

Broker's Opinion of Value

3113 Hwy 65

3113 Hwy 65 , Newellton, LA 713571



For Sale

Office/Warehouse

3,200 SF | \$35,000



SALE PRICE: **\$35,000**

GRM:

LOT SIZE: **1.73 Acres**

BUILDING SIZE: **3,200 SF**

BUILDING CLASS: **B**

MARKET: **Rural**

Property Overview

3,200 Sf Office/Industrial on 1.73 Acres

Location Overview

A 1.7255 ACRE LOT, BEING 250 FT ON EAST SIDE OF HWY 65 BY 300 FT DEEP IN SEC 4, T13N, R12E. MAP NR 10/58. NR 10/57. NR 57/240. NR 76/368. NR 76/442. DEED NR 113/223. MAP NR 113/230. N

For Sale

Office/Warehouse

3,200 SF | \$35,000

Property Overview

3,200 Sf Office/Industrial on 1.73 Acres



For Sale

Office/Warehouse

3,200 SF | \$35,000



4615 Parliament Drive, Ste 100
Alexandria, LA 71303
318 483 1515 tel
latterblum.com

For Sale

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Property Overview

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A 1.7255 ACRE LOT, BEING 250 FT ON EAST SIDE OF HWY 65 BY 300 FT DEEP IN SEC 4, T13N, R12E. MAP NR 10/58. NR 10/57. NR 57/240. NR 76/368. NR 76/442. DEED NR 113/223. MAP NR 113/230. N



For Sale

Office/Warehouse

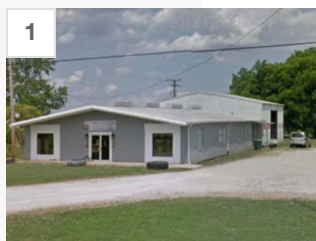
3,200 SF | \$35,000



★ Subject Property

3113 Hwy 65 | Newellton, LA 71357

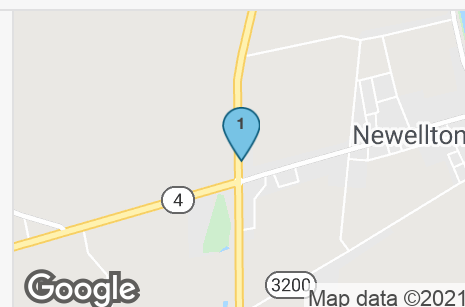
Sale Price:	\$35,000	Lot Size:	1.73 Acres
Building SF:	3,200 SF	Price PSF:	\$10.94



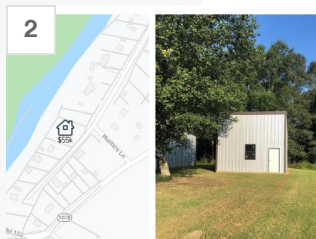
1 Sale Comp 1

3091 Hwy 65 | Newellton, LA 71357

Sale Price:	\$35,000	Lot Size:	1.42 Acres
Building SF:	4,000 SF	Price PSF:	\$8.75
Closed:	02/09/2017		



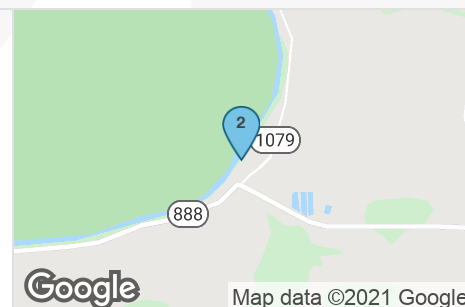
Ava's Flower Shop. Arm's length transaction sold on Feb 9, 2017.



2 List Comp 1

108 Hunters Lane | Newellton, LA 71357

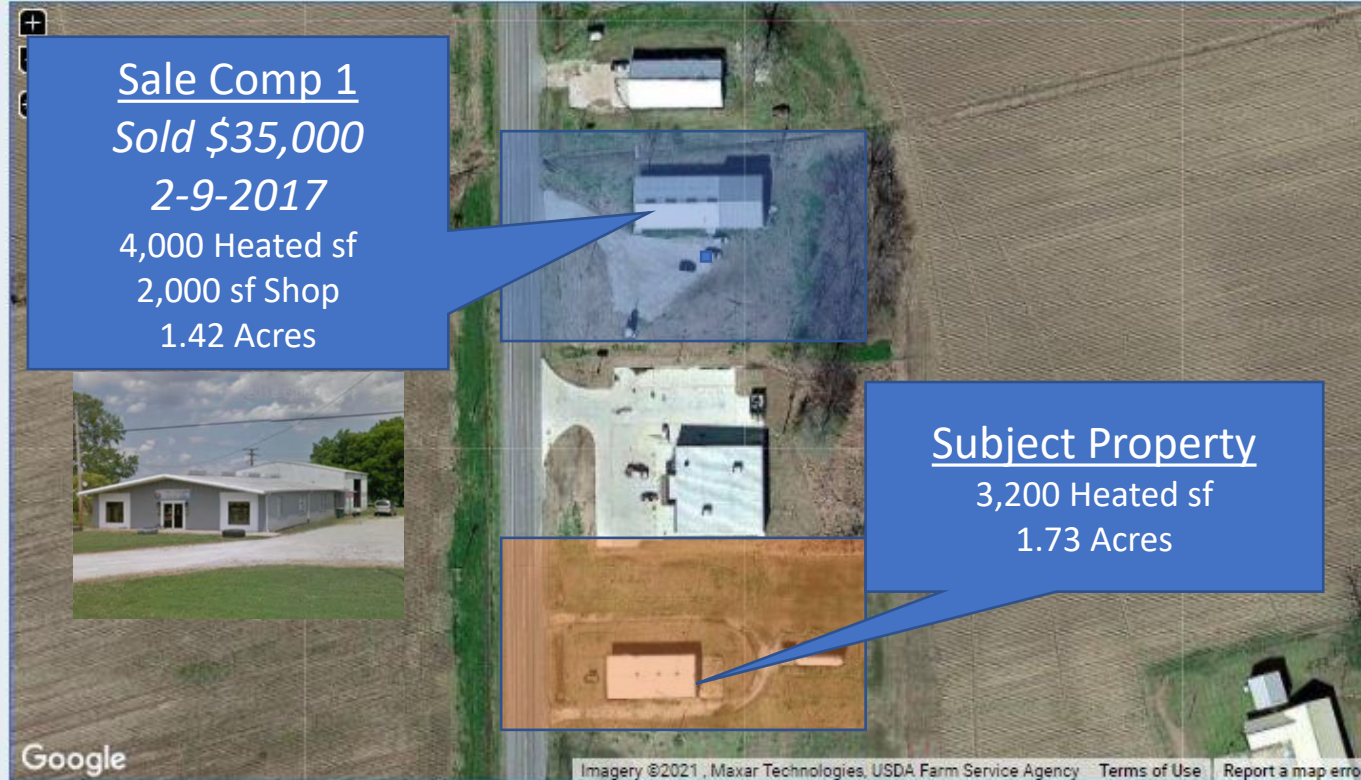
Sale Price:	\$55,000	Lot Size:	0.31 Acres
Year Built:	2020	Building SF:	900 SF
Price PSF:	\$61.11		



📍 **3091 Highway 65**, Newellton, LA 71357

📍 STREET

📷 OVERHEAD



Property Summary

■ Closed / Public Record - Sold Date: 2/9/2017, Public Record

BASIC FACTS

Type
Retail

Subtype
Retail Stores (Personal
Services, Photography,
Travel)

Owner
Doyle, Alan C

Last Sold Price
\$35,000 on 2/9/2017

For Sale

Office/Warehouse

3,200 SF | \$35,000

Subject Property	Price	Bldg. SF	Price/SF	CAP	# Of Units	
 3113 Hwy 65 3113 Hwy 65 Newellton, LA 713571	\$35,000	3,200 SF	\$10.94	-	1	
Sale Comps	Price	Bldg. SF	Price/SF	CAP	# Of Units	Close
1 Sale Comp 1 3091 Hwy 65 Newellton, LA 71357	\$35,000	4,000 SF	\$8.75	-	2	02/09/2017
2 List Comp 1 108 Hunters Lane Newellton, LA 71357	\$55,000	900 SF	\$61.11	-	-1	On Market
Totals/Averages	Price	Bldg. SF	Price/SF	CAP	# Of Units	
	\$45,000	2,450 SF	\$34.93	-	0.5	

For Sale

Office/Warehouse

3,200 SF | \$35,000



Subject Property

3113 Hwy 65 | Newellton, LA 713571



Sale Comp 1

3091 Hwy 65
Newellton, LA 71357



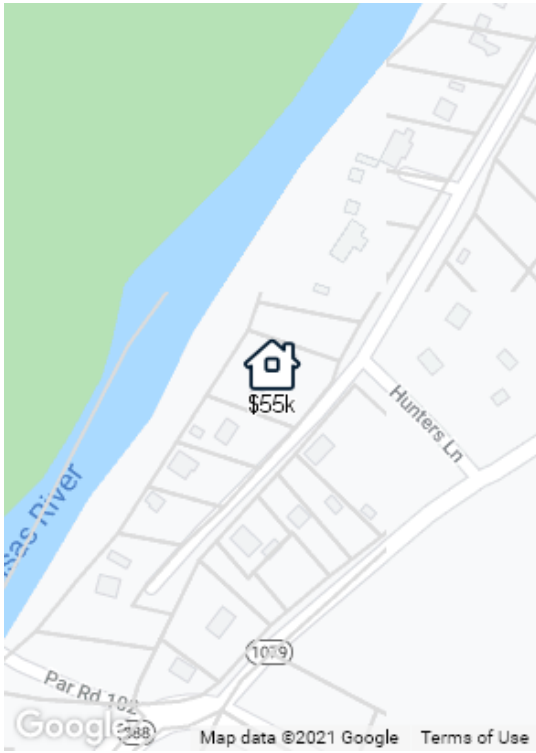
List Comp 1

108 Hunters Lane
Newellton, LA 71357

ACTIVE: Offered at **\$55,000**

108 Hunters Ln, Newellton, LA 71357

Listing Comp



Single Family

Living Area:	900 sq ft
Garage:	0 car
Year Built:	2019
Tax Amount:	\$1,531
Subdivision:	Other
School District:	Tensas Parish
MLS #:	194336

Description

Lot C is 45 x 300, with a 900 square foot unfinished camp. Conveniently built with a large loft area. This property can be purchased as a package with 2 additional camps, Lot A & Lot B, priced and listed separately. Located on the Tensas River across from the Tensas National Wildlife Refuge.



Presented by

justin long | REALTOR®

Louisiana Real Estate License: 0995690642

Louisiana Appraisal License: 0995690642

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4615 Parliament Drive, Suite 100
Alexandria, LA 71303

Listing Courtesy of:
Kathy Morris Realty

LATTER & BLUM

COMMERCIAL PROPERTY REPORT

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4615 Parliament Drive, Suite 100

Alexandria, LA 71303

3091 Highway 65, Newellton, LA 71357

Off Market

- Sold Date: 2/9/2017
- Public Record

Property Facts

	Public Facts	Listing Facts
Property Type	Retail	-
Property Subtype	Retail Stores (Personal Services, Photography, Travel)	-
Number of Units	0	-
Garage (spaces)	0	-

This report contains data and information that is publicly available and/or licensed from third parties and is provided to you on an "as is" and "as available" basis. The information is not verified or guaranteed. Neither this report nor the estimated value of a property is an appraisal of the property. Any valuation shown in this report has been generated by use of proprietary computer software that assembles publicly available property records and certain proprietary data to arrive at an approximate estimate of a property's value. Some portions of this report may have been provided by an RPR user; RPR is not responsible for any content provided by its users. RPR and its information providers shall not be liable for any claim or loss resulting from the content of, or errors or omissions in, information contained in this report.

Public Facts

Owner Information

Owner Name Doyle, Alan C
Mailing Address 1722 Highway 605 Newellton LA 71357-6344
Vesting Et ux (and wife)

Legal Description

APN: 0110016500	Tax ID: -	Zoning: -	Census Tract: 221070001.001168	Abbreviated Description: LOT:3-4 DIST:WARD 1 I SEC/TWN/RNG/MER:SEC 04 TWN 13 RNG 12 LOTS 3 & 4 E. R. MCDONALD 2ND S-D. MAP NR 15/ 156. DEED NR 26/ 886, NR 28/451. NR 56/472. NR 72/898. NR 71/295. WARD 2. DEED	City/Municipality/Township: Newellton, LA 71357
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Assessed Values

Date	Improvements	Land	Total	Tax
2020	\$5,250	\$1,400	\$6,650	\$970
2019	\$5,250	\$1,400	\$6,650	\$968
2018	\$5,250	\$1,400	\$6,650	\$968
2017	\$5,250	\$1,400	\$6,650	\$985
2015	\$3,000	\$600	\$3,600	\$416

Maps



Legend: Subject Property



Legend: Subject Property



Legend: Subject Property

Traffic Counts



Daily Traffic Counts: ▲ Up 6,000 / day ▲ 6,001 – 15,000 ▲ 15,001 – 30,000 ▲ 30,001 – 50,000 ▲ 50,001 – 100,000 ▲ Over 100,000 / day

1

1,917

2018 Est. daily traffic counts

Street: **Verona St**
 Cross: **Sarita St**
 Cross Dir: **E**
 Dist: **0.06 miles**

2

1,958

2018 Est. daily traffic counts

Street: **US Hwy 65**
 Cross: **Mill Rd**
 Cross Dir: **N**
 Dist: **0.27 miles**

3

1,576

2018 Est. daily traffic counts

Street: **US Hwy 65**
 Cross: **Margo St**
 Cross Dir: **S**
 Dist: **0.12 miles**

4

1,538

2018 Est. daily traffic counts

Street: **State Rte 4**
 Cross: **First West St**
 Cross Dir: **E**
 Dist: **0.22 miles**

5

1,580

2018 Est. daily traffic counts

Street: **Verona St**
 Cross: **Morris St**
 Cross Dir: **W**
 Dist: **0.06 miles**

Historical counts

Year	Count	Type
2011	2,392	ADT
2008	2,488	ADT
2005	3,450	ADT
2002	3,300	ADT
1999	3,436	ADT

Historical counts

Year	Count	Type
2011	2,174	ADT
2008	2,347	ADT
2005	2,035	ADT
2002	2,706	ADT
1999	2,390	ADT

Historical counts

Year	Count	Type
2011	2,550	ADT
2008	2,617	ADT
2005	2,410	ADT
2002	2,859	ADT
1999	2,311	ADT

Historical counts

Year	Count	Type
2011	1,627	ADT
2008	1,764	ADT
2005	1,922	ADT
2002	1,996	ADT
1999	2,076	ADT

Historical counts

Year	Count	Type
2011	2,240	ADT
2008	1,842	ADT
2005	2,167	ADT
2002	2,350	ADT
1999	3,392	ADT

NOTE: Daily Traffic Counts are a mixture of actual and Estimates (*)

About RPR (Realtors Property Resource)

- Realtors Property Resource® is a wholly owned subsidiary of the National Association REALTORS®.
- RPR offers comprehensive data – including a nationwide database of 164 million properties – as well as powerful analytics and dynamic reports exclusively for members of the NAR.
- RPR's focus is giving residential and commercial real estate practitioners, brokers, and MLS and Association staff the tools they need to serve their clients.
- This report has been provided to you by a member of the NAR.



About RPR's Data

RPR generates and compiles real estate and other data from a vast array of sources. The data contained in your report includes some or all of the following:

- **Listing data** from our partner MLSs and CIEs, and related calculations, like estimated value for a property or median sales price for a local market.
- **Public records data** including tax, assessment, and deed information. Foreclosure and distressed data from public records.
- **Market conditions and forecasts** based on listing and public records data.
- **Census and employment data** from the U.S. Census and the U.S. Bureau of Labor Statistics.
- **Demographics and trends data** from Esri. The data in commercial and economic reports includes Tapestry Segmentation, which classifies U.S. residential neighborhoods into unique market segments based on socioeconomic and demographic characteristics.
- **Business data** including consumer expenditures, commercial market potential, retail marketplace, SIC and NAICS business information, and banking potential data from Esri.
- **School data and reviews** from Niche.
- **Specialty data sets** such as walkability scores, traffic counts and flood zones.



Update Frequency

- Listings and public records data are updated on a continuous basis.
- Charts and statistics calculated from listing and public records data are refreshed monthly.
- Other data sets range from daily to annual updates.

Learn more

For more information about RPR, please visit RPR's public website: <https://blog.narrpr.com>



Essential Mortgage Company



Contact:

Marlene Rouen, Director

mrrouen@essentialmtg.com

Office: (504) 888-3858

Fax: (504) 275-2605

NMLS# 80850

**1151 N.Causeway Blvd.
Mandeville, LA 70471**

www.essentialmtg.com

Latter & Blum Insurance Services



Contact:

Andi Cain, Client Support

acain@hmic.com

Office: (504) 569-9909

Fax: (504) 569-9914

**2626 Canal Street
New Orleans, LA 70119**

<https://www.latterbluminsurance.com>

NOTE: This communication is provided to you for informational purposes only and should not be relied upon by you. The real estate firm identified on this report is not a mortgage lender and so you should contact the mortgage company identified above directly to learn more about its mortgage products and your eligibility for such products.

Owner Information

Owner Name: **AMERIGAS PROPANE**
 Mailing Address: **PO BOX 965, VALLEY FORGE PA 19482-0965 B999**
 Vesting Codes: **// LP**

Location Information

Legal Description: **A 1.7255 ACRE LOT, BEING 250 FT ON EAST SIDE OF HWY 65 BY 300 FT DEEP IN SEC 4, T13N, R12E. MAP NR 10/58. NR 10/57. NR 57/240. NR 76/368. NR 76/442. DEED NR 113/223. MAP NR 113/230. NR 118/740.**

County:	TENSAS, LA	APN:	01-10-218500
Census Tract / Block:	1.00 / 1	Alternate APN:	
Township-Range-Sect:	13-12-04	Subdivision:	
Legal Book/Page:	113-223	Map Reference:	/
Legal Lot:	7	Tract #:	
Legal Block:		School District:	SC3
Market Area:		School District Name:	SCHOOL DIST A
Neighbor Code:		Munic/Township:	NEWELLTON

Owner Transfer Information

Recording/Sale Date:	/	Deed Type:	
Sale Price:		1st Mtg Document #:	
Document #:			

Last Market Sale Information

Recording/Sale Date:	04/18/2017 /	1st Mtg Amount/Type:	/
Sale Price:	\$38,750	1st Mtg Int. Rate/Type:	/
Sale Type:		1st Mtg Document #:	
Document #:	118-740	2nd Mtg Amount/Type:	/
Deed Type:	DEED (REG)	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	
New Construction:		Multi/Split Sale:	
Title Company:			
Lender:			
Seller Name:	OWNER RECORD		

Prior Sale Information

Prior Rec/Sale Date:	/	Prior Lender:	
Prior Sale Price:		Prior 1st Mtg Amt/Type:	/
Prior Doc Number:		Prior 1st Mtg Rate/Type:	/
Prior Deed Type:			

Property Characteristics

Year Built / Eff:	/	Total Rooms/Offices		Garage Area:	
Gross Area:		Total Restrooms:		Garage Capacity:	
Building Area:		Roof Type:		Parking Spaces:	
Tot Adj Area:		Roof Material:		Heat Type:	
Above Grade:		Construction:		Air Cond:	
# of Stories:		Foundation:		Pool:	
Other Improvements:	Building Permit	Exterior wall:		Quality:	
		Basement Area:		Condition:	

Site Information

Zoning:		Acres:	1.73	County Use:	STORES & COMMERCIAL BUILDINGS (4520)
Lot Area:	75,163	Lot Width/Depth:	x	State Use:	
Land Use:	STORE BUILDING	Commercial Units:		Water Type:	
Site Influence:		Sewer Type:		Building Class:	

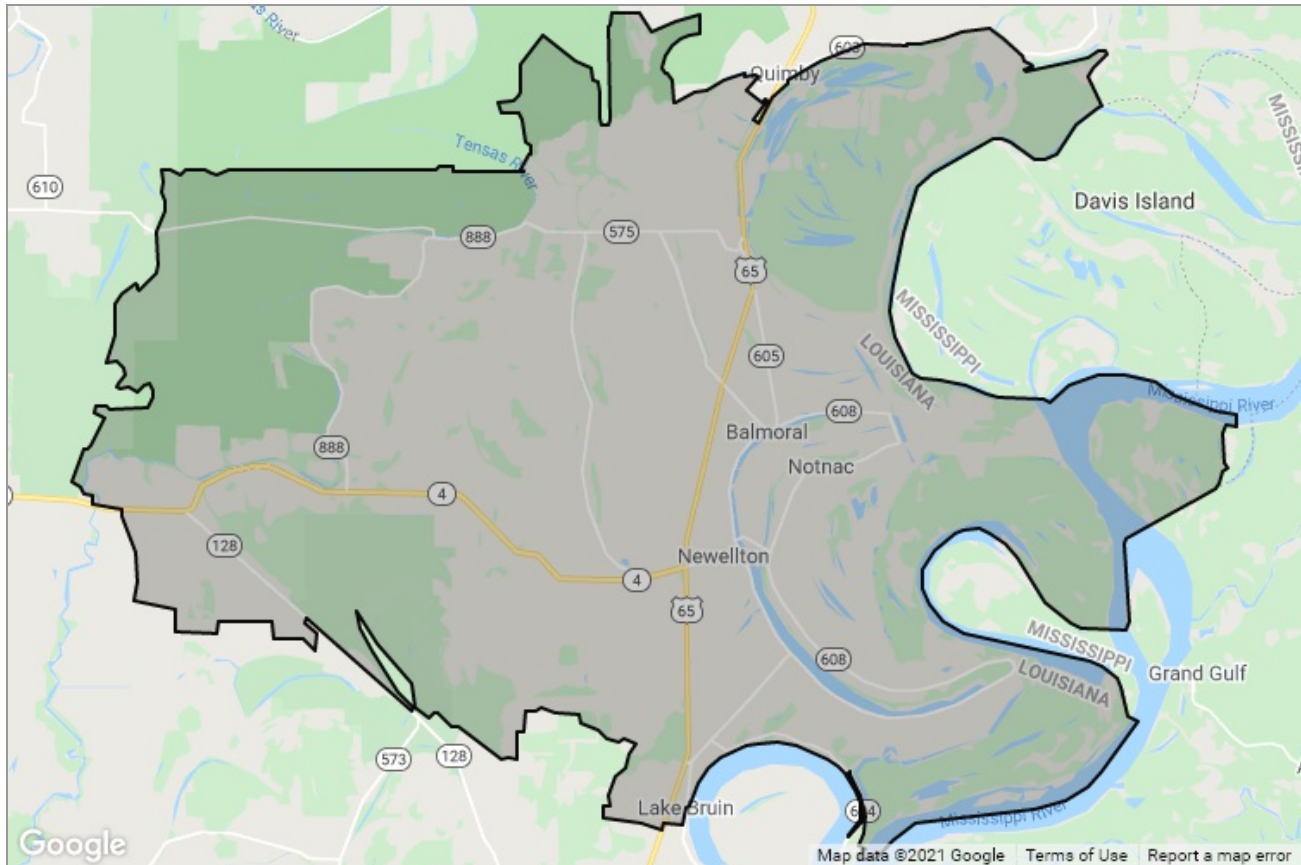
Tax Information

Total Value:	\$4,200	Assessed Year:	2019	Property Tax:	\$611.17
Land Value:	\$700	Improved %:	83%	Tax Area:	SC3
Improvement Value:	\$3,500	Tax Year:	2019	Tax Exemption:	
Total Taxable Value:	\$4,200				

LATTER & BLUM

COMMERCIAL TRADE AREA REPORT

Newellton, LA 71357



Presented by

justin long

Louisiana Real Estate License: 0995690642

Louisiana Appraisal License: 0995690642

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Main: jlong@latterblum.com

Office: <http://www.latter-blum.com/>

Latter & Blum

4615 Parliament Drive, Suite 100

Alexandria, LA 71303

Criteria Used for Analysis

Income:
Median Household Income
\$26,831

Age:
Median Age
46.9

Population Stats:
Total Population
2,047

Segmentation:
1st Dominant Segment
Rural Bypasses

Consumer Segmentation

Life Mode What are the people like that live in this area?	Rustic Outposts Country life with older families, older homes	Urbanization Where do people like this usually live?	Rural Country living with older families, low density and low diversity
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Top Tapestry Segments

	Rural Bypasses	Diners & Miners	Family Foundations	Rooted Rural
% of Households	406 (48.5%)	233 (27.8%)	197 (23.5%)	1 (0.1%)
Lifestyle Group	Rustic Outposts	Rustic Outposts	Hometown	Rustic Outposts
Urbanization Group	Rural	Rural	Urban Periphery	Rural
Residence Type	Single Family or Mobile Homes	Single Family or Mobile Homes	Single Family	Single Family or Mobile Homes
Household Type	Married Couples	Married Couples	Singles	Married Couples
Average Household Size	2.54	2.53	2.7	2.47
Median Age	39.7	40.5	38.8	44.1
Diversity Index	59.9	41.5	43	28.2
Median Household Income	\$29,000	\$37,000	\$40,000	\$38,000
Median Net Worth	\$25,000	\$53,000	\$53,000	\$72,000
Median Home Value	\$85,000	\$92,000	\$112,000	\$104,000
Homeownership	71.1 %	76.5 %	67 %	80.5 %
Employment	Services, Professional or Production	Services, Professional or Construction	Services, Professional or Administration	Services, Professional or Administration
Education	High School Graduate	High School Graduate	High School Graduate	High School Graduate
Preferred Activities	Go online infrequently . Go hunting, fishing.	Eat at Dairy Queen, KFC, Golden Corral, Applebee's . Do yard work, tend the garden.	Shop at T.J. Maxx, Sam's Club . Go online for games, entertainment.	Shop with coupons, buy generic products . Go hunting, fishing.
Financial	Depend on Social Security, SSI	Budget for U.S. vacations	Draw Social Security	Pay bills in person
Media	Subscribe to satellite TV	Watch TV frequently: CMT, HSN	Subscribe to premium cable TV	Listen to faith-based radio, gospel music
Vehicle	Prefer trucks to sedans	Own domestic truck, ATV	Drive 1-2 vehicles	Own, maintain cars, ATVs

About this segment Rural Bypasses

This is the
#1
dominant segment
for this area

In this area
48.5%
of households fall
into this segment

In the United States
1.3%
of households fall
into this segment

An overview of who makes up this segment across the United States

Who We Are

Open space, undeveloped land, and farmland characterize Rural Bypasses. These families live within small towns along country back roads and enjoy the open air in these sparsely populated neighborhoods. Their country lifestyle focuses on the outdoors, gardening, hunting and fishing. They are more likely to own a satellite dish than a home computer. Although a majority of households do have a connection to the Internet, their use is very limited. Those who are not yet retired work in blue-collar jobs in the agriculture or manufacturing industries.

Our Neighborhood

- An older market, with more married couples without children and single households, the average household size is slightly lower at 2.54.
- Most residents own single-family homes, or mobile homes.
- Most housing was built from 1970 to 1989; vacancy rates are higher due to seasonal housing.
- Residents live in very rural areas, almost entirely in the South.

Socioeconomic Traits

- Education is not a priority in this market. Almost 30% have not finished high school; only 9% have a bachelor's degree or higher.
- Unemployment is very high at 14%; labor force participation is low at 46%.
- Income is primarily derived from wages; however, dependence on Social Security and Supplemental Security Income is above average.
- Religion, faith, and traditional values are central in their lives.
- Many have a pessimistic outlook of their household's financial well-being.
- They rely on television to stay informed.

Market Profile

- Typical of their country lifestyle, Rural Bypasses residents prefer trucks over sedans.
- To save money, households shop at discount department stores, such as Walmart, and warehouse clubs like Sam's Club.
- Magazines are a popular source of news and entertainment, particularly fishing, hunting and automotive types.
- As satellite TV subscribers, they regularly watch sports programming as well as their favorite shows on CMT or TCM.

The demographic segmentation shown here can help you understand the lifestyles and life stages of consumers in a market. Data provider Esri classifies U.S. residential neighborhoods into 67 unique market segments based on socioeconomic and demographic characteristics. Data Source: Esri 2020. Update Frequency: Annually.

About this segment Diners & Miners

This is the
#2
dominant segment
for this area

In this area
27.8%
of households fall
into this segment

In the United States
0.7%
of households fall
into this segment

An overview of who makes up this segment across the United States

Who We Are

Diners and Miners is a very rural, primarily Southern market. Close to one in five employed residents work in mining, oil and gas extraction, or quarrying industries. Married-couple families reside in more than half of the households, and more than a quarter of householders live in mobile homes. This socially conservative group earns a living working with their hands. In addition to mining, construction and agriculture are common industries for employment. They take pride in the appearance of their homes and their vehicles. Budget-minded residents enjoy home cooking, but nothing too fancy. This is a gregarious group that values time spent with friends.

Our Neighborhood

- Rural living; homes are sparsely located throughout the countryside.
- These families have roots in their communities and do not move often;
- over three-quarters of all households are owner occupied.
- Over half of owned homes are worth less than \$100,000.
- Married-couple families make up over half the households.
- Nearly a quarter of all housing units are mobile homes; the rest are primarily single-family dwellings
- High-vacancy rate—nearly one in six housing units is vacant.

Socioeconomic Traits

- They hold strong to religious beliefs.
- Most residents did not go to college.
- They are slow to adopt technology; "if it's not broke, don't fix it," mentality.
- TV is the main source of information, news and entertainment.
- They make purchases for today because tomorrow is uncertain.
- They are happy to go to work whenever the opportunity presents itself.
- Budgeted vacations are taken within the U.S., not abroad.

Market Profile

- Own a domestic truck, dog and ATV.
- Watch a lot of TV, including CMT and HSN.
- A few still hanging on to their landlines (no cell phones) and dial-up modems.
- Dine at Dairy Queen, KFC, Golden Corral and Applebee's
- Hunting, yard work and gardening popular activities
- Shop at department and discount stores—mostly Walmart.
- Many enrolled in Medicare and pick up prescriptions at the closest Walmart pharmacy.

The demographic segmentation shown here can help you understand the lifestyles and life stages of consumers in a market. Data provider Esri classifies U.S. residential neighborhoods into 67 unique market segments based on socioeconomic and demographic characteristics. Data Source: Esri 2020. Update Frequency: Annually.

About this segment

Family Foundations

This is the

#3

dominant segment for this area

In this area

23.5%

of households fall into this segment

In the United States

1.0%

of households fall into this segment

An overview of who makes up this segment across the United States

Who We Are

Family and faith are the cornerstones of life in the Family Foundations communities. Older children, still living at home, working toward financial independence, are common within these households. Neighborhoods are stable: little household growth has occurred for more than a decade. Many residents work in the health care industry or public administration across all levels of government. Style is important to these consumers, who spend on clothing for themselves and their children, as well as on smartphones.

Our Neighborhood

- Family Foundations residents are a mix of married couples, single parents, grandparents and children, young and adult.
- Average household size is slightly higher at 2.70.
- Neighborhoods are found in principal cities of major metropolitan areas throughout the South and West.
- Two-thirds are homeowners living in single family houses built before 1970.
- Nearly three-fourths of all households have one or two vehicles at their disposal; average commute time is slightly higher.

Socioeconomic Traits

- More than half have attended college or obtained a degree; one-third have only finished high school.
- Unemployment rate is high at 15%; labor force participation rate is slightly lower at 60% as workers begin to retire.
- Over one-third of households currently receive Social Security benefits; more than a quarter draw income from retirement accounts.
- A strong focus is on religion and character.
- Style and appearance is important.

Market Profile

- Baby and children's products are the primary purchases made by Family Foundations residents.
- They shop at discount stores, such as Marshalls and T.J. Maxx, and take advantage of savings at Sam's Club.
- Many have no financial investments or retirement savings.
- Magazines, particularly focusing on health and children, are popular.
- They enjoy listening to urban format radio.
- One of their favorite entertainment sources is television: subscribe to premium cable channels and own 3-4 TVs.
- They're connected, but use the Internet primarily for entertainment, chat rooms and online gaming.

The demographic segmentation shown here can help you understand the lifestyles and life stages of consumers in a market. Data provider Esri classifies U.S. residential neighborhoods into 67 unique market segments based on socioeconomic and demographic characteristics. Data Source: Esri 2020. Update Frequency: Annually.

About this segment
Rooted Rural

This is the
#4
 dominant segment
 for this area

In this area
0.1%
 of households fall
 into this segment

In the United States
2.0%
 of households fall
 into this segment

An overview of who makes up this segment across the United States

Who We Are

Rooted Rural is heavily concentrated in the Appalachian mountain range as well as in Texas and Arkansas. Employment in the forestry industry is common, and Rooted Rural residents live in many of the heavily forested regions of the country. Nearly 9 of 10 residents are non-Hispanic whites. This group enjoys time spent outdoors, hunting, fishing or working in their gardens. Indoors, they enjoy watching television with a spouse and spending time with their pets. When shopping, they look for American-made and generic products. These communities are heavily influenced by religious faith, traditional gender roles and family history.

Our Neighborhood

- This market is dominated by married couples, few with children at home.
- 80% of homes are owner occupied: primarily single family (73%) or mobile homes (23%).
- Nearly one in five housing units are vacant, with a high proportion for seasonal use.
- Home values are very low—almost half of owned homes are valued under \$100,000.

Socioeconomic Traits

- Thrifty shoppers that use coupons frequently and buy generic goods.
- Far-right political values on religion and marriage.
- Do-it-yourself mentality; grow their own produce and work on their cars and ATVs.
- Pay bills in person and avoid using the Internet for financial transactions.
- Often find computers and cell phones too complicated and confusing.
- Clothes a necessity, not a fashion statement; only buy new clothes when old clothes wear out.

Market Profile

- They own a riding lawn mower, as well as a garden tiller, and have vegetable gardens.
- Only half of the households have a high-speed Internet connection.
- They use a satellite dish to watch CMT, the History Channel and GSN (Game Show Network).
- Pets are popular—dogs, cats, and birds.
- Leisure activities include hunting and fishing.
- They listen to faith-based radio and gospel music.
- Many are on Medicare and frequent the Walmart pharmacy.

The demographic segmentation shown here can help you understand the lifestyles and life stages of consumers in a market. Data provider Esri classifies U.S. residential neighborhoods into 67 unique market segments based on socioeconomic and demographic characteristics. Data Source: Esri 2020. Update Frequency: Annually.

Newellton, LA 71357: Population Comparison

Total Population

This chart shows the total population in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2020

Update Frequency: Annually

■ 2020
■ 2025 (Projected)



Population Density

This chart shows the number of people per square mile in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2020

Update Frequency: Annually

■ 2020
■ 2025 (Projected)



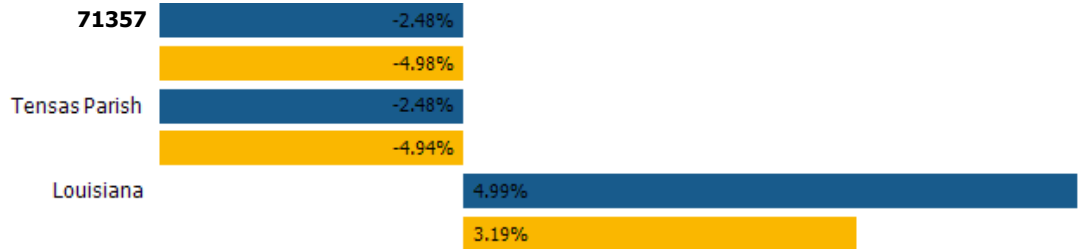
Population Change Since 2010

This chart shows the percentage change in area's population from 2010 to 2020, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2020

Update Frequency: Annually

■ 2020
■ 2025 (Projected)



Total Daytime Population

This chart shows the number of people who are present in an area during normal business hours, including workers, and compares that population to other geographies. Daytime population is in contrast to the "resident" population present during evening and nighttime hours.

Data Source: U.S. Census American Community Survey via Esri, 2020

Update Frequency: Annually

■ 71357



Daytime Population Density

This chart shows the number people who are present in an area during normal business hours, including workers, per square mile in an area, compared with other geographies. Daytime population is in contrast to the "resident" population present during evening and nighttime hours.

Data Source: U.S. Census American Community Survey via Esri, 2020

Update Frequency: Annually



Average Household Size

This chart shows the average household size in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2020

Update Frequency: Annually



Population Living in Family Households

This chart shows the percentage of an area's population that lives in a household with one or more individuals related by birth, marriage or adoption, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2020

Update Frequency: Annually



Female / Male Ratio

This chart shows the ratio of females to males in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2020

Update Frequency: Annually



Newellton, LA 71357: Age Comparison

Median Age

This chart shows the median age in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2020

Update Frequency: Annually

■ 2020
■ 2025 (Projected)



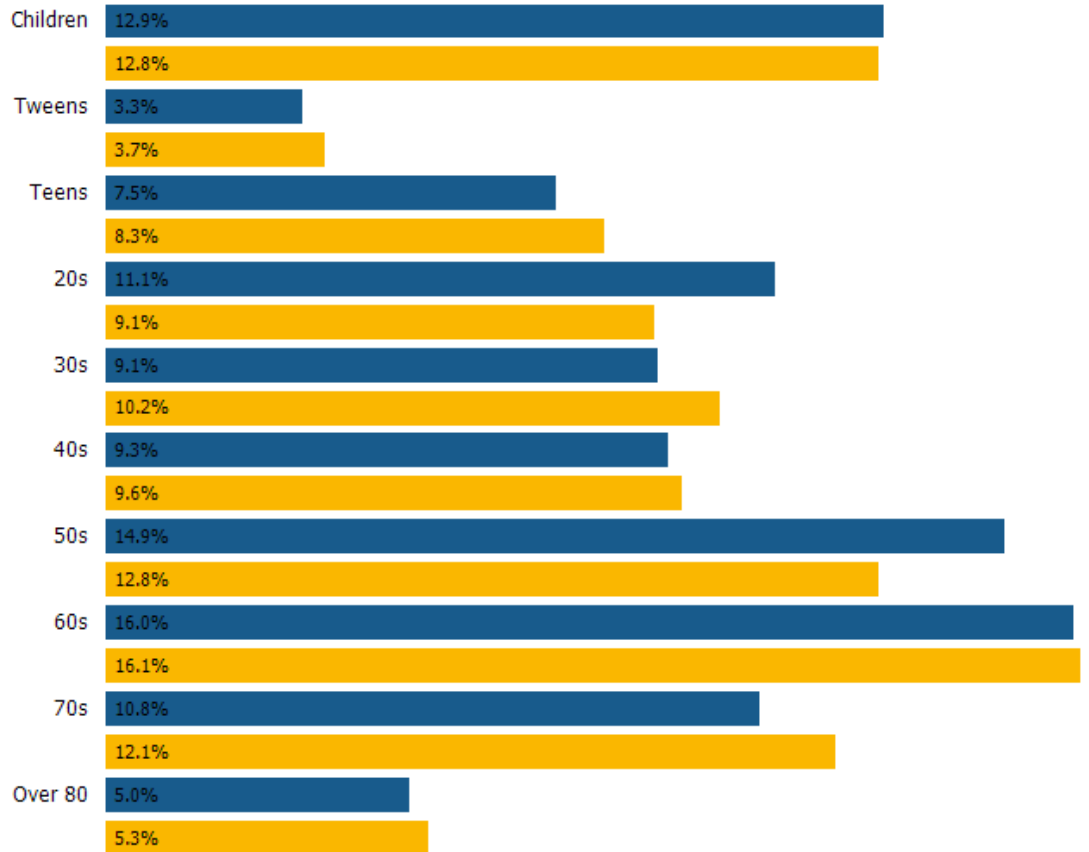
Population by Age

This chart breaks down the population of an area by age group.

Data Source: U.S. Census American Community Survey via Esri, 2020

Update Frequency: Annually

■ 2020
■ 2025 (Projected)



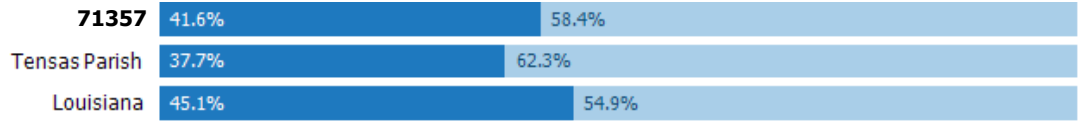
Newellton, LA 71357: Marital Status Comparison

Married / Unmarried Adults Ratio

This chart shows the ratio of married to unmarried adults in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2020

Update Frequency: Annually



Married

This chart shows the number of people in an area who are married, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2020

Update Frequency: Annually



Never Married

This chart shows the number of people in an area who have never been married, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2020

Update Frequency: Annually



Widowed

This chart shows the number of people in an area who are widowed, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2020

Update Frequency: Annually



Divorced

This chart shows the number of people in an area who are divorced, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2020

Update Frequency: Annually



Newellton, LA 71357: Economic Comparison

Average Household Income

This chart shows the average household income in an area, compared with other geographies

Data Source: U.S. Census American Community Survey via Esri, 2020

Update Frequency: Annually

■ 2020
■ 2025 (Projected)



Median Household Income

This chart shows the median household income in an area, compared with other geographies

Data Source: U.S. Census American Community Survey via Esri, 2020

Update Frequency: Annually

■ 2020
■ 2025 (Projected)



Per Capita Income

This chart shows per capita income in an area, compared with other geographies

Data Source: U.S. Census American Community Survey via Esri, 2020

Update Frequency: Annually

■ 2020
■ 2025 (Projected)



Average Disposable Income

This chart shows the average disposable income in an area, compared with other geographies

Data Source: U.S. Census American Community Survey via Esri, 2020

Update Frequency: Annually



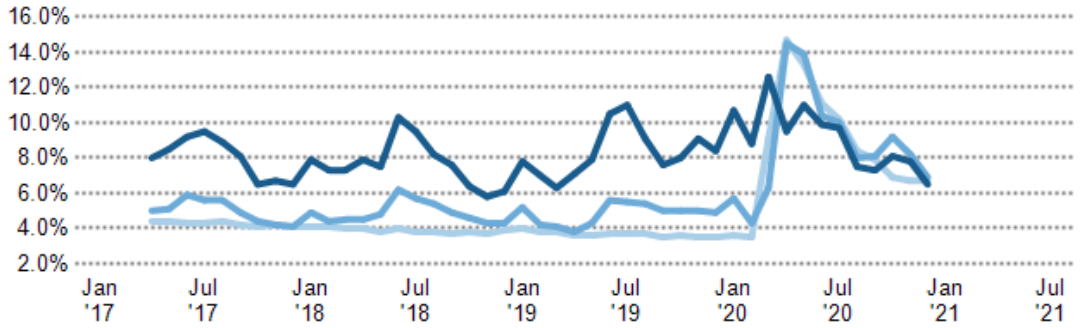
Unemployment Rate

This chart shows the unemployment trend in an area, compared with other geographies

Data Source: Bureau of Labor Statistics via 3DL

Update Frequency: Monthly

- Tensas Parish
- Louisiana
- USA

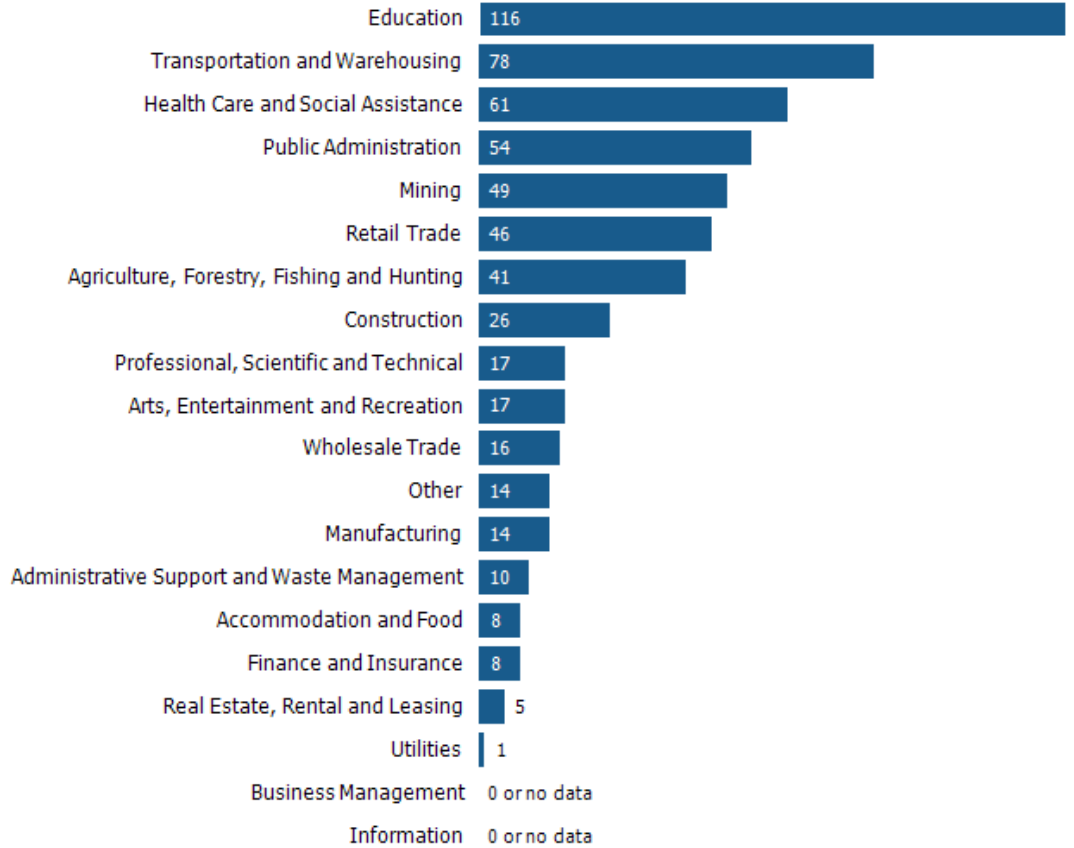


Employment Count by Industry

This chart shows industries in an area and the number of people employed in each category.

Data Source: Bureau of Labor Statistics via Esri, 2020

Update Frequency: Annually



Newellton, LA 71357: Education Comparison

Less than 9th Grade

This chart shows the percentage of people in an area who have less than a ninth grade education, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2020

Update Frequency: Annually



Some High School

This chart shows the percentage of people in an area whose highest educational achievement is some high school, without graduating or passing a high school GED test, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2020

Update Frequency: Annually



High School GED

This chart shows the percentage of people in an area whose highest educational achievement is passing a high school GED test, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2020

Update Frequency: Annually



High School Graduate

This chart shows the percentage of people in an area whose highest educational achievement is high school, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2020

Update Frequency: Annually



Some College

This chart shows the percentage of people in an area whose highest educational achievement is some college, without receiving a degree, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2020

Update Frequency: Annually



Associate Degree

This chart shows the percentage of people in an area whose highest educational achievement is an associate degree, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2020

Update Frequency: Annually



Bachelor's Degree

This chart shows the percentage of people in an area whose highest educational achievement is a bachelor's degree, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2020

Update Frequency: Annually



Grad/Professional Degree

This chart shows the percentage of people in an area whose highest educational achievement is a graduate or professional degree, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2020

Update Frequency: Annually



Newellton, LA 71357: Commute Comparison

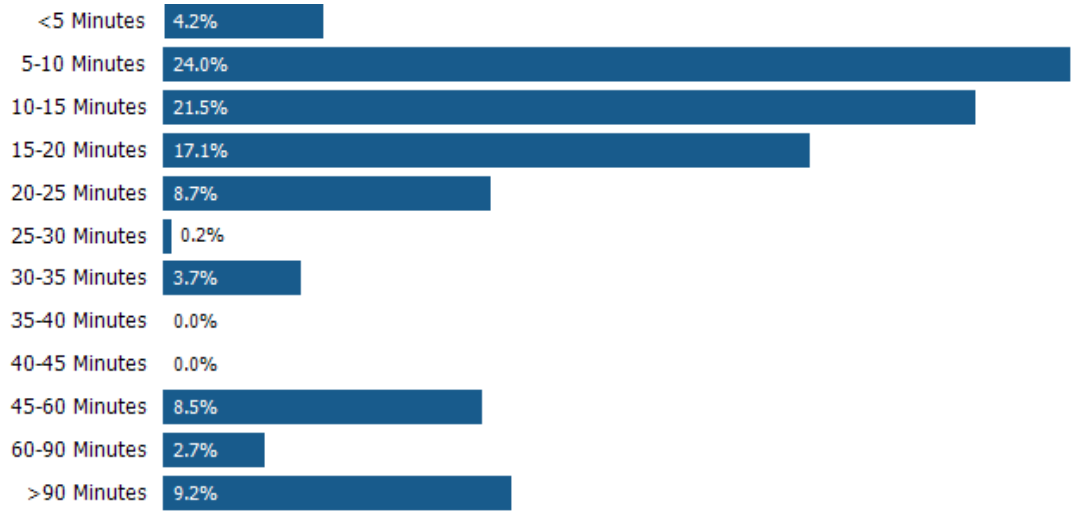
Average Commute Time

This chart shows average commute times to work, in minutes, by percentage of an area's population.

Data Source: U.S. Census American Community Survey via Esri, 2020

Update Frequency: Annually

71357



How People Get to Work

This chart shows the types of transportation that residents of the area you searched use for their commute, by percentage of an area's population.

Data Source: U.S. Census American Community Survey via Esri, 2020

Update Frequency: Annually

71357



Newellton, LA 71357: Home Value Comparison

Median Estimated Home Value

This chart displays property estimates for an area and a subject property, where one has been selected. Estimated home values are generated by a valuation model and are not formal appraisals.

Data Source: Valuation calculations based on public records and MLS sources where licensed

Update Frequency: Monthly



12 mo. Change in Median Estimated Home Value

This chart shows the 12-month change in the estimated value of all homes in this area, the county and the state. Estimated home values are generated by a valuation model and are not formal appraisals.

Data Source: Valuation calculations based on public records and MLS sources where licensed

Update Frequency: Monthly



Median Listing Price

This chart displays the median listing price for homes in this area, the county and the state.

Data Source: On- and off-market listings sources

Update Frequency: Monthly



12 mo. Change in Median Listing Price

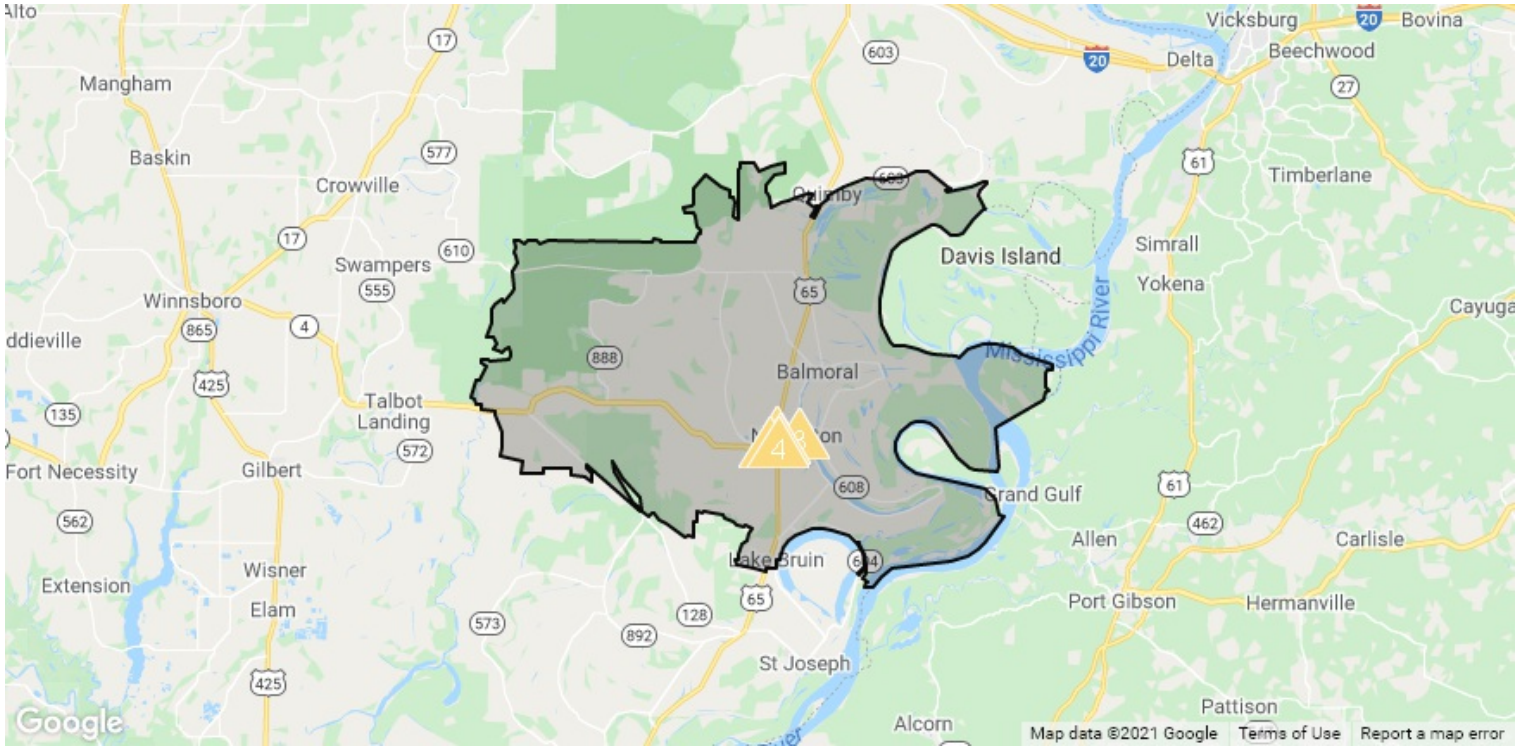
This chart displays the 12-month change in the median listing price of homes in this area, and compares it to the county and state.

Data Source: On- and off-market listings sources

Update Frequency: Monthly



Traffic Counts



Daily Traffic Counts: ▲ Up 6,000 / day ▲ 6,001 – 15,000 ▲ 15,001 – 30,000 ▲ 30,001 – 50,000 ▲ 50,001 – 100,000 ▲ Over 100,000 / day

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NOTE: Daily Traffic Counts are a mixture of actual and Estimates (*)

About RPR (Realtors Property Resource)

- Realtors Property Resource® is a wholly owned subsidiary of the National Association REALTORS®.
- RPR offers comprehensive data – including a nationwide database of 164 million properties – as well as powerful analytics and dynamic reports exclusively for members of the NAR.
- RPR's focus is giving residential and commercial real estate practitioners, brokers, and MLS and Association staff the tools they need to serve their clients.
- This report has been provided to you by a member of the NAR.



About RPR's Data

RPR generates and compiles real estate and other data from a vast array of sources. The data contained in your report includes some or all of the following:

- **Listing data** from our partner MLSs and CIEs, and related calculations, like estimated value for a property or median sales price for a local market.
- **Public records data** including tax, assessment, and deed information. Foreclosure and distressed data from public records.
- **Market conditions and forecasts** based on listing and public records data.
- **Census and employment data** from the U.S. Census and the U.S. Bureau of Labor Statistics.
- **Demographics and trends data** from Esri. The data in commercial and economic reports includes Tapestry Segmentation, which classifies U.S. residential neighborhoods into unique market segments based on socioeconomic and demographic characteristics.
- **Business data** including consumer expenditures, commercial market potential, retail marketplace, SIC and NAICS business information, and banking potential data from Esri.
- **School data and reviews** from Niche.
- **Specialty data sets** such as walkability scores, traffic counts and flood zones.



Update Frequency

- Listings and public records data are updated on a continuous basis.
- Charts and statistics calculated from listing and public records data are refreshed monthly.
- Other data sets range from daily to annual updates.

Learn more

For more information about RPR, please visit RPR's public website: <https://blog.narrpr.com>



Essential Mortgage Company



Contact:

Marlene Rouen, Director

mrrouen@essentialmtg.com

Office: (504) 888-3858

Fax: (504) 275-2605

NMLS# 80850

**1151 N.Causeway Blvd.
Mandeville, LA 70471**

www.essentialmtg.com

Latter & Blum Insurance Services



Contact:

Andi Cain, Client Support

acain@hmic.com

Office: (504) 569-9909

Fax: (504) 569-9914

**2626 Canal Street
New Orleans, LA 70119**

<https://www.latterbluminsurance.com>

NOTE: This communication is provided to you for informational purposes only and should not be relied upon by you. The real estate firm identified on this report is not a mortgage lender and so you should contact the mortgage company identified above directly to learn more about its mortgage products and your eligibility for such products.



Justin Long

Commercial Sales & Leasing

318.483.1515 tel
318.529.8761 cell
Jlong@latterblum.com

Professional Background

"Years of experience, extensive training, and a determination to stay current with market trends and technology is the best way to describe my approach to sustaining a successful career in Commercial Real Estate." My name is Justin Long and I am a sales and leasing agent for NAI Latter & Blum. As a Louisiana native, I know the area well and have connections with investors, lenders, and other commercial agents throughout Louisiana. I am centrally located in Natchitoches Parish and have no jurisdiction as to where I do business in the state. I am readily available to assist clients in a matter of hours whether you are on the gulf coast or the Arkansas/Louisiana State line. I am a member of the CCIM, Greater Central Board of Realtors (GCLRA), and the National Board of Realtors (NBOR). In 2011, I earned the designation as a Certified Louisiana Deputy Assessor (C.L.D.A.), working in the real estate department as a property valuation specialist for the Parish of Caddo. I enjoy spending my free time with my amazing wife, Sandy, and four beautiful children.

Education

Natchitoches Central High school 1995
Telecommunications Associate's Degree-BPCC 2001
Attended Louisiana Tech and Northwestern State University
Certified Louisiana Deputy Assessor 2011 Re-certified 2015
Louisiana Licensed Real Estate Agent 2016
REO Certified- RES.NET Real Estate Systems 2017
CCIM Candidate

Memberships & Affiliations

CCIM Member
Greater Central Board of Realtors (GCLRA)
National Board of Realtors (NBOR)
Certified Louisiana Deputy Assessor (C.L.D.A.)
International Association of Assessing Officers (IAAO) 2011-
PRESENT