



YOUREE DRIVE 0.699 ACRES FOR SALE

8600-8700 BLOCK YOUREE DR., SHREVEPORT, LA 71115

- 30,768± square feet of Prime Youree Drive Property
- Approximately 140 Feet of Frontage of Youree Drive
- Surrounded by SE Shreveport's Major office and retail users
- Close proximity to 2 major hospitals and LSUS
- The property sits between Popeye's Fried Chicken and New Zips Carwash
- City water and sewer is available to this property
- Zoned C-3



For more information, contact:

Brad Armstrong, Associate Broker | 318-222-2244
barmstrong@vintagerealty.com | vintagerealty.com

ALL INFORMATION CONTAINED HEREIN IS BELIEVED TO BE ACCURATE, BUT IS NOT WARRANTED AND NO LIABILITY OF ERRORS OR OMISSIONS IS ASSURED BY EITHER THE PROPERTY OWNER OR VINTAGE REALTY COMPANY OR ITS AGENTS AND EMPLOYEES. PRICES AS STATED HEREIN AND PRODUCT AVAILABILITY IS SUBJECT TO CHANGE AND/OR SALE OR LEASE WITHOUT PRIOR NOTICE, AND ALL SIZES AND DIMENSIONS ARE SUBJECT TO CORRECTION. REV 12/2020



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Neighborhood Aerial



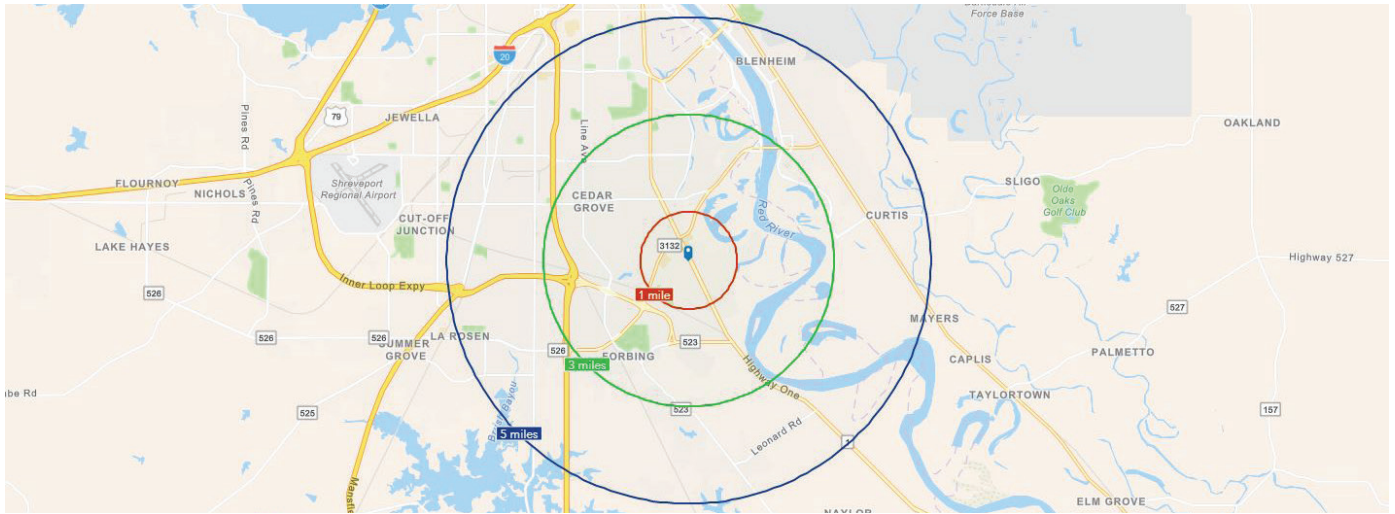
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	1 mile	3 miles	5 miles
Population			
2000 Population	7,432	37,408	113,400
2010 Population	9,208	40,426	120,151
2020 Population	9,203	39,851	122,880
2025 Population	8,894	38,700	121,057
2000-2010 Annual Rate	2.17%	0.78%	0.58%
2010-2020 Annual Rate	-0.01%	-0.14%	0.22%
2020-2025 Annual Rate	-0.68%	-0.58%	-0.30%
2020 Male Population	47.4%	47.1%	47.8%
2020 Female Population	52.6%	52.9%	52.2%
2020 Median Age	35.4	41.0	37.1

In the identified area, the current year population is 122,880. In 2010, the Census count in the area was 120,151. The rate of change since 2010 was 0.22% annually. The five-year projection for the population in the area is 121,057 representing a change of -0.30% annually from 2020 to 2025. Currently, the population is 47.8% male and 52.2% female.

	1 mile	3 miles	5 miles
Households			
2020 Wealth Index	65	87	73
2000 Households	3,617	16,035	45,672
2010 Households	4,371	17,893	49,475
2020 Total Households	4,356	17,614	50,554
2025 Total Households	4,206	17,093	49,804
2000-2010 Annual Rate	1.91%	1.10%	0.80%
2010-2020 Annual Rate	-0.03%	-0.15%	0.21%
2020-2025 Annual Rate	-0.70%	-0.60%	-0.30%
2020 Average Household Size	2.07	2.21	2.38

The household count in this area has changed from 49,475 in 2010 to 50,554 in the current year, a change of 0.21% annually. The five-year projection of households is 49,804, a change of -0.30% annually from the current year total. Average household size is currently 2.38, compared to 2.38 in the year 2010. The number of families in the current year is 30,354 in the specified area.

	1 mile	3 miles	5 miles
Average Household Income			
2020 Average Household Income	\$77,952	\$80,613	\$71,577
2025 Average Household Income	\$79,505	\$85,815	\$77,053
2020-2025 Annual Rate	0.40%	1.26%	1.49%



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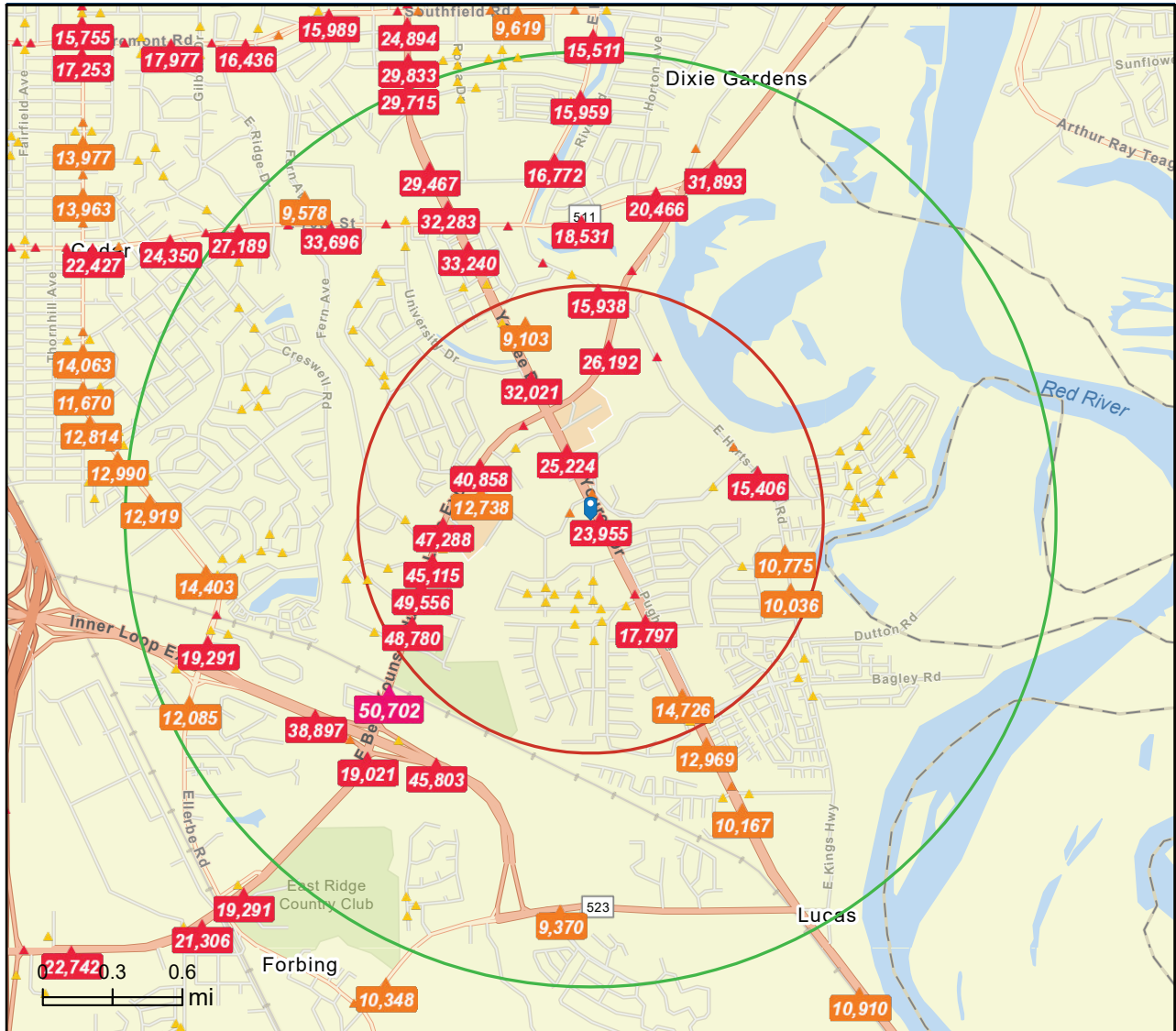
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Traffic Count Map

8640 Youree Dr, Shreveport, Louisiana, 71115
Rings: 1, 2 mile radii

Prepared by Esri
Latitude: 32.42515
Longitude: -93.70867



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