



The Rayford Building

2230 S MacArthur Drive, Alexandria, Louisiana 71301

Property Highlights

- Recently Replaced Roof & HVAC
- Value Add Investment / Owner Occupant Opportunity
- Excellent Branding Location with High Traffic Count
- 2,000 SF Storage/Maintenance Building

Sale Price

\$1,800,000



For more information

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April 05, 2021



SALE PRICE: **\$1,800,000**

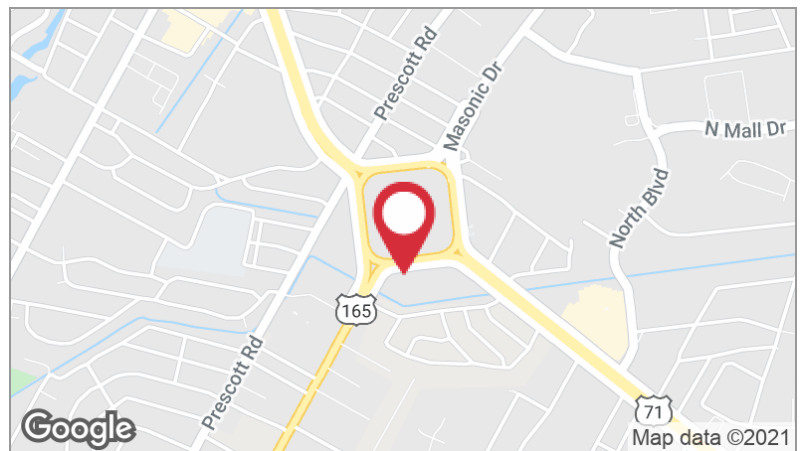
LOT SIZE: **4.02 Acres**

BUILDING SIZE: **27,000 SF**

BUILDING CLASS: **B**

MARKET: **Alexandria MSA**

CROSS STREETS: **S MacArthur Drive**



DEMOGRAPHICS

STATS	POPULATION	AVG. HH INCOME
1 MILE	4,452	\$66,920
3 MILES	43,181	\$60,000
5 MILES	62,587	\$56,089

* Figures shown represent estimates



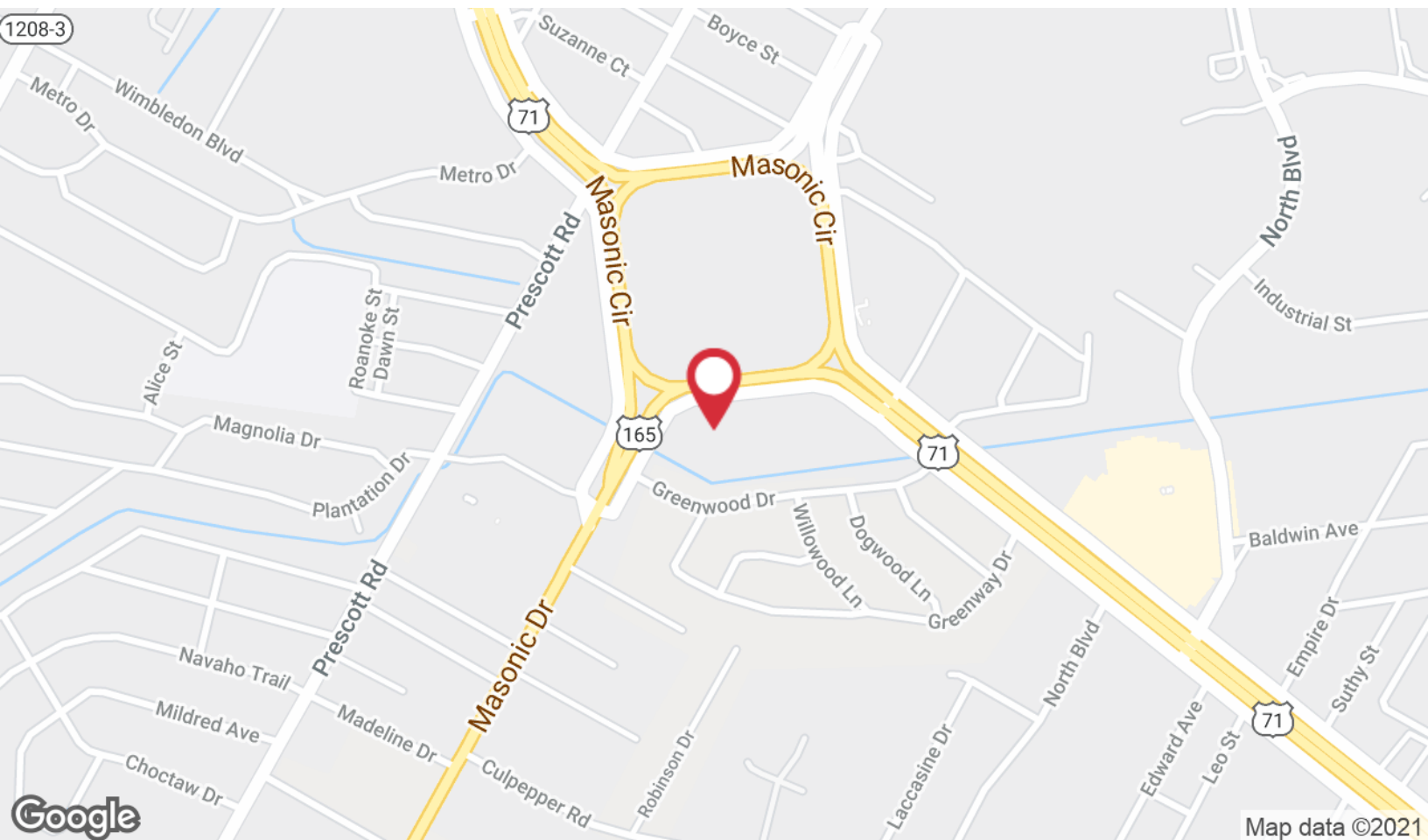
Property Overview

The Rayford Building is a full-service, two-story, recently renovated, Class B office building located on S MacArthur Drive. Offering excellent access to I-49, and the major Alexandria retail corridor, The Rayford Building is a strategic location for companies that serve the Alexandria market. With multiple suite sizes, and configurations the subject offers considerable flexibility in accommodating a variety of space requirements. Recently renovated in 2018, capital improvements in the past two years include the installation of a new HVAC for the building and a new roof. The Rayford Building offers exceptional value in Alexandria and is in an excellent branding location because of the visibility the building provides.

Location Overview

Located in “The Heart Of Louisiana”, Alexandria and the adjacent Pineville, just across the Red River, form a hub, combining elements of north and south Louisiana neighbors. Cajun bonhomie and an annual Mardi Gras celebration thrive among all the amenities of a modern southern city. A robust sportsman’s culture is nurtured by outdoor opportunities at Kisatchie National Forest, nearby bayous and manmade lakes. The Red River is the focal point of both cities, and the Alexandria Levee Park puts festival grounds and an amphitheater right on its banks. Boat tours highlight the river’s role in shaping Louisiana history, while annual bass tournaments speak to its lure for fishermen. Lake Buhlow in Pineville features high-speed motorboat racing, and the Alexandria Riverfront Center hosts statewide conventions and galas. History endures in Pineville’s stock of intact 19th-century homes and 18th-century cemeteries. In central Louisiana, residents and guests enjoy a treasured, peaceful lifestyle. Diversity is celebrated through food, fun, family, arts, and festivals. Alexandria, as a popular convention destination, has an active hotel industry providing accommodations for many out-of-town visitors. The Alexandria Riverfront Center in downtown Alexandria on the Red River offers all the amenities of big-city convention centers combined with the convenience of being centrally located within Louisiana.

Location Maps



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Aerial Map



Imagery ©2021 Maxar Technologies, USDA Farm Service Agency