



3.06 ACRE RETAIL SITE AVAILABLE IN SOUTHEAST SHREVEPORT

PRIME COMMERCIAL OPPORTUNITY IN HIGH GROWTH AREA

E. BERT KOUNS INDUSTRIAL LOOP, SHREVEPORT, LA 71106

For More Information Contact:

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PRIME COMMERCIAL LAND AVAILABLE

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- **Total Site:** 3.06 acres
- **Available Lots:** 2 tracts, each with 1.271 usable acres
- **Frontage:** 560 feet on Bert Kouns Industrial Loop
- **Zoning:** C-4
- **Accessibility:** Convenient access via Bert Kouns & St. Vincent Avenue
- **Location:** Just half a mile east from I-49, highly trafficked corridor

Pricing

- Competitive pricing at \$10–13 per square foot



Located in the heart of Shreveport's booming commercial hub, this 3.06-acre site offers an opportunity for businesses and investors alike. With exceptional visibility, easy access, and zoning for a variety of uses, this property is well positioned for many retail opportunities.



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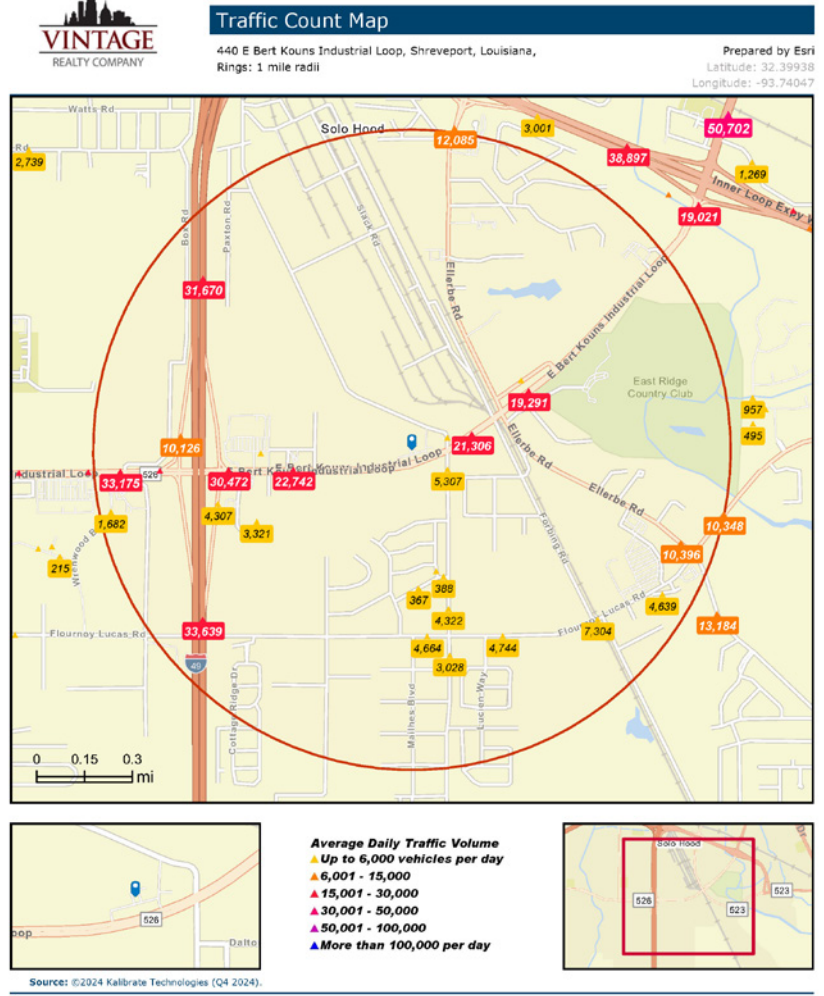
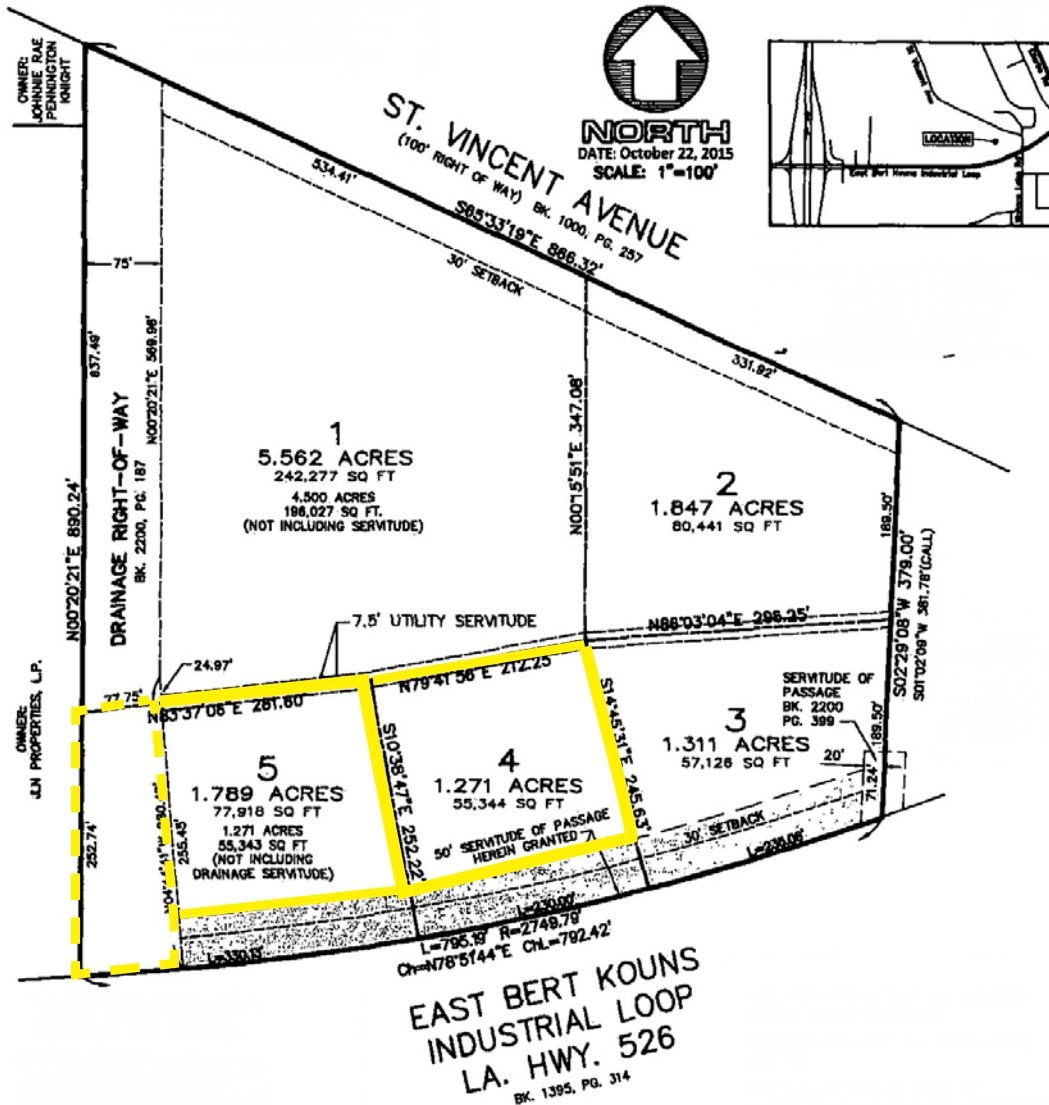
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March 27, 2025



Executive Summary

440 E Bert Kouns Industrial Loop, Shreveport, Louisiana,
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 32.39938
Longitude: -93.74047

	1 mile	3 miles	5 miles
Population			
2010 Population	1,538	42,553	101,947
2020 Population	1,560	43,657	100,678
2024 Population	1,478	42,277	96,598
2029 Population	1,418	40,715	92,545
2010-2020 Annual Rate	0.14%	0.26%	-0.13%
2020-2024 Annual Rate	-1.26%	-0.75%	-0.97%
2024-2029 Annual Rate	-0.83%	-0.75%	-0.85%
2020 Male Population	48.2%	45.9%	46.2%
2020 Female Population	51.8%	54.1%	53.8%
2020 Median Age	44.1	39.1	39.1
2024 Male Population	49.0%	46.7%	47.0%
2024 Female Population	51.0%	53.3%	53.0%
2024 Median Age	44.8	39.8	39.7
Households			
2024 Wealth Index	113	75	78
2010 Households	582	17,631	41,252
2020 Households	608	18,182	41,534
2024 Households	593	17,969	40,732
2029 Households	589	17,910	40,425
2010-2020 Annual Rate	0.44%	0.31%	0.07%
2020-2024 Annual Rate	-0.59%	-0.28%	-0.46%
2024-2029 Annual Rate	-0.14%	-0.07%	-0.15%
2024 Average Household Size	2.46	2.32	2.34
Mortgage Income			
2024 Percent of Income for Mortgage	21.9%	24.8%	23.8%
Median Household Income			
2024 Median Household Income	\$80,683	\$56,675	\$57,300
2029 Median Household Income	\$90,566	\$64,863	\$65,872
2024-2029 Annual Rate	2.34%	2.74%	2.83%
Average Household Income			
2024 Average Household Income	\$112,098	\$86,351	\$88,483
2029 Average Household Income	\$127,922	\$99,930	\$101,604
2024-2029 Annual Rate	2.68%	2.96%	2.80%

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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