



RETAIL-OFFICE-MEDICAL DEVELOPMENT

KINGSTON RD. AND FAIRBURN AVE., BENTON, LA 71006

- Prime Location New Development Retail / Restaurant / Office / Medical For Sale or Lease
- Kingston Rd. at Fairburn Ave. in Benton
- 5.63 Acres of Land
- Owner will build to suit or sell outparcels
- Fast growing, prime location in the middle of Benton/North Bossier residential growth
- Next to the new Kingston Elementary and Benton High campuses
- Surrounded by multiple fully-developed neighborhoods

VACANT LAND PRICING

KINGSTON FRONTAGE

Multiple Outparcel options - 1.8 acre
- \$15 per square foot

FAIRBURN RETAIL COURTYARD SPACE

Approx. 4 acres
- \$10 per square foot



For more information, contact:

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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 3/2021



RENDERINGS



For more information, contact:

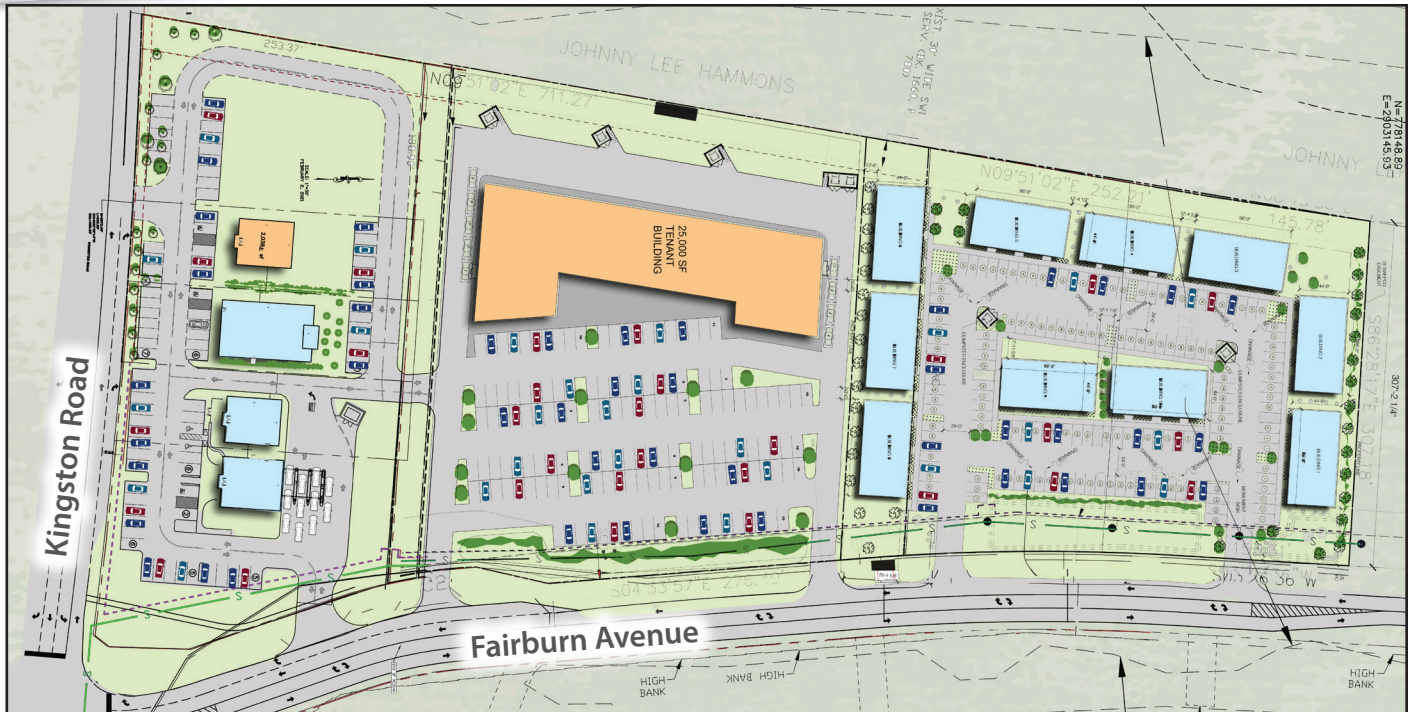
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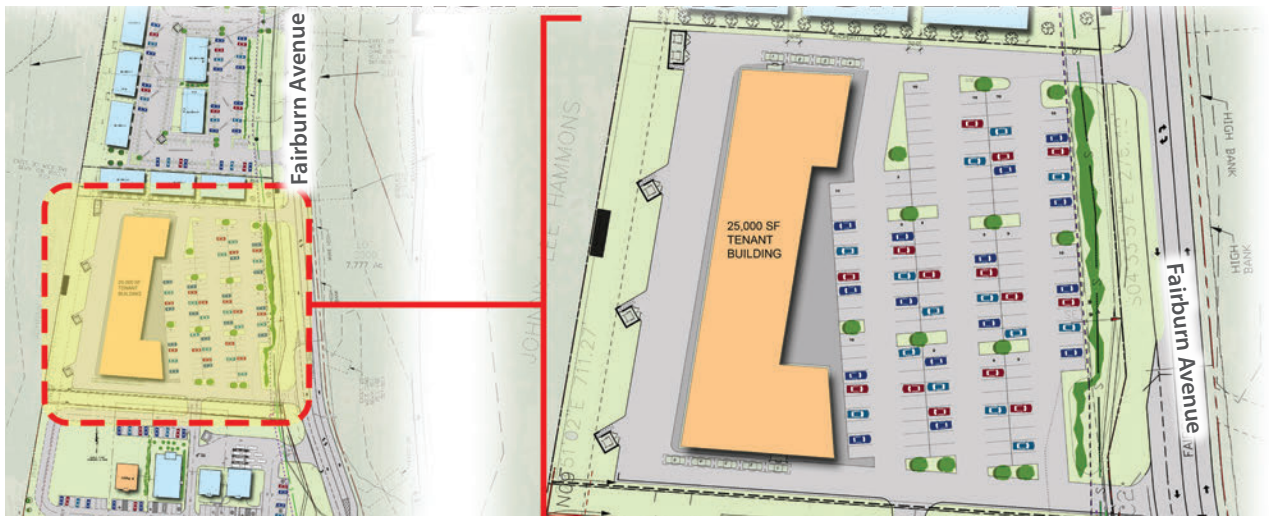
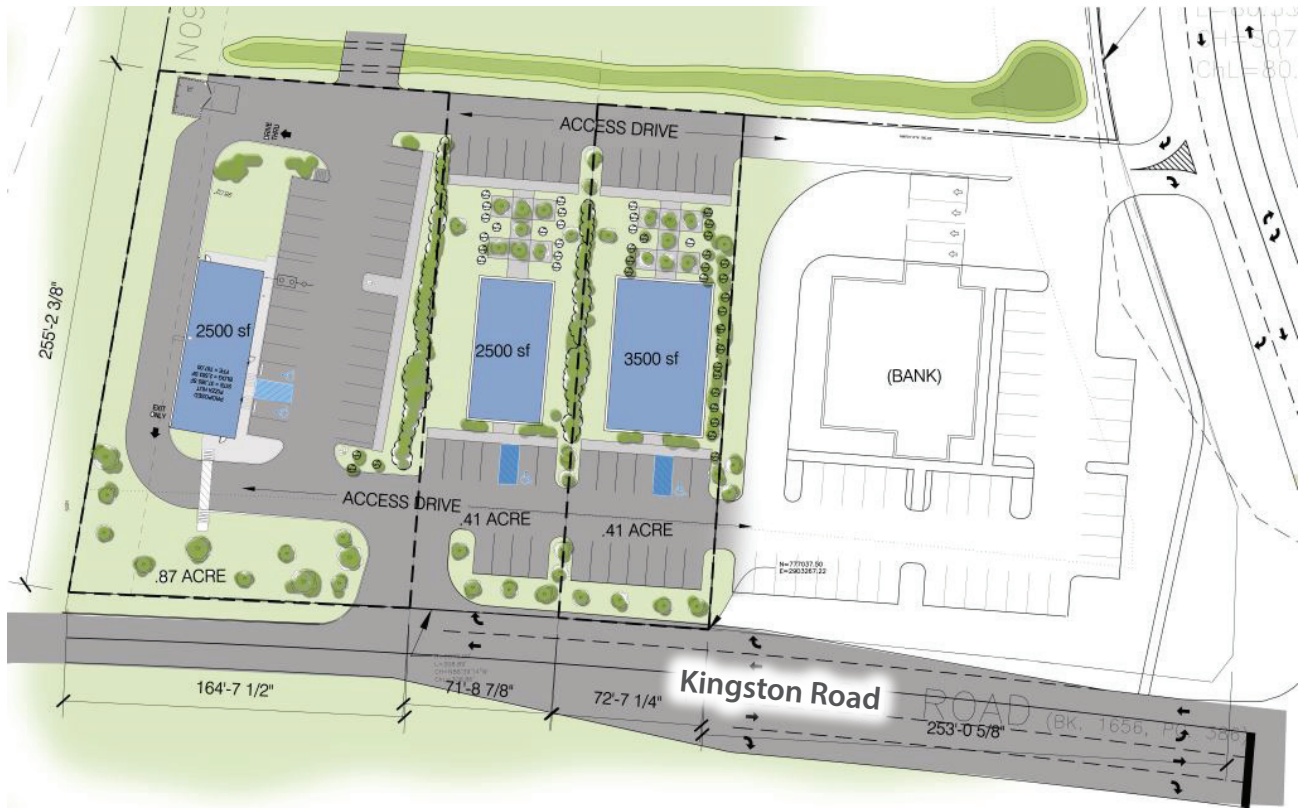
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Executive Summary

Fairburn Av, Benton, Louisiana, 71006
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 32.63007
Longitude: -93.72536

	1 mile	3 miles	5 miles
Population			
2000 Population	636	5,397	14,238
2010 Population	1,513	10,414	21,243
2020 Population	4,158	14,884	27,117
2025 Population	4,671	16,381	29,225
2000-2010 Annual Rate	9.05%	6.79%	4.08%
2010-2020 Annual Rate	10.37%	3.55%	2.41%
2020-2025 Annual Rate	2.35%	1.94%	1.51%
2020 Male Population	49.5%	49.3%	48.9%
2020 Female Population	50.5%	50.7%	51.1%
2020 Median Age	36.3	37.5	39.5

In the identified area, the current year population is 27,117. In 2010, the Census count in the area was 21,243. The rate of change since 2010 was 2.41% annually. The five-year projection for the population in the area is 29,225 representing a change of 1.51% annually from 2020 to 2025. Currently, the population is 48.9% male and 51.1% female.

Average Household Income			
2020 Average Household Income	\$111,254	\$102,695	\$101,398
2025 Average Household Income	\$121,911	\$112,182	\$109,835
2020-2025 Annual Rate	1.85%	1.78%	1.61%

Households			
2020 Wealth Index	118	107	116
2000 Households	236	2,000	5,197
2010 Households	578	3,921	8,226
2020 Total Households	1,554	5,626	10,535
2025 Total Households	1,757	6,219	11,382
2000-2010 Annual Rate	9.37%	6.96%	4.70%
2010-2020 Annual Rate	10.13%	3.59%	2.44%
2020-2025 Annual Rate	2.49%	2.02%	1.56%
2020 Average Household Size	2.67	2.64	2.57

The household count in this area has changed from 8,226 in 2010 to 10,535 in the current year, a change of 2.44% annually. The five-year projection of households is 11,382, a change of 1.56% annually from the current year total. Average household size is currently 2.57, compared to 2.57 in the year 2010. The number of families in the current year is 7,763 in the specified area.



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