

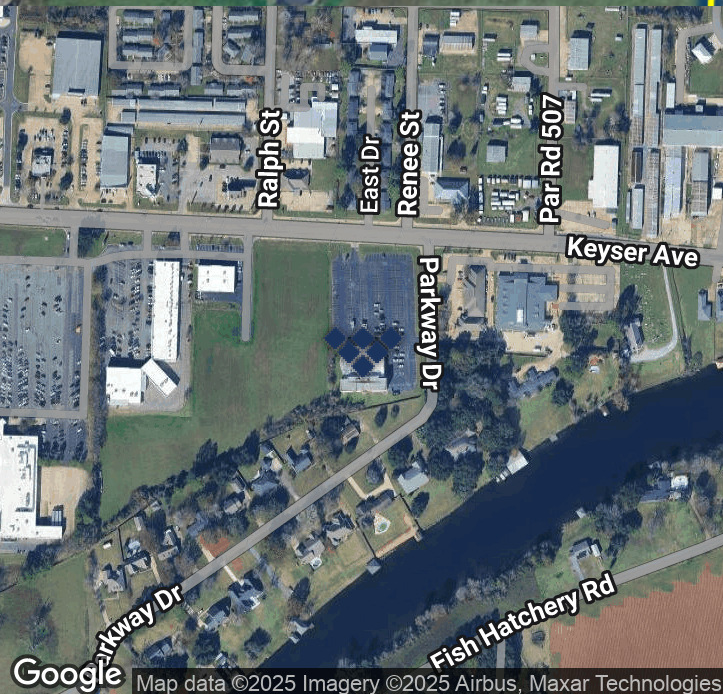


1011 Keyser Ave -A Investment Opportunity

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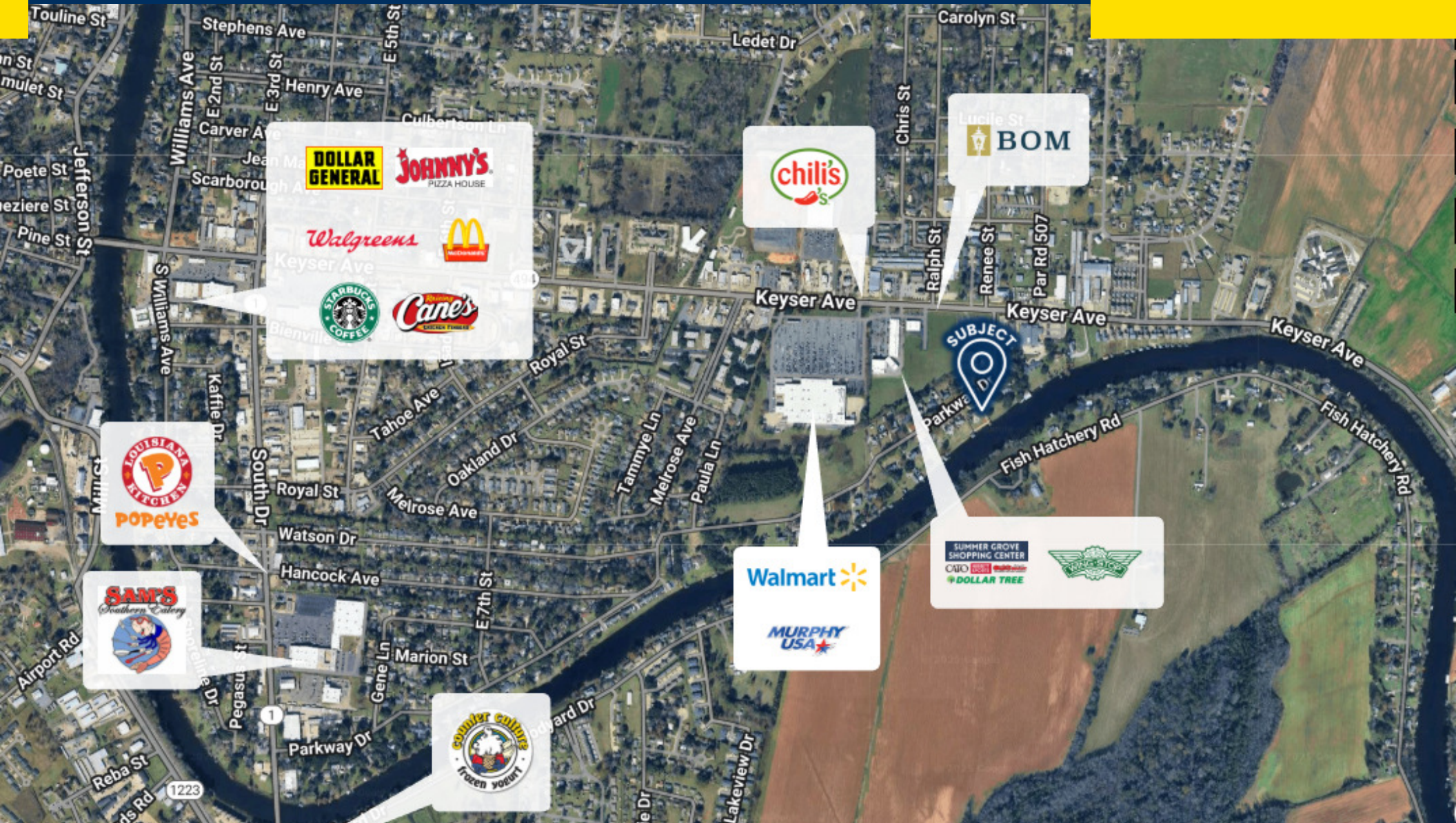


Offering Summary

Sale Price:	\$696,960
Lot Size:	3.37 Acres
Zoning:	CCBD

Property Overview

Prime location on heavily traveled Keyser Avenue, this tract is ideally suited for retail development. QSR, full-service restaurant, bank, medical clinic, general retail are a few possible uses. Size and dimensions to be determined by survey however estimated to be 150' fronting Keyser by 290' in depth. This site is currently a section of the parking lot for Parkway Cinema 6. Cross access and parking easements to be negotiated. The entire site is also available for sale. Contact agent for more details.



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Location Description

Natchitoches is a historic and steadily growing community of roughly 18,000 people. It is home to Northwestern State University—founded in 1884—with more than 8,500 students contributing to a strong year-round consumer base.

As the oldest permanent settlement in the Louisiana Purchase, Natchitoches blends tourism, higher education, and regional retail in a way that drives reliable economic activity. The city attracts thousands of visitors during its annual Christmas Festival and through its well-preserved riverfront district, while Keyser Avenue serves as one of its busiest commercial corridors with steady retail, restaurant, and service-sector expansion.

Natchitoches Market Highlights

- + Strong Consumer Base:** 8,500+ students at NSU plus stable year-round population drive consistent retail, restaurant, and service demand.
- + Prime Commercial Corridor:** Keyser Avenue is one of the city's highest-traffic retail arteries, connecting directly to I-49 and the Historic District.
- + Growing Regional Hub:** Expanding tourism, university enrollment, and medical services continue to strengthen local spending power.
- + Business-Friendly Economics:** Competitive operating costs, accessible workforce, and steady employer base (education, manufacturing, healthcare).
- + High Visibility + Traffic:** Proximity to riverfront, hotels, restaurants, and major community events increases exposure for retail users.

