

## FOR SALE

### PROPERTY SUMMARY

Site is located at the entrance of Louisiana Tech University (+12,000 students) and Joe Aillet Stadium at 1001 Cooktown Rd (Tech Drive) in Ruston, LA. This corner lot provides approximately 128' fronting Cooktown Rd with a depth of +/- 176'. Additional access available to site from Edwards Drive.

The office / retail building features a large open workspace / showroom, 4 offices, breakroom, 2 restrooms and storage area. This site offers a variety of commercial uses.

### BUILDING SIZE

- 3,300 SF
- 0.520 ACRES

### SALE PRICE

- \$499,000

### NEARBY LANDMARKS

- Restaurants: Starbucks, 7 Brew, Flying Burger & Seafood, Smoothie King, Dillas Quesdillas, Domino's Pizza, Subway, Waffle House, Johnny's Pizza House,
- Louisiana Tech University - +12,000 Students (as of Fall 2025)
- Joe Aillet Football Stadium - 28,562 Seating Capacity
- Temple Baptist Church - 575 Average Weekly
- Ruston Marketplace - Hobby Lobby, T.J.Maxx, ULTA Beauty, Five Below, and Rack Room Shoes
- J P Morgan Chase Bank 50,000 sf operations facility providing custodial, archiving, & loan services for the Southeastern US region.
- Coming Soon: Buc-ee's

### TRAFFIC COUNT (ADT 2025)

Cooktown Road: 18,844

### 2025 DEMOGRAPHICS

|                | 1 MI     | 3 MI     | 5 MI     |
|----------------|----------|----------|----------|
| Population     | 6,622    | 24,138   | 34,569   |
| Avg. HH Income | \$49,260 | \$58,548 | \$61,745 |





