



8 ACRES OF LAND

SUBDIVIDABLE 2± ACRES EACH

2700 BLOCK E. 70TH ST. @ DIXIE MEADOWS RD., SHREVEPORT, LA 71105

FOR SALE \$2,600,000

PROPERTY

- Cleared, Generally Level, Appears to be Well Drained
- Excellent Access and Visibility
- Long Road Frontage (1,106') On 5 Lane Concrete Paved E. 70th St.
- Zoned RA (Residential Agricultural); B2 and B3 Commercial Zoning Is Common Along E. 70th
- Water Supply: 12" City Water Main With 2 Fire Hydrants Along East Side of E. 70th
- Sewerage Disposal: 36" City Sanitary Sewer Force Main Along East Side Of E. 70thSt.
- Excellent Building Site

LOCATION

- Located In Southeast Shreveport 1 Block South of Jimmie Davis Bridge, 2 Miles North of Youree Drive which is one of Shreveport's Most Desirable and Fully Developed Commercial/Retail Corridors
- Offers Excellent Access To All Parts Of Shreveport And Bossier City
- 8± Acres
- Outside Shreveport City Limits
- Flood Zone: 90% In Zone "X"; 10% In Zone AE
- Minerals Not Included
- May Be Subdivided

For more information, contact:

Michael Morrison | Claire Childs | Brad Armstrong, Associate Broker | 318.222.2244

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 7/2018



8 ACRES ON E. 70TH ST.
FOR SALE (SUBDIVIDABLE)

E. 70TH ST. @ DIXIE MEADOWS RD.
SHREVEPORT, LA 71105



For information, please contact:

Michael Morrison | Claire Childs | Brad Armstrong, Associate Broker | 318.222.2244
mmorrison@vintagerealty.com | cchilds@vintagerealty.com | barmstrong@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. 7/2018

8 ACRES ON E. 70TH ST.
FOR SALE (SUBDIVIDABLE)

E. 70TH ST. @ DIXIE MEADOWS RD.
SHREVEPORT, LA 71105



**Lot divisions for illustrative purposes only. Measurements estimated using GoogleEarth*



For information, please contact:

Michael Morrison | Claire Childs | Brad Armstrong, Associate Broker | 318.222.2244
mmorrison@vintagerealty.com | cchilds@vintagerealty.com | barmstrong@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. 7/2018

8 ACRES ON E. 70TH ST. FOR SALE (SUBDIVIDABLE)

E. 70TH ST. @ DIXIE MEADOWS RD.
SHREVEPORT, LA 71105

DEMOGRAPHIC SUMMARY

	1 MILE	3 MILES	5 MILES
POPULATION	3,699	61,834	127,518
TOTAL HOUSEHOLDS	1,697	27,365	52,874
AVERAGE HH INCOME	\$72,014	\$78,295	\$66,698

	1 mile	3 miles	5 miles
Population			
2000 Population	3,217	52,731	117,298
2010 Population	3,579	58,931	122,420
2018 Population	3,699	61,834	127,518
2023 Population	3,638	62,662	128,759
2000-2010 Annual Rate	1.07%	1.12%	0.43%
2010-2018 Annual Rate	0.40%	0.58%	0.50%
2018-2023 Annual Rate	-0.33%	0.27%	0.19%
2018 Male Population	46.9%	48.2%	48.3%
2018 Female Population	53.1%	51.8%	51.7%
2018 Median Age	43.6	38.1	36.0

In the identified area, the current year population is 127,518. In 2010, the Census count in the area was 122,420. The rate of change since 2010 was 0.50% annually. The five-year projection for the population in the area is 128,759 representing a change of 0.19% annually from 2018 to 2023. Currently, the population is 48.3% male and 51.7% female.

Median Age

The median age in this area is 43.6, compared to U.S. median age of 38.3.

Race and Ethnicity

2018 White Alone	85.7%	73.0%	56.3%
2018 Black Alone	7.4%	18.2%	35.6%
2018 American Indian/Alaska Native Alone	0.6%	0.5%	0.5%
2018 Asian Alone	3.2%	3.5%	2.4%
2018 Pacific Islander Alone	0.1%	0.1%	0.1%
2018 Other Race	1.3%	1.7%	2.4%
2018 Two or More Races	1.8%	2.9%	2.7%
2018 Hispanic Origin (Any Race)	3.6%	5.2%	5.8%

Persons of Hispanic origin represent 5.8% of the population in the identified area compared to 18.3% 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 60.4 in the identified area, compared to 64.3 for the U.S. as a whole.

Households

2000 Households	1,407	23,248	47,745
2010 Households	1,643	26,340	51,081
2018 Total Households	1,697	27,365	52,874
2023 Total Households	1,666	27,640	53,312
2000-2010 Annual Rate	1.56%	1.26%	0.68%
2010-2018 Annual Rate	0.39%	0.46%	0.42%
2018-2023 Annual Rate	-0.37%	0.20%	0.17%
2018 Average Household Size	2.17	2.22	2.34

The household count in this area has changed from 51,081 in 2010 to 52,874 in the current year, a change of 0.42% annually. The five-year projection of households is 53,312, a change of 0.17% annually from the current year total. Average household size is currently 2.34, compared to 2.33 in the year 2010. The number of families in the current year is 30,189 in the specified area.



For information, please contact:

Michael Morrison | Claire Childs | Brad Armstrong, Associate Broker | 318.222.2244
mmorrison@vintagerealty.com | cchilds@vintagerealty.com | barmstrong@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. 7/2018

8 ACRES ON E. 70TH ST. FOR SALE (SUBDIVIDABLE)

E. 70TH ST. @ DIXIE MEADOWS RD.
SHREVEPORT, LA 71105

	1 mile	3 miles	5 miles
Median Household Income			
2018 Median Household Income	\$59,634	\$56,342	\$43,883
2023 Median Household Income	\$61,277	\$59,048	\$46,217
2018-2023 Annual Rate	0.55%	0.94%	1.04%
Average Household Income			
2018 Average Household Income	\$72,014	\$78,295	\$66,698
2023 Average Household Income	\$76,874	\$84,328	\$71,702
2018-2023 Annual Rate	1.31%	1.50%	1.46%
Per Capita Income			
2018 Per Capita Income	\$34,417	\$35,152	\$28,406
2023 Per Capita Income	\$36,683	\$37,689	\$30,432
2018-2023 Annual Rate	1.28%	1.40%	1.39%

Households by Income

Current median household income is \$43,883 in the area, compared to \$58,100 for all U.S. households. Median household income is projected to be \$46,217 in five years, compared to \$65,727 for all U.S. households

Current average household income is \$66,698 in this area, compared to \$83,694 for all U.S. households. Average household income is projected to be \$71,702 in five years, compared to \$96,109 for all U.S. households

Current per capita income is \$28,406 in the area, compared to the U.S. per capita income of \$31,950. The per capita income is projected to be \$30,432 in five years, compared to \$36,530 for all U.S. households

Housing

2000 Total Housing Units	1,446	24,689	52,602
2000 Owner Occupied Housing Units	1,083	15,381	27,985
2000 Renter Occupied Housing Units	324	7,867	19,760
2000 Vacant Housing Units	39	1,441	4,857
2010 Total Housing Units	1,709	27,972	55,795
2010 Owner Occupied Housing Units	1,148	16,692	28,311
2010 Renter Occupied Housing Units	495	9,648	22,770
2010 Vacant Housing Units	66	1,632	4,714
2018 Total Housing Units	1,782	29,201	58,029
2018 Owner Occupied Housing Units	1,103	16,331	27,032
2018 Renter Occupied Housing Units	594	11,034	25,841
2018 Vacant Housing Units	85	1,836	5,155
2023 Total Housing Units	1,784	29,962	59,433
2023 Owner Occupied Housing Units	1,095	16,737	27,665
2023 Renter Occupied Housing Units	571	10,903	25,647
2023 Vacant Housing Units	118	2,322	6,121

Currently, 46.6% of the 58,029 housing units in the area are owner occupied; 44.5%, renter occupied; and 8.9% are vacant. Currently, in the U.S., 56.0% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.2% are vacant. In 2010, there were 55,795 housing units in the area - 50.7% owner occupied, 40.8% renter occupied, and 8.4% vacant. The annual rate of change in housing units since 2010 is 1.76%. Median home value in the area is \$162,007, compared to a median home value of \$218,492 for the U.S. In five years, median value is projected to change by 1.83% annually to \$177,353.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.

July 16, 2018



For information, please contact:

Michael Morrison | Claire Childs | Brad Armstrong, Associate Broker | 318.222.2244
mmorrison@vintagerealty.com | cchilds@vintagerealty.com | barmstrong@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. 7/2018