

PECANLAND COMMONS

MONROE, LA

Pecanland Commons is a 225,000 square foot regional Shopping Center located in Monroe, Louisiana. The project is anchored by Target, Ross-Dress for Less, Bed, Bath, & Beyond, Rack Room Shoes, and Petco.

P. O'B Montgomery & Company spent approximately two years assembling seven parcels of land and re-engineering flood plain in conjunction with the Corps of Engineers in order to create this site. Funding for the extensive engineering and reclamation costs was met by a tax increment financing district sponsored by the City of Monroe Economic Development Corporation. P. O'B. recommended market research consultants who specialize in market analysis for retailers and assisted that firm in the development of professional and credible market research information which was used in the underwriting of the bonds for the TIF district. The TIF district successfully issued bonds which financed the reclamation and off-site improvements for this site. The project substantially increased the sales tax base for the City of Monroe and allowed the City to capture sales which would have otherwise migrated outside the city limits.

