



TWO NEW 6,000 SF BUILDINGS ON 1.15 ACRES FOR SALE OR LEASE

1800 & 1808 E. KENTUCKY AVE., RUSTON LA 71270

- Conveniently located near E Kentucky & Hwy 33 intersection, a rapidly growing area of North Ruston
- 16 concrete storefront parking spaces per building
- Additional parking available in the rear of both buildings
- Both buildings can be purchased with an asking price of \$1,595,000
- **1800 E. Kentucky Ave.:**
 - Vacant 6000 SF newly constructed Insulated Shell
 - Available to lease for \$5,500/month NNN
 - Sales price: \$787,500
- **1808 E. Kentucky Ave.:**
 - Currently leased at \$5200/Month NNN
 - Lease expires 12/31/2026

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 3/2025



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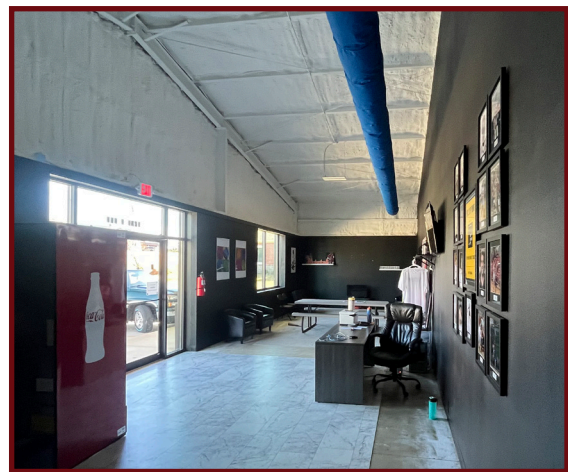
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NEIGHBORHOOD AERIAL



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ECONOMIC NEWS AND DRIVERS



2024

Louisiana Tech University's College of Business was named to U.S. News & World Report's 2024-2025 list of Best Graduate Schools of Business. The university tied for the highest-ranked public business school in Louisiana at spot 97. Other recognitions include being named the Best College of Business in Louisiana by Niche and the second-best value MBA by College Consensus.



2024 / 2025

The first-ever Bu-gee's in Louisiana will open in Ruston in late 2025. Conveniently located off I-20 across from Ruston Junior High School, the new Bu-gee's will bring 250 jobs to the area. As of May 2024, there are 48 Buc-ee's stores in the United States.

New Sports Complex

In January 2022 the \$35 million Ruston Sports Complex opened. In 2023 it saw 210,000 annual visitors and in 2024 they are on track to see 410,000 visitors. The complex hosts baseball, softball, soccer, tennis and football, and attracts sports enthusiasts in the region. The complex is expected to generate \$1.2 billion over the next 20 years, making a tremendous economic impact. The indoor and outdoor complexes includes a 62,470-square-foot indoor facility features a multipurpose room, meeting rooms, offices and concession area, plus six multi-use courts that can simultaneously host six basketball games, eight volleyball games, 15 pickleball games or six indoor soccer games. The outdoor facility features 15 turf multi-use fields, nine tennis courts, three grass soccer and football fields, seven grass baseball and softball fields, three playgrounds, a six-acre pond, a walking trail, charging station areas, concessions and 10 full-service RV slots.



2023 - Reports confirmed that JPMorgan Chase is planning to build a new 50,000-square-foot operations center in Ruston, La. The project would be a minimum \$30 million investment and would create 200 full-time jobs when completed, with an average wage of \$50,000 per year. The building would be located on the North Frontage Road of Interstate 20.



2024 Tourism Update

The Ruston Lincoln Convention & Visitors Bureau (Experience Ruston) is pleased to share that 2023 was a strong year for tourism in Lincoln Parish. Based on proprietary visitor intelligence data, the parish saw an 18% increase in new visitors to the area, and a 7% increase in total trips to the area. It was a record setting year for the Louisiana Peach Festival, which saw more than 24,000 festival attendees, a 10% increase from 2022.



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DEMOGRAPHIC SNAPSHOT - LINCOLN PARISH



Executive Summary

Lincoln Parish, LA
Lincoln Parish, LA (22061)
Geography: County

Prepared by Esri

		Lincoln Paris...
Population		
2010 Population		46,735
2020 Population		48,396
2024 Population		48,478
2029 Population		48,567
2010-2020 Annual Rate		0.35%
2020-2024 Annual Rate		0.04%
2024-2029 Annual Rate		0.04%
2020 Male Population		48.0%
2020 Female Population		52.0%
2020 Median Age		29.9
2024 Male Population		48.7%
2024 Female Population		51.3%
2024 Median Age		30.3
<p>In the identified area, the current year population is 48,478. In 2020, the Census count in the area was 48,396. The rate of change since 2020 was 0.04% annually. The five-year projection for the population in the area is 48,567 representing a change of 0.04% annually from 2024 to 2029. Currently, the population is 48.7% male and 51.3% female.</p>		
Households		
2024 Wealth Index		47
2010 Households		17,599
2020 Households		18,075
2024 Households		18,241
2029 Households		18,487
2010-2020 Annual Rate		0.27%
2020-2024 Annual Rate		0.22%
Average Household Income		
2024 Average Household Income		\$62,913
2029 Average Household Income		\$71,597
2024-2029 Annual Rate		2.62%

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.



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