

# PROVENANCE



A Traditional  
Neighborhood  
Development



## PROVENANCE PHASE II OFFICE | RETAIL | MEDICAL | LIVE-WORK

FOR MORE INFORMATION, CONTACT:

**HILARY BRANSFORD**  
[hbransford@vintagerealty.com](mailto:hbransford@vintagerealty.com)  
**(318) 222-2244**



**JASON BRADY**  
[jbrady@vintagerealty.com](mailto:jbrady@vintagerealty.com)  
**(318) 222-2244**

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. 4/2024

## RETAIL | OFFICE | MEDICAL OFFICE | LIVE-WORK

- Provenance Phase II is located at the entrance of Provenance Community, Southeast Shreveport's premier Traditional Neighborhood Development that hosts lively community events including Farmer's Markets, Food and Wine Festivals, Concerts, Movie Nights and more.
- Located on Southern Loop east of the I-49 interchange
- High income demographic area (\$189,438 average household income in 1 mile radius)
- Phase II Tenants include Rhino Coffee + Southern Maid Donuts, Great American Cookies + Marble Slab Creamery and Provisions Barber.
- Adjacent Windrush Village Phase I tenants include Red River Bank, United States Post Office, Edward Jones Financial, Frank's Louisiana Kitchen, El Cabo Verde, Windrush Grill, and Ochsner Health System | LSU Health Shreveport Internal Medicine & Pediatrics.
- Active area development includes numerous new retail establishments, new Brookshire's Grocery, new K-8 Ascension Classical School, Montessori School, and The Grove at Garrett Farm gated community (182 lots) less than a mile away.



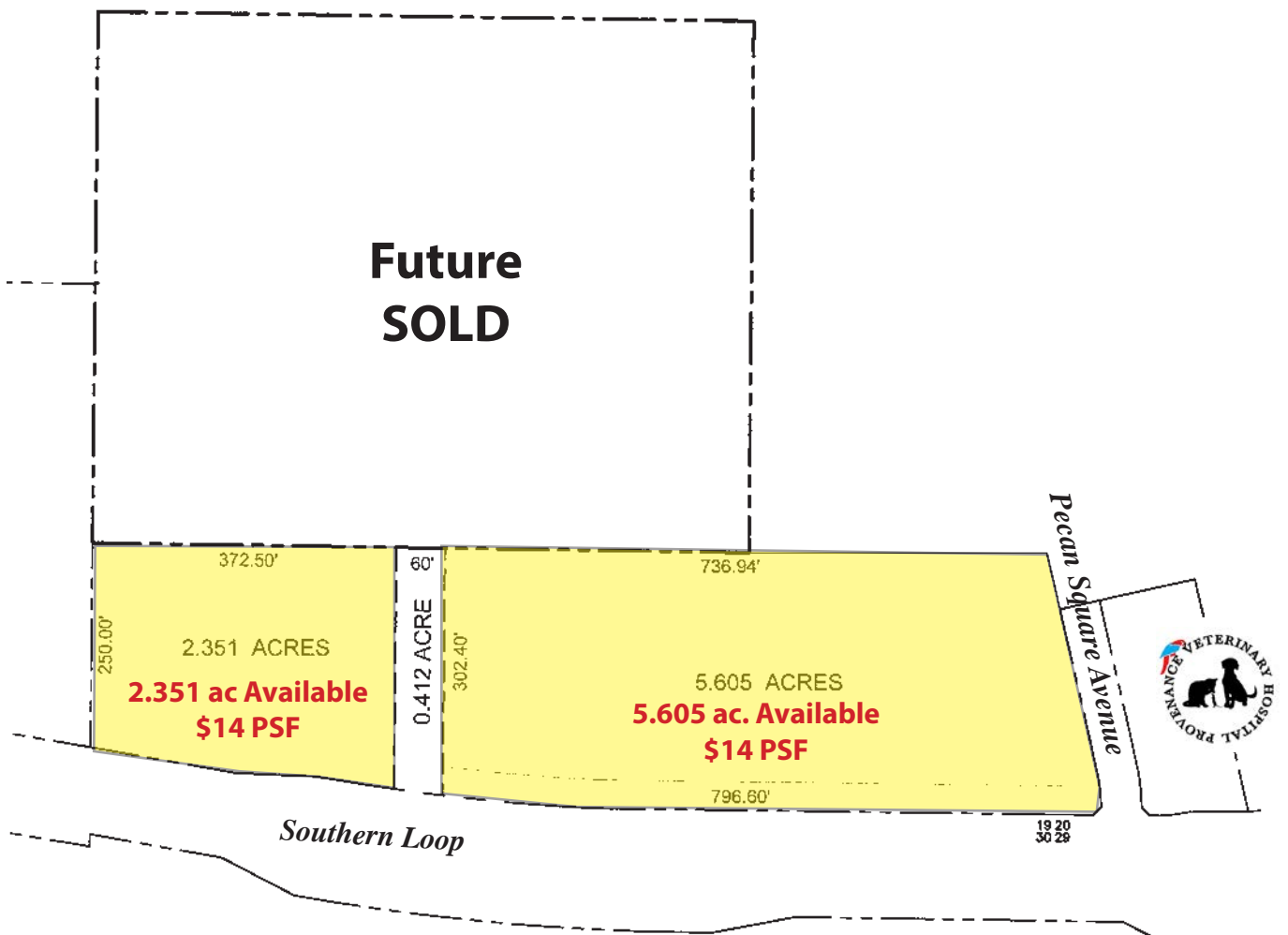
*Feast: A Farm-to-Table Dining Experience Held in Provenance's Greenleaf Park*

For more information, contact:

**Hilary Bransford | Jason Brady | 318.222.2244**

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 4/2024

**LAND AVAILABLE FOR SALE - MAY BE SUBDIVIDED**

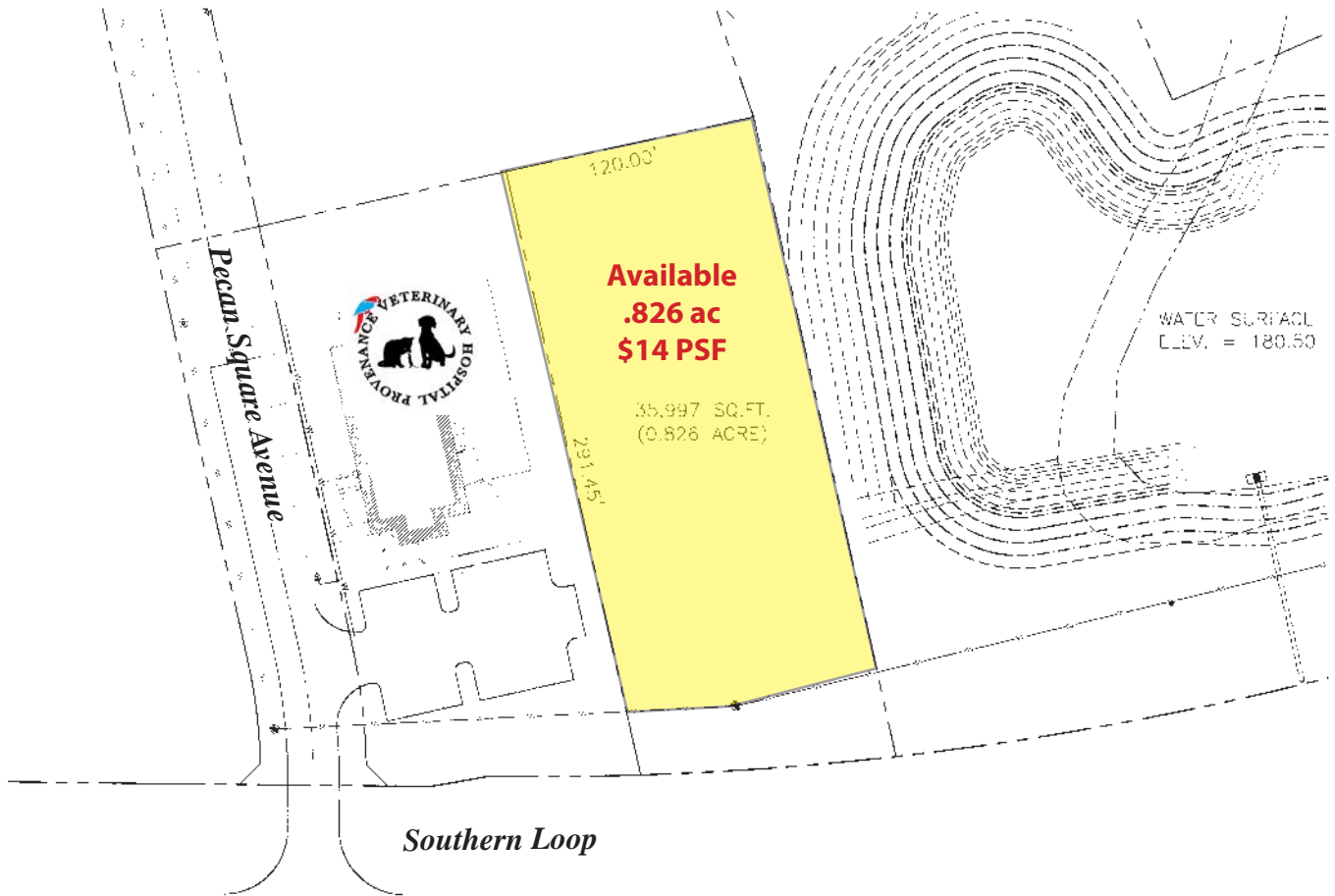


For more information, contact:

**Hilary Bransford | Jason Brady | 318.222.2244**

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 4/2024

**LAND AVAILABLE FOR SALE**

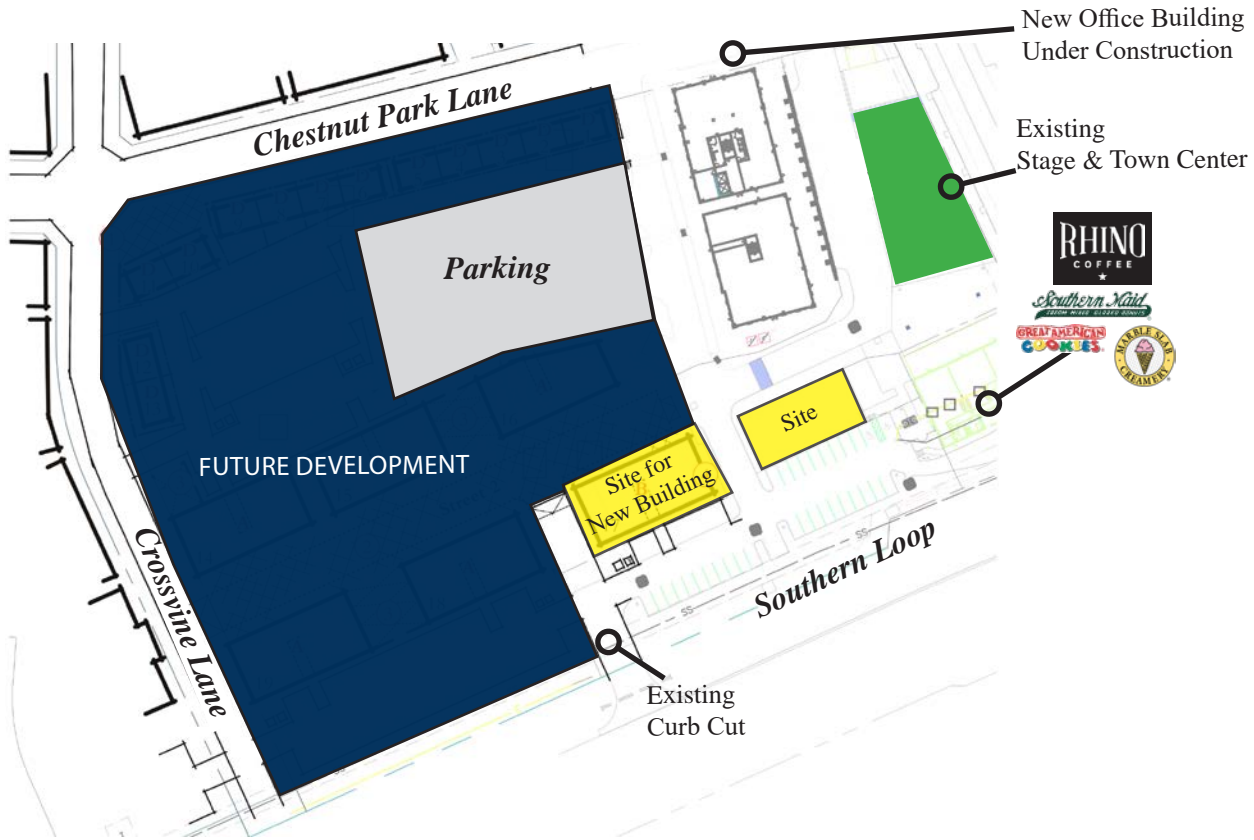


For more information, contact:

**Hilary Bransford | Jason Brady | 318.222.2244**

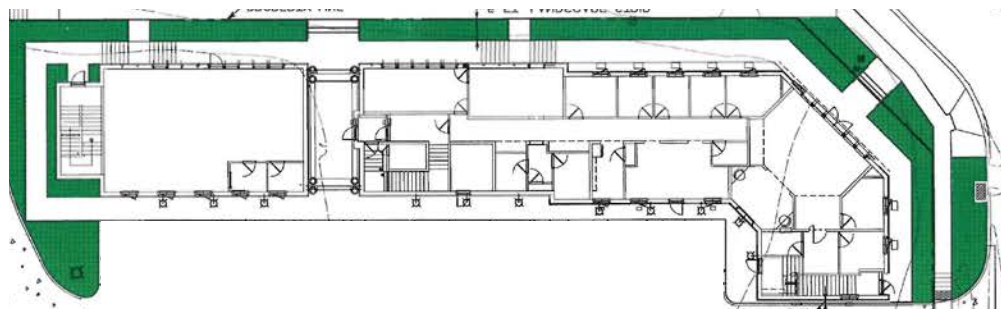
ALL INFORMATION CONTAINED HEREIN IS BELIEVED TO BE ACCURATE, BUT IS NOT WARRANTED AND NO LIABILITY OF ERRORS OR OMISSIONS IS ASSURED BY EITHER THE PROPERTY OWNER OR VINTAGE REALTY COMPANY OR ITS AGENTS AND EMPLOYEES. PRICES AS STATED HEREIN AND PRODUCT AVAILABILITY IS SUBJECT TO CHANGE AND/OR SALE OR LEASE WITHOUT PRIOR NOTICE, AND ALL SIZES AND DIMENSIONS ARE SUBJECT TO CORRECTION. REV 4/2024

**OFFICE/RETAIL BUILDING IN DEVELOPMENT**



*For illustration purposes only.*

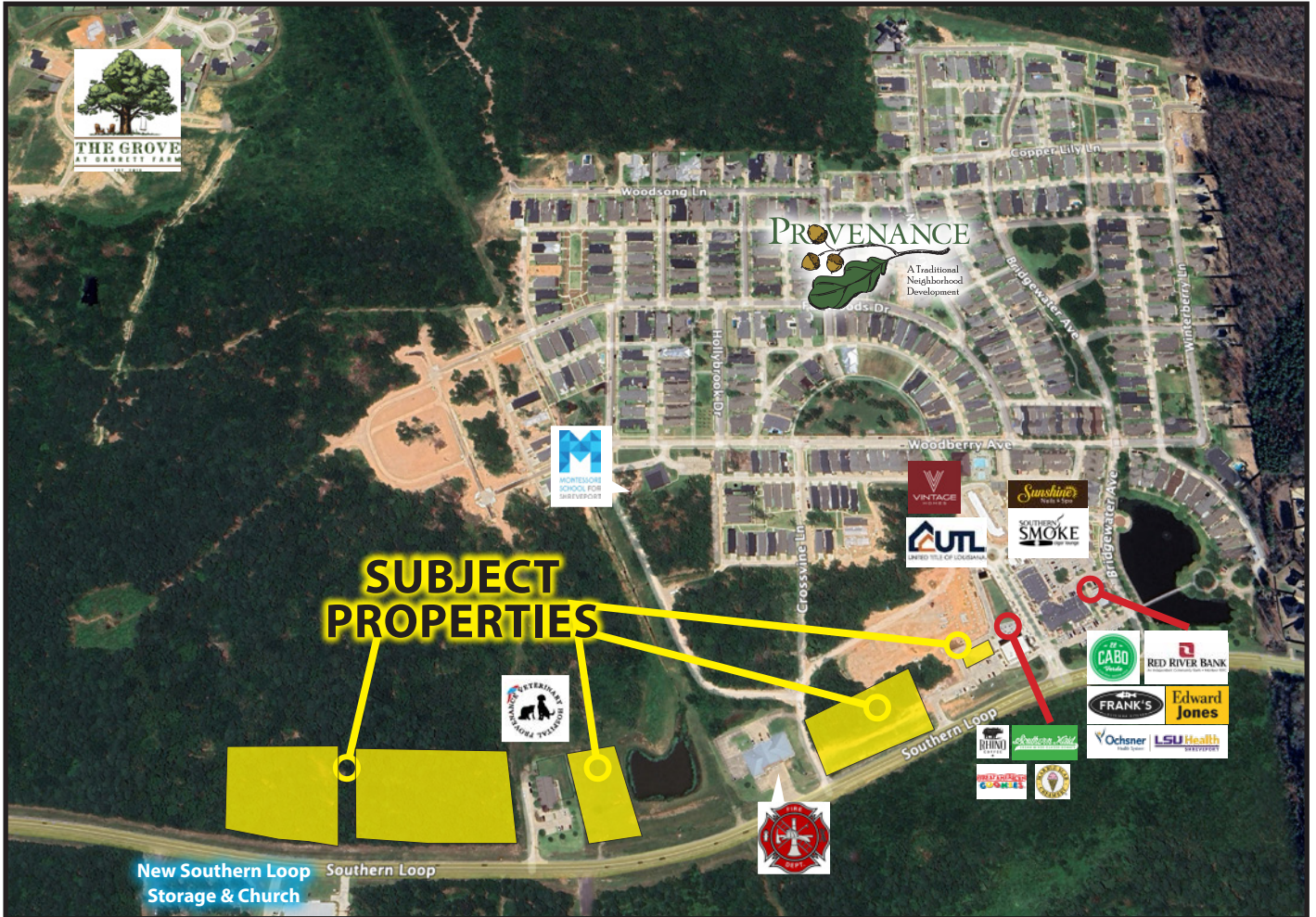
*Design, site and floor plan in development.*



For more information, contact:

**Hilary Bransford | Jason Brady | 318.222.2244**

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 4/2024



Windrush Village Phase 2 Building 1



New Stage and Office Building Opened in Fall 2023

For more information, contact:

**Hilary Bransford | Jason Brady | 318.222.2244**

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 4/2024

**MASTER PLAN**



- |   |  |
|---|--|
| <ul style="list-style-type: none"> <li>① Windrush Village includes 3 Restaurants, Bank, Post Office, Edward Jones, Ochsner Family Practice</li> <li>② Town Center includes RHINO Coffee, Southern Maid Donuts, Marble Slab, Great American Cookies, Provisions Barber, New 3-Story, Class "A" 55,000 SF Commercial Building with rooftop entertainment pavilion + entertainment stage with landscaped lawn for events</li> <li>③ Retail Building with Condo Rentals above</li> <li>④ New 2-story Office Building</li> <li>⑤ Future</li> <li>⑥ Cottage Courts</li> </ul> | <ul style="list-style-type: none"> <li>⑦ Chestnut Park Lane Townhouses</li> <li>⑧ Fire Station</li> <li>⑨ Future</li> <li>⑩ Provenance Veterinary Hospital</li> <li>⑪ Outparcels</li> <li>⑫ Phase IV Residential</li> <li>⑬ Estate Lots</li> </ul> |
|---|--|

For more information, contact:

**Hilary Bransford | Jason Brady | 318.222.2244**

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 4/2024

**PROVENANCE NEW TOWN CENTER**



*Windrush Phase 2*



*Chestnut Park Office Building*



*Town Center Roundabout*



*Southern Smoke Cigar Bar & Sunshine Nail Spa*



*New Town Center Progress 3.2024*



*Stage and Plaza March 2024*

For more information, contact:

**Hilary Bransford | Jason Brady | 318.222.2244**

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 4/2024

**PROVENANCE LOOK AND FEEL**



*Red River Bank*



*Windrush Village Marketplace*



*Provenance Veterinary Hospital*



*Homes on Magnolia Park*



*Farmers Market & Music in the Park*



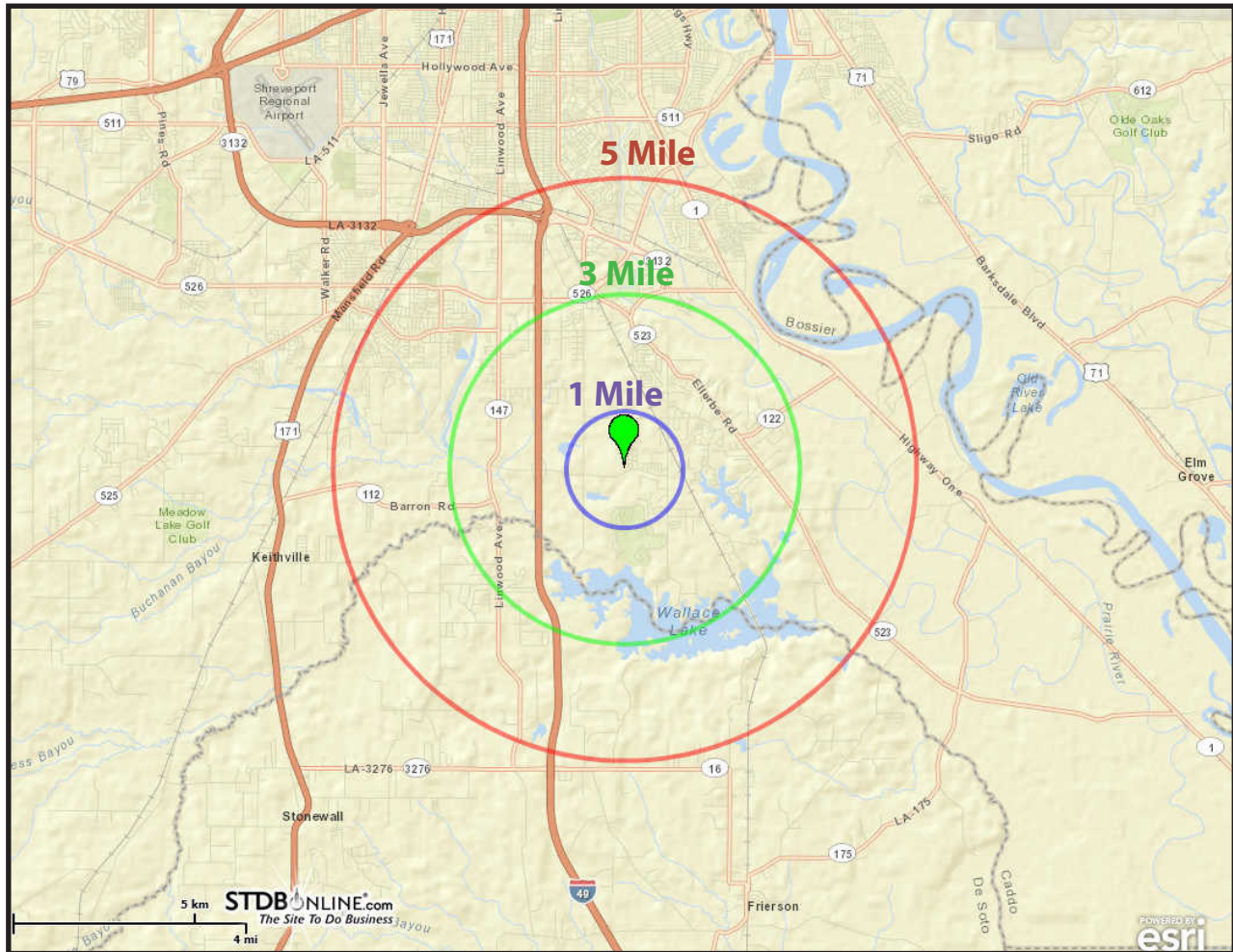
*Feast by Shreveport Green*

For more information, contact:

**Hilary Bransford | Jason Brady | 318.222.2244**

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 4/2024

## DEMOGRAPHIC INFORMATION



For more information, contact:

**Hilary Bransford | Jason Brady | 318.222.2244**

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 4/2024



**Executive Summary**

1811 Pecan Square Dr, Shreveport, Louisiana, 71106  
 Rings: 1, 3, 5 mile radii

Prepared by Esri  
 Latitude: 32.35531  
 Longitude: -93.73048

	1 mile	3 miles	5 miles
<b>Population</b>			
2010 Population	2,626	12,060	41,081
2020 Population	3,736	14,642	44,856
2023 Population	3,696	14,570	44,038
2028 Population	3,626	14,276	42,980
2010-2020 Annual Rate	3.59%	1.96%	0.88%
2020-2023 Annual Rate	-0.33%	-0.15%	-0.56%
2023-2028 Annual Rate	-0.38%	-0.41%	-0.49%
2023 Male Population	50.7%	50.0%	48.5%
2023 Female Population	49.3%	50.0%	51.5%
2023 Median Age	37.9	41.8	41.5

In the identified area, the current year population is 44,038. In 2020, the Census count in the area was 44,856. The rate of change since 2020 was -0.56% annually. The five-year projection for the population in the area is 42,980 representing a change of -0.49% annually from 2023 to 2028. Currently, the population is 48.5% male and 51.5% female.

**Median Age**

The median age in this area is 41.5, compared to U.S. median age of 39.1.

**Race and Ethnicity**

2023 White Alone	80.1%	78.7%	65.1%
2023 Black Alone	7.1%	10.0%	24.2%
2023 American Indian/Alaska Native Alone	0.4%	0.6%	0.6%
2023 Asian Alone	4.2%	3.6%	3.2%
2023 Pacific Islander Alone	0.0%	0.0%	0.1%
2023 Other Race	0.9%	1.3%	1.5%
2023 Two or More Races	7.4%	5.7%	5.2%
2023 Hispanic Origin (Any Race)	4.5%	4.3%	4.2%

Persons of Hispanic origin represent 4.2% of the population in the identified area compared to 19.4% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 55.2 in the identified area, compared to 72.1 for the U.S. as a whole.

**Households**

2023 Wealth Index	237	221	112
2010 Households	936	4,321	16,481
2020 Households	1,353	5,330	17,855
2023 Households	1,359	5,364	17,797
2028 Households	1,361	5,348	17,632
2010-2020 Annual Rate	3.75%	2.12%	0.80%
2020-2023 Annual Rate	0.14%	0.20%	-0.10%
2023-2028 Annual Rate	0.03%	-0.06%	-0.19%
2023 Average Household Size	2.72	2.67	2.44

The household count in this area has changed from 17,855 in 2020 to 17,797 in the current year, a change of -0.10% annually. The five-year projection of households is 17,632, a change of -0.19% annually from the current year total. Average household size is currently 2.44, compared to 2.47 in the year 2020. The number of families in the current year is 11,852 in the specified area.

**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 2023 and 2028. Esri converted Census 2010 data into 2020 geography.

September 07, 2023

For more information, contact:

**Hilary Bransford | Jason Brady | 318.222.2244**

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 4/2024



1811 Pecan Square Dr, Shreveport, Louisiana, 71106  
 Rings: 1, 3, 5 mile radii

Prepared by Esri  
 Latitude: 32.35531  
 Longitude: -93.73048

	1 mile	3 miles	5 miles
<b>Mortgage Income</b>			
2023 Percent of Income for Mortgage	15.9%	15.9%	20.3%
<b>Median Household Income</b>			
2023 Median Household Income	\$128,862	\$117,777	\$69,928
2028 Median Household Income	\$154,747	\$132,772	\$78,870
2023-2028 Annual Rate	3.73%	2.43%	2.44%
<b>Average Household Income</b>			
2023 Average Household Income	\$189,438	\$172,162	\$107,989
2028 Average Household Income	\$214,411	\$193,505	\$122,621
2023-2028 Annual Rate	2.51%	2.36%	2.57%
<b>Per Capita Income</b>			
2023 Per Capita Income	\$70,698	\$63,614	\$43,698
2028 Per Capita Income	\$81,751	\$72,762	\$50,371
2023-2028 Annual Rate	2.95%	2.72%	2.88%
<b>GINI Index</b>			
2023 Gini Index	30.7	33.6	41.9

**Households by Income**

Current median household income is \$69,928 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$78,870 in five years, compared to \$82,410 for all U.S. households

Current average household income is \$107,989 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$122,621 in five years, compared to \$122,048 for all U.S. households

Current per capita income is \$43,698 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$50,371 in five years, compared to \$47,525 for all U.S. households

**Housing**

2023 Housing Affordability Index	143	149	120
2010 Total Housing Units	963	4,491	17,336
2010 Owner Occupied Housing Units	887	3,935	12,407
2010 Renter Occupied Housing Units	49	386	4,074
2010 Vacant Housing Units	27	170	855
2020 Total Housing Units	1,398	5,590	19,093
2020 Vacant Housing Units	45	260	1,238
2023 Total Housing Units	1,430	5,690	19,246
2023 Owner Occupied Housing Units	1,350	5,115	13,367
2023 Renter Occupied Housing Units	9	249	4,430
2023 Vacant Housing Units	71	326	1,449
2028 Total Housing Units	1,436	5,700	19,138
2028 Owner Occupied Housing Units	1,352	5,104	13,326
2028 Renter Occupied Housing Units	9	244	4,306
2028 Vacant Housing Units	75	352	1,506
<b>Socioeconomic Status Index</b>			
2023 Socioeconomic Status Index	75.8	62.7	53.2

Currently, 69.5% of the 19,246 housing units in the area are owner occupied; 23.0%, renter occupied; and 7.5% are vacant. Currently, in the U.S., 58.5% of the housing units in the area are owner occupied; 31.7% are renter occupied; and 9.8% are vacant. In 2020, there were 19,093 housing units in the area and 6.5% vacant housing units. The annual rate of change in housing units since 2020 is 0.25%. Median home value in the area is \$235,707, compared to a median home value of \$308,943 for the U.S. In five years, median value is projected to change by 3.61% annually to \$281,426.

**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 2023 and 2028. Esri converted Census 2010 data into 2020 geography.

September 07, 2023

For more information, contact:

**Hilary Bransford | Jason Brady | 318.222.2244**

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 4/2024

