

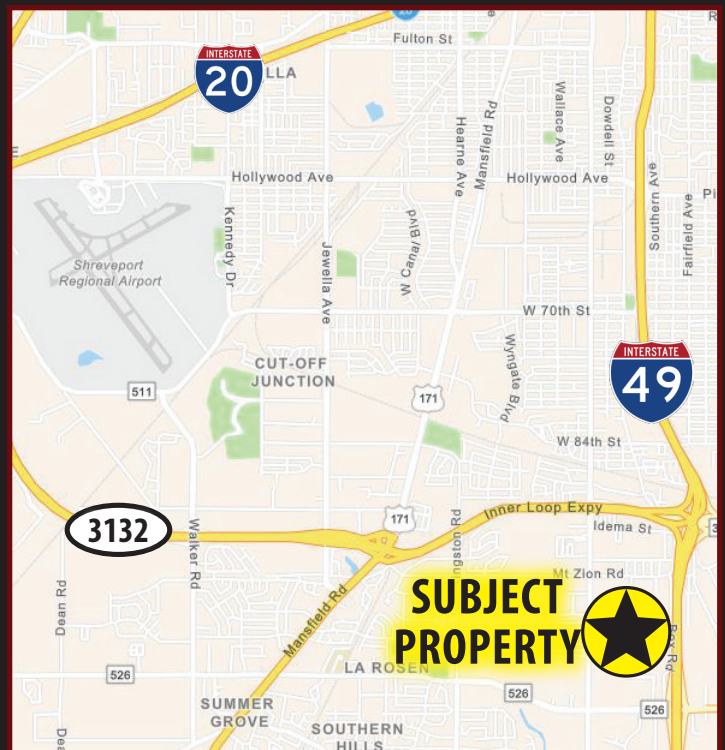
# SUBJECT PROPERTY



## 9.71 ± ACRE TRACT AVAILABLE FOR SALE

BROOKWOOD CHURCH WAY, SHREVEPORT, LA 71106

- 9.71 ± Acres
- Zoned R-A
- 640 Feet of Frontage Visible from I-49
- Traffic Count 33,175 Cars Per Day @Bert Kouns and I-49 (Source: ESRI/2019 Kalibrate Technologies)
- Approximately 640' x 660'
- \$9 Per Square Foot



For more information, contact:

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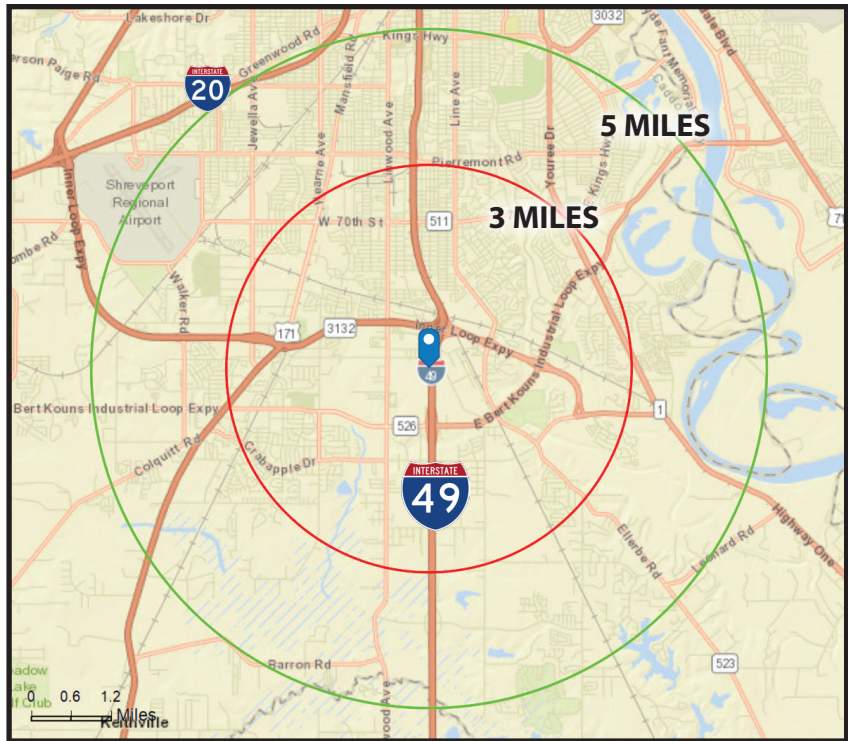
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## DEMOGRAPHIC SNAPSHOT 3 AND 5 MILE RADIUS



### Executive Summary

8570 Box Rd, Shreveport, Louisiana, 71106  
Rings: 3, 5 mile radii

Prepared by Esri  
Latitude: 32.41040  
Longitude: -93.75316

	3 miles	5 miles
<b>Population</b>		
2000 Population	48,631	118,986
2010 Population	49,265	121,340
2019 Population	48,999	119,785
2024 Population	47,933	116,703
2000-2010 Annual Rate	0.13%	0.20%
2010-2019 Annual Rate	-0.06%	-0.14%
2019-2024 Annual Rate	-0.44%	-0.52%
2019 Male Population	46.8%	46.7%
2019 Female Population	53.2%	53.3%
2019 Median Age	37.4	37.7

In the identified area, the current year population is 119,785. In 2010, the Census count in the area was 121,340. The rate of change since 2010 was -0.14% annually. The five-year projection for the population in the area is 116,703 representing a change of -0.52% annually from 2019 to 2024. Currently, the population is 46.7% male and 53.3% female.

#### Median Age

The median age in this area is 37.4, compared to U.S. median age of 38.5.



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## DEMOGRAPHIC SNAPSHOT 3 AND 5 MILE RADIUS

	3 miles	5 miles
<b>Mortgage Income</b>		
2019 Percent of Income for Mortgage	22.9%	21.1%
<b>Median Household Income</b>		
2019 Median Household Income	\$36,513	\$39,350
2024 Median Household Income	\$39,507	\$42,791
2019-2024 Annual Rate	1.59%	1.69%
<b>Average Household Income</b>		
2019 Average Household Income	\$65,002	\$67,094
2024 Average Household Income	\$72,326	\$74,254
2019-2024 Annual Rate	2.16%	2.05%
<b>Per Capita Income</b>		
2019 Per Capita Income	\$26,003	\$27,249
2024 Per Capita Income	\$28,946	\$30,136
2019-2024 Annual Rate	2.17%	2.03%

### Households by Income

Current median household income is \$39,350 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$42,791 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$67,094 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$74,254 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$27,249 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$30,136 in five years, compared to \$36,530 for all U.S. households

<b>Households</b>		
2019 Wealth Index	73	74
2000 Households	18,713	46,993
2010 Households	19,513	49,172
2019 Total Households	19,461	48,473
2024 Total Households	19,049	47,200
2000-2010 Annual Rate	0.42%	0.45%
2010-2019 Annual Rate	-0.03%	-0.15%
2019-2024 Annual Rate	-0.43%	-0.53%
2019 Average Household Size	2.47	2.43

The household count in this area has changed from 49,172 in 2010 to 48,473 in the current year, a change of -0.15% annually. The five-year projection of households is 47,200, a change of -0.53% annually from the current year total. Average household size is currently 2.43, compared to 2.43 in the year 2010. The number of families in the current year is 30,120 in the specified area.

**Data Note:** Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024. Esri converted Census 2000 data into 2010 geography.

April 02, 2020



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