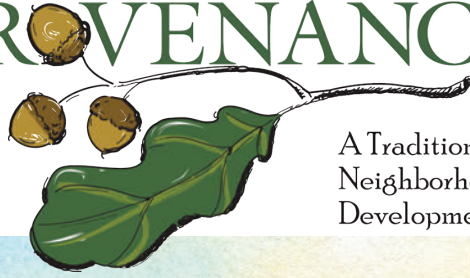


# PROVENANCE



A Traditional  
Neighborhood  
Development



## PROVENANCE PHASE II

OFFICE | RETAIL | MEDICAL | LIVE-WORK  
NOW PRE-LEASING!

FOR MORE INFORMATION, CONTACT:

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## RETAIL | OFFICE | MEDICAL OFFICE | LIVE-WORK

### PRE-LEASING

- Provenance Phase II is located at the entrance of Provenance Community, Southeast Shreveport's premier Traditional Neighborhood Development that hosts lively community events including Farmer's Markets, Food and Wine Festivals, Concerts, Movie Nights and more.
- Located on Southern Loop east of the I-49 interchange
- High income demographic area (\$144,755 average household income in 1 mile radius)
- Adjacent Windrush Village Phase I tenants include Red River Bank, United States Post Office, Edward Jones Financial, Frank's Louisiana Kitchen, El Cabo Verde, Windrush Grill, and Ochsner Health System | LSU Health Shreveport Internal Medicine & Pediatrics.
- Active area development includes numerous new retail establishments, new K-8 School, Montessori School, and The Grove at Garrett Farm gated community (182 lots) less than a mile away.



*Feast: A Farm-to-Table Dining Experience Held Annually in Provenance's Greenleaf Park*

For more information, contact:

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MASTER PLAN  
 DETAIL PLAN (UNDEVELOPED #3)  
 Illustrative Plan

**Key**

- - - Property Line
- Study Area Boundary

**Natural Features**

- - - 2-foot Contours
- 10-foot Contours

**Man-Made Constraints**

- Sewer Easement
- Gas Pipeline Easement

**Proposed Lots**

- Residential Lots

**Proposed Buildings**

- Mixed-use, Residential / Office
- Mixed-use, Residential / Commercial
- Market Row
- Civic Structure

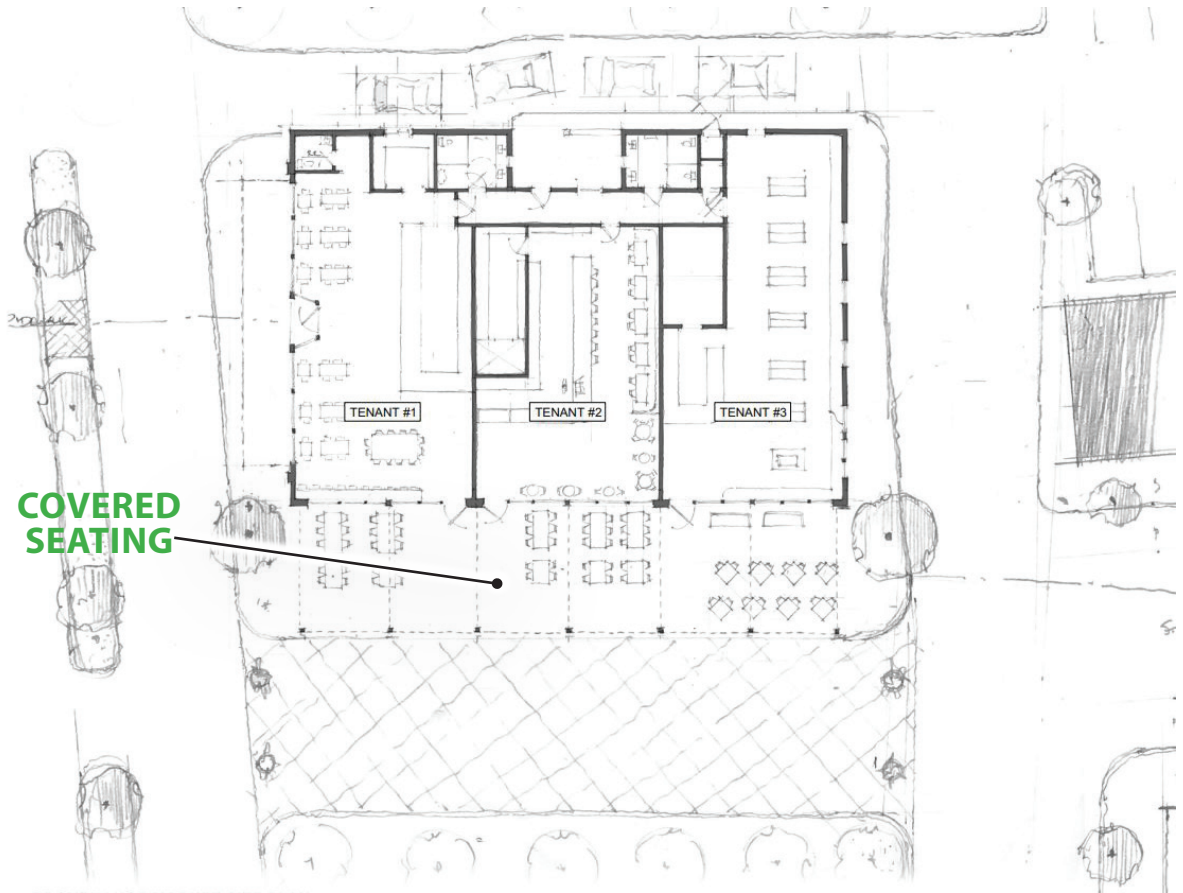
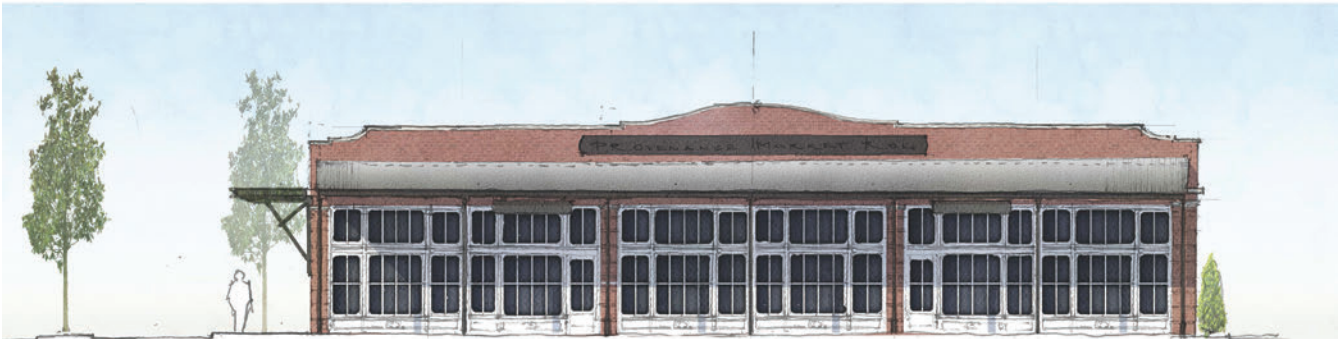
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**PHASE II COMMERCIAL DEVELOPMENT - 5,253 ± TOTAL SQ FT**



**COVERED SEATING**

For more information, contact:

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PROVENANCE MARKET EAST ELEVATION  
 SCALE: 1/8" = 1'-0"



PROVENANCE MARKET SOUTH ELEVATION  
 SCALE: 1/8" = 1'-0"



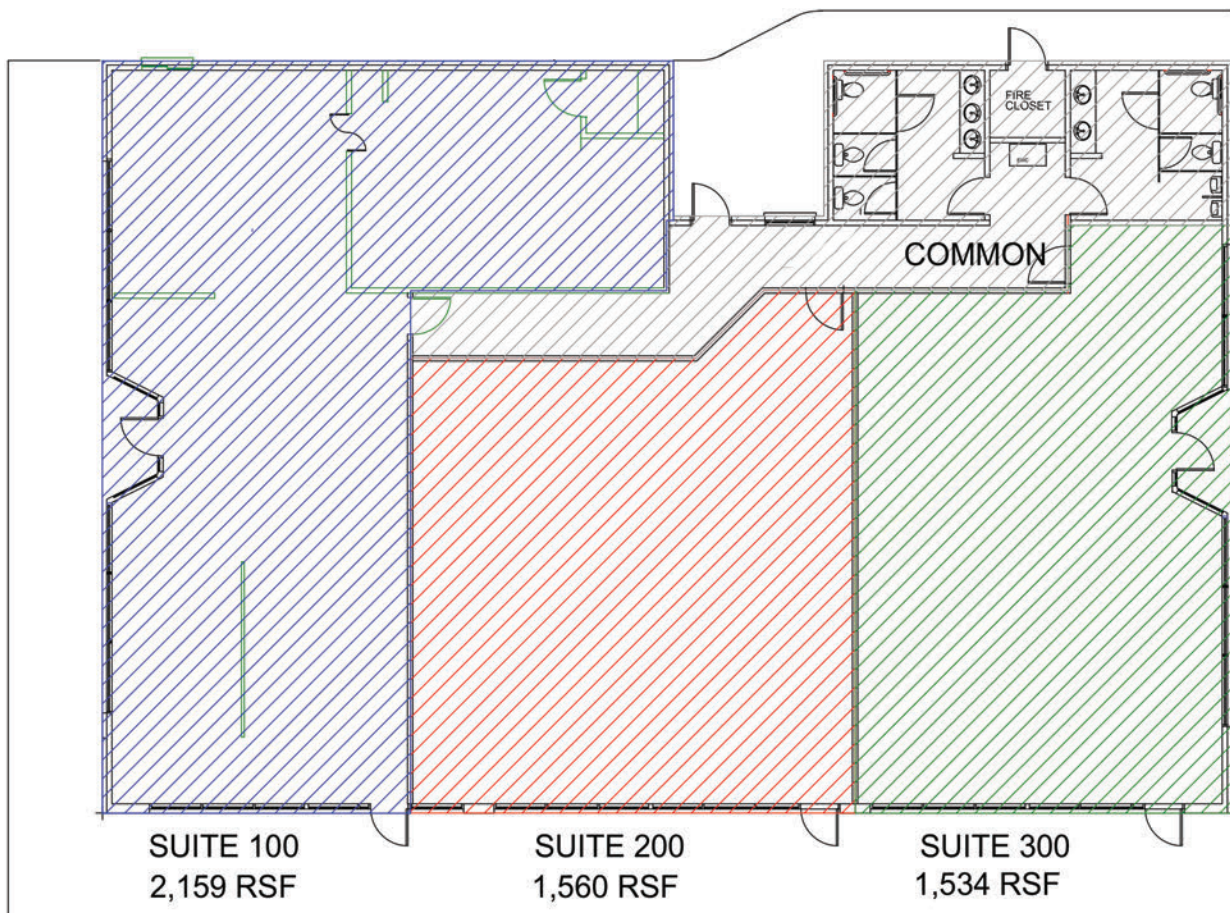
PROVENANCE MARKET WEST ELEVATION  
 SCALE: 1/8" = 1'-0"

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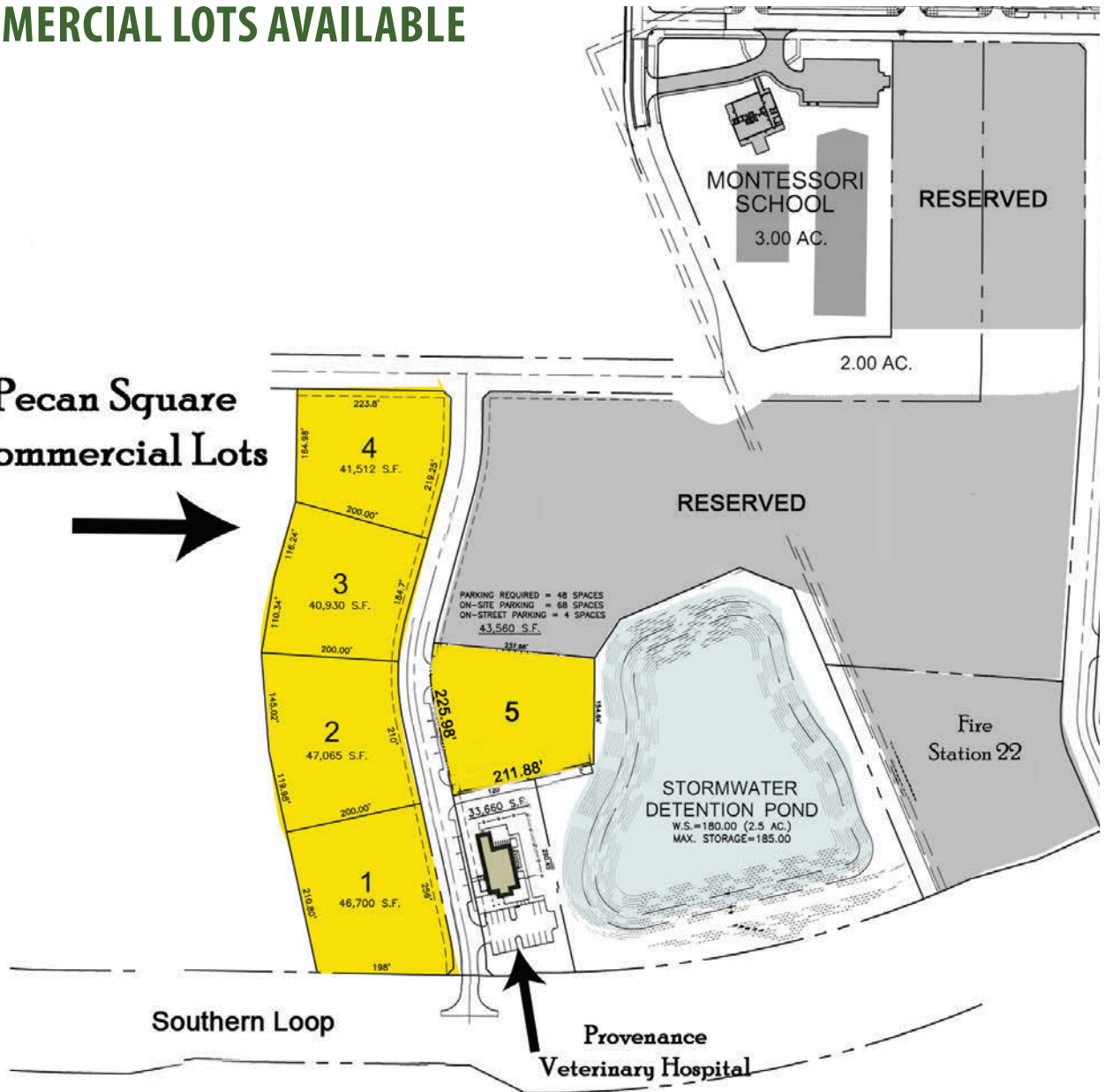
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**COMMERCIAL LOTS AVAILABLE**

**Pecan Square Commercial Lots**



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**PROVENANCE LOOK AND FEEL**



*Red River Bank*



*Restaurants in Phase I*



*Phase I*



*Montessori School for Shreveport South Campus*



*Farmers Market in the Park*



*Feast 2019*

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## Executive Summary

1023 Provenance Pl, Shreveport, Louisiana, 71106  
 Rings: 1, 3, 5 mile radii

Prepared by Esri  
 Latitude: 32.35713  
 Longitude: -93.72484

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	649	8,149	35,195
2010 Population	1,583	11,976	41,501
2020 Population	2,050	13,522	42,453
2025 Population	2,088	13,600	41,736
2000-2010 Annual Rate	9.33%	3.93%	1.66%
2010-2020 Annual Rate	2.55%	1.19%	0.22%
2020-2025 Annual Rate	0.37%	0.12%	-0.34%
2020 Male Population	50.5%	49.3%	48.0%
2020 Female Population	49.5%	50.7%	52.0%
2020 Median Age	37.6	41.6	40.5

In the identified area, the current year population is 42,453. In 2010, the Census count in the area was 41,501. The rate of change since 2010 was 0.22% annually. The five-year projection for the population in the area is 41,736 representing a change of -0.34% annually from 2020 to 2025. Currently, the population is 48.0% male and 52.0% female.

### Median Age

The median age in this area is 37.6, compared to U.S. median age of 38.5.

### Race and Ethnicity

2020 White Alone	83.8%	83.7%	72.0%
2020 Black Alone	9.3%	9.1%	20.5%
2020 American Indian/Alaska Native Alone	0.7%	0.5%	0.6%
2020 Asian Alone	3.5%	3.2%	3.2%
2020 Pacific Islander Alone	0.0%	0.1%	0.1%
2020 Other Race	0.6%	0.8%	1.4%
2020 Two or More Races	2.1%	2.5%	2.3%
2020 Hispanic Origin (Any Race)	3.3%	3.6%	4.0%

Persons of Hispanic origin represent 4.0% of the population in the identified area compared to 18.8% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 48.2 in the identified area, compared to 65.1 for the U.S. as a whole.

### Households

2020 Wealth Index	208	191	107
2000 Households	233	2,716	14,146
2010 Households	582	4,295	16,990
2020 Total Households	771	4,884	17,294
2025 Total Households	788	4,924	16,995
2000-2010 Annual Rate	9.59%	4.69%	1.85%
2010-2020 Annual Rate	2.78%	1.26%	0.17%
2020-2025 Annual Rate	0.44%	0.16%	-0.35%
2020 Average Household Size	2.65	2.72	2.41

The household count in this area has changed from 16,990 in 2010 to 17,294 in the current year, a change of 0.17% annually. The five-year projection of households is 16,995, a change of -0.35% annually from the current year total. Average household size is currently 2.41, compared to 2.40 in the year 2010. The number of families in the current year is 11,367 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 2020 and 2025. Esri converted Census 2000 data into 2010 geography.

July 13, 2020

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<b>Mortgage Income</b>			
2020 Percent of Income for Mortgage	12.3%	13.5%	15.5%
<b>Median Household Income</b>			
2020 Median Household Income	\$113,949	\$99,836	\$60,141
2025 Median Household Income	\$119,145	\$102,840	\$62,264
2020-2025 Annual Rate	0.90%	0.59%	0.70%
<b>Average Household Income</b>			
2020 Average Household Income	\$144,755	\$131,860	\$90,698
2025 Average Household Income	\$161,733	\$146,104	\$98,817
2020-2025 Annual Rate	2.24%	2.07%	1.73%
<b>Per Capita Income</b>			
2020 Per Capita Income	\$52,295	\$47,762	\$36,736
2025 Per Capita Income	\$58,665	\$53,045	\$40,030
2020-2025 Annual Rate	2.33%	2.12%	1.73%

### Households by Income

Current median household income is \$60,141 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$62,264 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$90,698 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$98,817 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$36,736 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$40,030 in five years, compared to \$37,691 for all U.S. households

### Housing

	1 mile	3 miles	5 miles
2020 Housing Affordability Index	182	168	150
2000 Total Housing Units	247	2,846	15,109
2000 Owner Occupied Housing Units	221	2,395	9,941
2000 Renter Occupied Housing Units	12	321	4,205
2000 Vacant Housing Units	14	130	963
2010 Total Housing Units	605	4,449	17,887
2010 Owner Occupied Housing Units	552	3,915	12,314
2010 Renter Occupied Housing Units	30	380	4,676
2010 Vacant Housing Units	23	154	897
2020 Total Housing Units	815	5,224	18,647
2020 Owner Occupied Housing Units	719	4,340	11,885
2020 Renter Occupied Housing Units	52	544	5,409
2020 Vacant Housing Units	44	340	1,353
2025 Total Housing Units	834	5,299	18,814
2025 Owner Occupied Housing Units	734	4,371	11,686
2025 Renter Occupied Housing Units	54	553	5,309
2025 Vacant Housing Units	46	375	1,819

Currently, 63.7% of the 18,647 housing units in the area are owner occupied; 29.0%, renter occupied; and 7.3% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 11.3% are vacant. In 2010, there were 17,887 housing units in the area - 68.8% owner occupied, 26.1% renter occupied, and 5.0% vacant. The annual rate of change in housing units since 2010 is 1.87%. Median home value in the area is \$223,072, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 2.65% annually to \$254,179.

**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 2020 and 2025. Esri converted Census 2000 data into 2010 geography.

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