classic form of tax increment financing involves a local government using the anticipated tax revenues from some future development to finance infrastructure improvements or even the development itself.

In sales tax increment financing, an area that contains commercial activity is designated as a district and the current amount of sales tax collections is determined and fixed as a “baseline collection rate.” Public or private development is then financed, or an economic development project is constructed, with the goal of increasing sales tax collections in the designated area. Upon completion of the development, the amount of sales taxes collected in excess of the original baseline collection rate becomes the “tax increment” that is used to pay for the improvements. The tax increment can be based either on existing sales taxes, new sales taxes, or some combination of existing and new sales taxes.





THE CITY OF MINDEN ECONOMIC DEVELOPMENT

DEMOGRAPHIC/ECONOMIC DATA

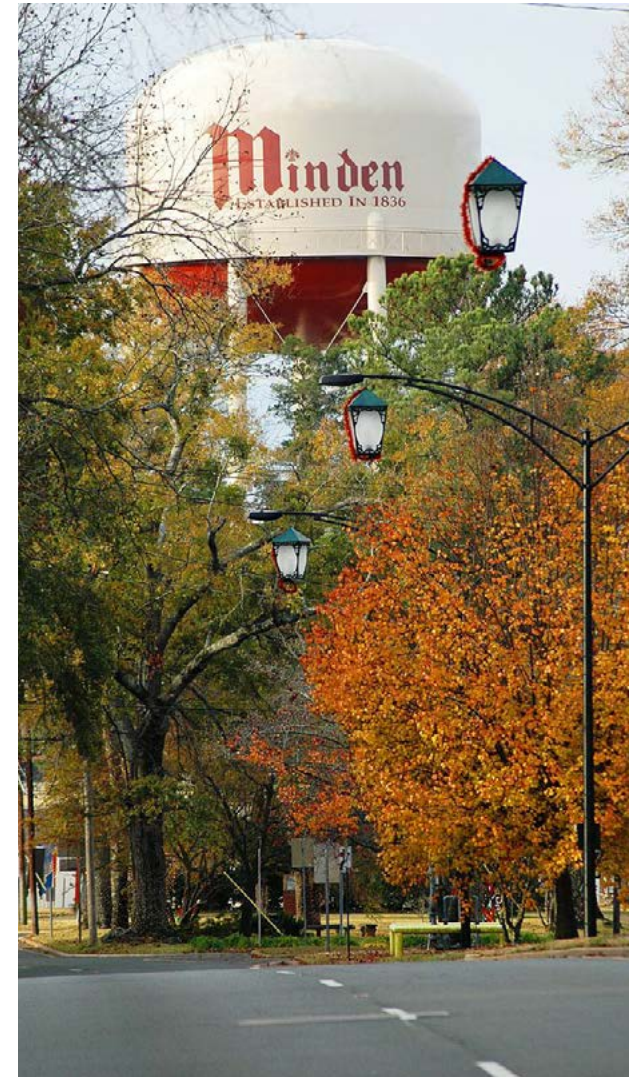
- Population	13,062
- Median Age	38
- Per Capita Income	\$18,412
- Median Household Income	\$32,218
- Average Household Income	\$44,449
- Minden Sales Tax	2.0%

Workforce Characteristics:

- Management, Business and Financial Operations	8.43%
- Engineering, Computers, and Science	1.21%
- Community, Social Services	1.71%
- Sales and Office	24.80%
- Farming, Fishing, and Forestry	0.31%
- Construction, Extractions, and Maintenance	9.47%
- Production, Transportation, and Material Moving	23.83%

MARKET RADIUS

Community	Population	Distance	Time
Shreveport, LA	199,311	33 miles	41 minutes
Baton Rouge, LA	230,000	266 miles	4 hours; 20 min
Alexandria, LA	48,000	138 miles	2 ½ hours
New Orleans, LA	343,000	370 miles	5 hours; 40 min.
Texarkana, AR	30,016	102	1 hour; 45 min.
Little Rock, AR	197,000	190 mi.	3 hours; 20 min
Dallas, TX	1.3 million	215.45 mi.	3 hours; 21 min.
Houston, TX	2.2 million	267 mi.	5 hours
Memphis, TN	653,000	319 mi.	5 hours
Jackson, Ms.	173,000	190 mi.	3 hours
Total Population	5,373,327	209 Av. Mi.	4.25 Av. HRS.





THE CITY OF MINDEN TAX PROGRAMS

PAYMENT-IN-LIEU-OF-TAXES (PILOT)

PILOT is an economic development incentive tool designed to assist with attracting, expanding and developing industries targeted to contribute to Minden's economic growth. Within certain limitations, Louisiana allows for its political subdivisions to enter into Payment-in-Lieu-of-Taxes (PILOT) programs with new and expanding enterprises. PILOTs allow for-profit companies to receive tax abatements in return for certain economic development performance requirements, such as job creation and eventual tax base expansion. The PILOT can enable a company to substantially reduce its tax burden during the critical early phases of operation. Companies are eligible to take advantage of the PILOT by entering into a lease-back arrangement with The Industrial Development Board of the City of Minden.

TAX-EXEMPT PRIVATE ACTIVITY BONDS ("PAB")

A common form of corporate finance involves the issuance of tax-exempt bonds for private businesses, today referred to as Private Activity Bonds ("PAB"). Pursuant to Louisiana law, the Industrial Development Board of the City of Minden ("IDB") can issue PABs for a greater variety of business investment projects than parishes or other municipalities. The IDB of the City of Minden can issue bonds for industrial, commercial, retail, and hotels. If all of requirements are met, interest on some kinds of PABs is exempt from federal income taxes, although this interest will be subject to the federal alternative minimum tax. The investor/lender usually benefits by getting a better "after tax" return than they would with a normal conventional loan.





1323 SIBLEY ROAD, MINDEN, LA

PROFESSIONAL BACKGROUND



ROGER DEKAY'S background includes advertising, marketing, and retail merchandising and operations. He joined Sealy in 1995 and serves as an Associate Broker, licensed in Louisiana and Texas, in sales and leasing of retail, office, land, and industrial properties. Immediately prior to joining Sealy, Roger worked for Beall-Ladymon Department Stores, Inc., where he was involved in all facets of retail for the 60 store regional chain, including store locations and openings. He served as president of the Commercial Investment Division of the Northwest Louisiana Association of Realtors, former president of the North Shreveport Business Association and a current member of the International Council of Shopping Centers and holds the CCIM professional designation.

ROGER DEKAY, CCIM

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PROFESSIONAL BACKGROUND



DOUG ABINGTON joined Sealy & Company in 2013 and serves as a commercial broker. He is licensed in Louisiana, in sales and leasing of retail, office, land, and industrial properties. Doug has been an active real estate agent in the state of Louisiana since 2004. In 2011 he received his broker designation from the Louisiana Real Estate Commission. Doug received a Bachelors of Science from Louisiana State University in 2001. He is also a 2009 graduate of the Graduate School of Banking at Louisiana State University.

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