



V. 042221



WALLACE LAKE
Crossing

13+/- ACRE COMMERCIAL DEVELOPMENT OPPORTUNITY

WALLACE LAKE ROAD AT SOUTHERN LOOP
SHREVEPORT, LA 71106

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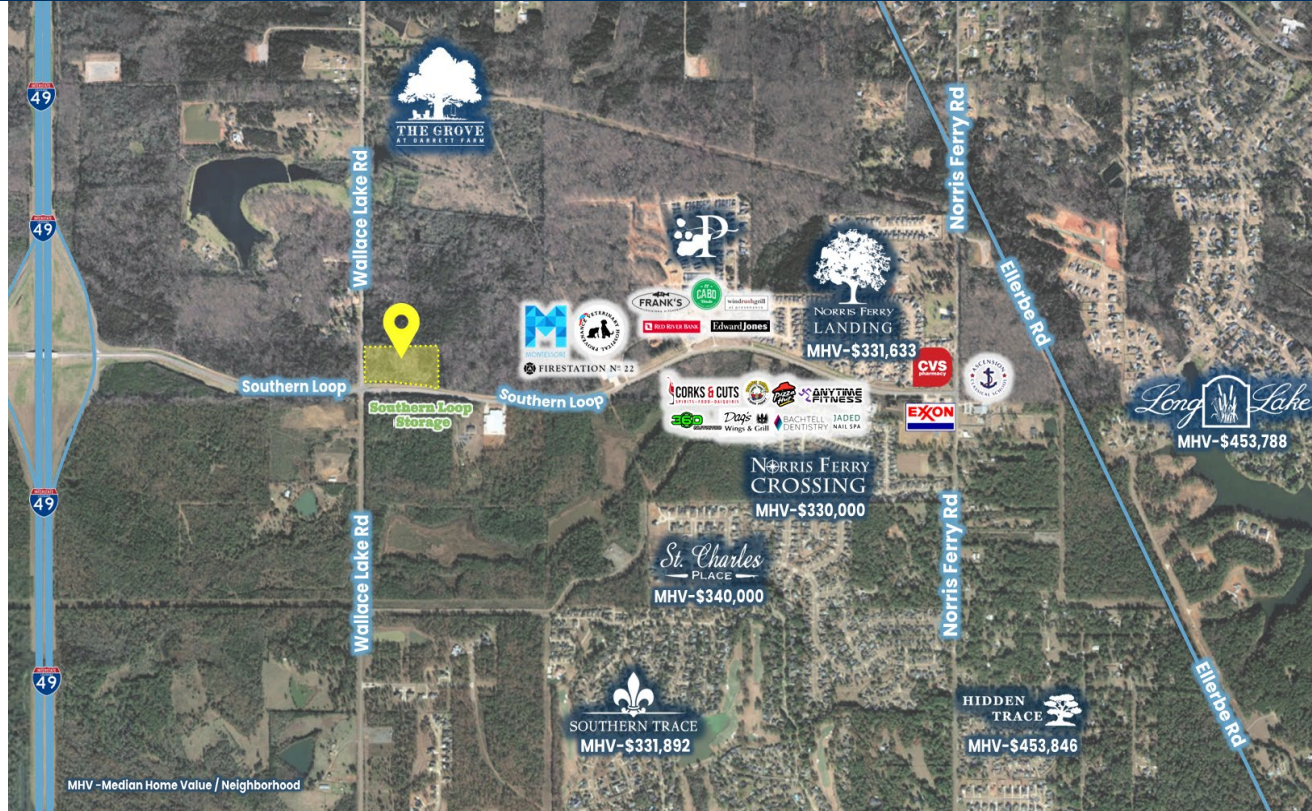
OVERVIEW

This prime piece of land is a rectangular shaped property with excellent visibility and a level topography that is ideally suitable for commercial development.

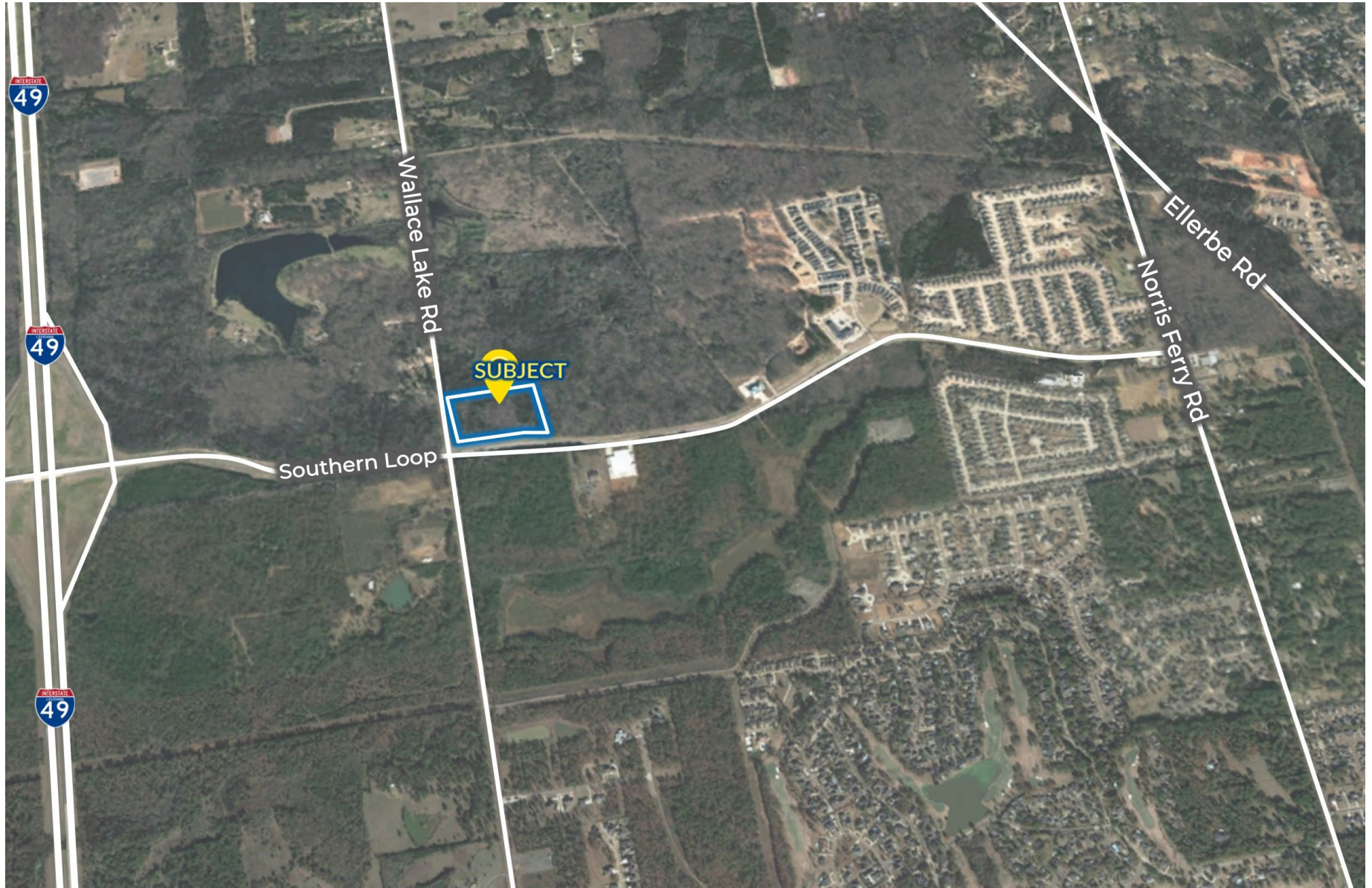
The 13.1 acres sits on the corner of Southern Loop at Wallace Lake Road. It boasts quick and easy access to I-49 and Norris Ferry Road.

There are multiple potential uses for this property that include medical facility or medical offices, shopping center or retail stores, professional offices, and more. This area of Shreveport is the of the quickest growing area of the city. This property is located minutes from Kroger Marketplace, CVS Pharmacy, many restaurants, newly developed shopping centers, neighborhoods and more.

Sale Price	\$8/SF - \$22.50/SF
Lot Size	13.1 AC
Zoning	R-A
Frontage	1,150'
Best Use:	Office, Medical, Retail, and More



AERIAL MAP





LOCATION OVERVIEW

The South Shreveport area demonstrates significant growth. With the communal neighborhood development of Provenance, businesses, eateries, and the newly completed Southern Loop Commons, economic growth has more than doubled in the last five years.

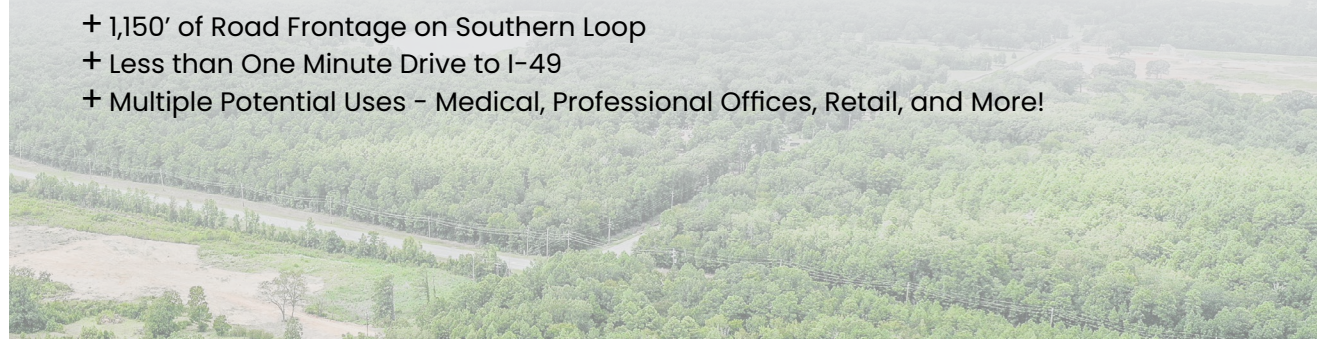
This property is located in South Shreveport on the northeast corner of Wallace Lake Road at Southern Loop. This soon to be signalized intersection is only a one-minute drive to I-49 and just a two-minute drive to multiple neighborhoods, restaurants, newly developed shopping centers and more.

PROPERTY DETAILS

Sales Price:	\$8/SF - \$22.50/SF
Lot Size:	13.1 Acres
Frontage:	1,150'
Zoning:	R-A
Highest and Best Use:	Hospitality, Office, Medical, Retail, Owner Will Build To Suit

HIGHLIGHTS

- + Prime Location Corner Property with Excellent Visibility
- + Rectangular, Level Parcel - Perfect for Commercial Development
- + Signalized Intersection Coming 2021
- + Hard Corner for 6+ Neighborhood's Access Point to/from I-49
- + Build To Suit Available
- + Owner Will Subdivide
- + 1,150' of Road Frontage on Southern Loop
- + Less than One Minute Drive to I-49
- + Multiple Potential Uses - Medical, Professional Offices, Retail, and More!



CONCEPTUAL PLAN/PRICING



LOT	SIZE	PRICING
..... Total Available Acreage	13.1 AC	\$ 8.00 / SF
..... Corner Lot Acreage	0.852 AC	\$22.50 / SF
— Other sizes/splits available for sale on case by case basis. Contact agents for more information.		

DISCLAIMER: Plan depicted above is conceptual and for representational and discussion purposes only. All prices are approximate and subject to change without notice.

DEMOGRAPHIC DATA

Census 2010 Summary	1 MILE	3 MILES	5 MILES
Population	420	12,439	43,545
Households	168	4,466	17,143
Families	138	3,604	11,816
Average Household Size	2.50	2.75	2.49
Owner Occupied Housing Units	159	4,064	12,477
Renter Occupied Housing Units	9	402	4,666
Median Age	37.1	39.8	39.2

2019 Summary	1 MILE	3 MILES	5 MILES
Population	818	13,476	44,824
Households	329	4,859	17,571
Families	268	3,870	11,890
Average Household Size	2.49	2.74	2.50
Owner Occupied Housing Units	305	4,294	12,055
Renter Occupied Housing Units	24	566	5,516
Median Age	37.2	41.2	40.5
Median Household Income	\$113,008	\$82,296	\$53,377
Average Household Income	\$150,988	\$129,500	\$87,303

2024 Summary	1 MILE	3 MILES	5 MILES
Population	846	13,617	44,362
Households	338	4,906	17,357
Families	274	3,885	11,669
Average Household Size	2.50	2.75	2.50
Owner Occupied Housing Units	315	4,363	12,102
Renter Occupied Housing Units	23	543	5,255
Median Age	39.9	43.1	41.7
Median Household Income	\$110,683	\$84,315	\$56,339
Average Household Income	\$153,695	\$135,662	\$94,945

Trends: 2019-2024 Annual Rate	1 MILE	3 MILES	5 MILES
Population	0.68%	0.21%	-0.21%
Households	0.54%	0.19%	-0.24%
Families	0.44%	0.08%	-0.37%
Owner Households	0.65%	0.32%	0.08%
Median Household Income	-0.41%	0.49%	1.09%



2019 Households by Income	1 MILE		3 MILES		5 MILES	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	38	11.6%	462	9.5%	2,151	12.2%
\$15,000 - \$24,999	5	1.5%	192	4.0%	2,158	12.3%
\$25,000 - \$34,999	9	2.7%	308	6.3%	1,888	10.7%
\$35,000 - \$49,999	20	6.1%	472	9.7%	2,011	11.4%
\$50,000 - \$74,999	27	8.2%	830	17.1%	3,055	17.4%
\$75,000 - \$99,999	38	11.6%	478	9.8%	1,733	9.9%
\$100,000 - \$149,999	77	23.4%	900	18.5%	2,264	12.9%
\$150,000 - \$199,999	30	9.1%	317	6.5%	618	3.5%
\$200,000+	85	25.8%	899	18.5%	1,693	9.6%
Median Household Income	\$113,008		\$82,296		\$53,377	
Average Household Income	\$150,988		\$129,500		\$87,303	
Per Capita Income	\$54,689		\$46,781			



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